

Mariner's Pointe Landscape/Architectural Regulations

January 7, 2010

Homeowners at Mariner's Pointe have a vested interest in making the community as attractive and harmonious as possible. Therefore, the Mariner's Pointe Board of Directors has instituted the following landscape and architectural regulations based on the community's Covenants, Conditions, and Restrictions (CC&R's). References to the CC&R's are noted in parentheses.

Landscape (Sections 5.2, 6.2, 8.4)

Perennials and/or annuals that do not exceed 2 ½ feet at full growth may be planted in front beds. No vegetables may be planted in front yards.

Shrubs may not exceed 3 feet at full growth. Shrubs approved for front yards are azalea, holly, gardenia, spirea, nandina, loropetalum. Planting such shrubs requires architectural approval.

Trees which may be planted in fronts of homes are limited to dogwood, crepe myrtle, holly, and maple. Planting any tree requires an approved landscape/architectural request form.

Ground cover/mulch for fronts of buildings is limited to pine needles.

Spaces between shared driveways may be planted with Liriope (solid or variegated) only.

Back yards are visible to neighbors. These areas must be kept neat, free of debris like cigarette butts, pet waste, trash, etc. Residents may plant whatever they choose in back yards. They are responsible for keeping plants neat.

Building Fronts, Front Yards/Common Areas (Sections 5.2, 6.14)

All front yards beyond about 4 feet from the buildings are common area. Therefore, no debris like toys, bicycles, scooters, clothing, folding chairs, wagons, skateboards, skates, coolers, sports equipment, etc. may be left in front yards. Such items will be confiscated and if not claimed within 10 days will be disposed of.

Alleyways between buildings without garages must be kept clear of trash receptacles, bicycles, chairs, and all other items.

No durable items like birdbaths, wind chimes, fountains, yard art, statues, artificial flowers (plastic or silk), window boxes, or related items except door wreaths may be used in front yards or on building fronts.

Each home may have 2 flower pots and 2 hanging baskets in the front of the home. These items must be kept neatly. Unkempt planters will be considered a violation of the CC&R's, and the violation will be acted on by the Board.

No planters, baskets, or other items may in any way obscure house numbers.

Flags, not to exceed 4' by 6,' may be displayed on fronts of buildings and in gardens. [NC Planned Community Act 47(c)]. Flags must be in good taste. The Board of Directors reserves the right to remove offensive displays.

F-3-118(c) No flags, banners, towels, sheets with logos, or related items may be displayed in windows, or any other area in the fronts of homes.

Trash cans must be kept out of sight either in a garage or on the homeowner's lot. Trash cans may be left at the curb not more than 24 hours: they may be left on the curb the night before the trash is to be collected and must be removed from the curb after the day's trash pick up.

Front yard flower/shrub bed hard edging like stacked stone, pavers, etc. is permitted only when the edging has been approved by the Architectural Review

Committee. When such hard edging is approved and installed in one front yard, all units in the building in which it is installed must use the same edging.

Spaces between buildings may have resident-installed plants only if the plantings are approved by the Architectural Review Committee. The Board may direct the landscape contractor to install plants between buildings.

Holiday decorations may only be displayed from October 1 – November 10 and from the day after Thanksgiving until January 10. These decorations are limited to door wreaths, window wreaths, window candles, bows, ribbons, wooden/straw sculptures, wire mesh lighted sculptures, lights on shrubs, and mailbox swags or garlands. No air powered devices are permitted.

Pets (Section 6.8)

No pets are allowed to be outside a home unless inside a fenced yard or on a leash. Pet waste must be removed immediately. A pet waste receptacle is located in the common area.

Architectural Changes (Section 5.2)

All architectural changes or additions to any building must be approved by the Architectural Review Committee. Such changes include but are not limited to front landscaping beyond the shrub bed installed by the developer, front doors, front light fixtures, front door hardware, pergolas, arbors, fences, awnings, decks, and extensions of patios.

Submission of Landscape/Architectural Form

Landscape/Architectural Change Forms are available on the Mariner's Pointe web site, www.marinerspointehoa.org, from Hawthorne Management 4530 Park Road, Charlotte, NC 28209, phone 704-377-0114 and from Board members.

When a form is submitted, electronically or mailed, to the HOA Board, the homeowner making the request will be notified in writing within seven days of the Board's having received the form of the Board's disposition.