

GENERAL RULES AND REGULATIONS LINVILLE LAND HARBOR

Land Harbor, being a private resort, has the following rules and regulations for the enjoyment, health, aesthetics, safety, and/or protection of all Property Owners, their guests, renters, and where applicable to those providing services to Land Harbor properties. Failure to abide by these rules and regulations may result in penalties being imposed.

1. All POA assessments, fees, bills for services and penalty fees must be current in order for any property owner, guest or renter, to use the amenities. All owners must have a current identification card.
2. All property owners, guests, and renters must adhere to all reasonable requests of the Land Harbor Company Police and the personnel of the Recreation Department. All rules and regulations must be followed when using the amenities. Golf Rules and Regulations are available at the Golf Shop; Fishing Rules and Regulations at the POA Office, Rules and Regulations for Tennis and Shuffleboard are posted at the courts.
3. All young people's functions must be chaperoned and supervised by a committee of parents. Guests are limited to a maximum of (2) per young person.
4. The amenities of Land Harbor are for our mutual enjoyment. Care must be exercised when using the facilities to ensure that they are kept in the best possible condition. Anyone causing damage to Land Harbor properties and amenities will be liable for correcting the damage to same.
5. Activities considered noxious, offensive or annoying to adjacent neighbors and the community, i.e., excessive noise, motor fumes, smoke from open fires, etc. are prohibited. No burning of leaves, brush, construction debris or garbage is permitted.
6. Quiet hours shall be observed from 11:00 PM to 8:00 AM by property owners, guests and renters. Quiet hours for persons engaged in contracted services shall be from 7:30 PM to 7:30 AM.
7. No business or occupation of any type may be conducted on private property within Land Harbor except that which falls under R & R-33, Businesses Operating in Land Harbor.
8. Each lot owner shall provide a receptacle for garbage in an area not visible from the road or provide underground receptacles or similar facilities. Placing of garbage at roadside prior to collection day is prohibited. A Dumpsite is available near the entrance to Cannon Memorial Hospital.
9. No yard/garage sale may be held in Land Harbor on any individual lot. Estate sales (one day) are allowed in the case of death or selling out and leaving Land Harbor under the following conditions: Upon proof of death or selling with approval being obtained from the General Manager at least 7 days prior to the sale. Adequate parking will be provided and a list of sale items will be provided.
10. No skateboards, skates, bicycles, etc. are allowed on the Tennis Courts. A \$100.00 penalty/fine will be assessed to the property owner involved, per occurrence.
11. Individuals are prohibited from disturbing rocks in the Linville River in any form or fashion without the express permission of the POA. A \$100.00 penalty/fine will be assessed to the property owner involved, per occurrence.

COMPANY POLICE

1. Domestic animals must be on a leash when not on the owner's property. Animals are not permitted in POA buildings or on the golf course or tennis courts. Exceptions are specially trained guide animals for the handicapped. On green areas, animals must be on a leash, except that dogs may be off-leash and under close surveillance while working on training procedures. Dogs are permitted to be off-leash in the fenced Dog Park. Rules for use of the Prk shall be developed by the General Manager. Vehicles are prohibited from driving onto green areas while exercising animals. All property owners are responsible for cleaning up after their pets. Dog owners are responsible for preventing undue barking. Property owners who fail to obey the animal control policy will be subject to 1 warning and a \$100.00 fine for subsequent offenses.
2. Operators of all licensed vehicles must have a current state operator's license. All other motorized vehicle operators must be a minimum of sixteen years of age. These items are to include such things as golf carts and scooters, etc. which are gas or electric powered. The owner's section and deeded lot number must identify golf carts in Land Harbor. Motorized golf carts, motor cycles, scooters must be equipped with a "quiet type" muffler approved by the Company Police. Operators of all vehicles shall abide by all speed limits, stop signs, rules and regulations as adopted by Land Harbor Board of Directors.
3. Swimming in the lake is prohibited. Gasoline boat motors are not permitted. Winter sports and activities on the lake must be approved by the Chief of Police.
4. Smoking is permitted only in designated smoking areas in POA Buildings.
5. Discharge of firearms or fireworks in Land Harbor is prohibited.

UNIFIED DEVELOPMENT REGULATIONS

The POA Board re-adopted the Unified Development Regulations on October 1, 2010. Property Owners **must** contact the Community Development Coordinator as to permit requirements, before beginning **any** property improvements or external repairs.

1. A site improvement permit must be obtained prior to installing any fence/wall. All requests for a permit to install fences other than the split rail type must be approved by the Unified Development Committee. Walls that directly face a neighbor or the street must also be approved by the Unified Development Committee.
2. "Rights of Way" extend from the front property line on one side of the road to the front property line on the other side. In general, right of way extend three feet from the edge of paved roads but is defined by marker stakes at corners of all lots. In those cases where there is not at least a three foot right of way, abutting property owners are encouraged to keep private property clear of obstructions up to 3 feet from the edge of the roadway. The POA cannot be responsible for damage to personal property within 3 feet from the edge of the road.
3. All fuel tanks, gas, kerosene or fuel oil shall be screened from sight and must be placed according to applicable building codes.
4. All repairs, remodeling or new construction, including but not limited to: Roofing, siding, painting, paving, drainage systems, landscaping, fences or retaining walls require a Land Harbor Building Permit or written approval of the Community Development Coordinator. **All building restrictions must be complied with.**
5. All new development of a lot, or projects involving expansion of existing footprint, shall require a property survey by a registered land surveyor. (This requirement may be waived by the Community Development Coordinator under some conditions.)

6. Prior to receiving a permit to construct on a previously undeveloped lot, a property survey and tree survey from a registered land survey must be submitted to the Community Development Coordinator. The survey must include the property boundaries, the location of the proposed home and any driveways, and all trees greater than 6" in diameter.

7. Permits must be secured from the Community Development Coordinator before cutting any trees 19" or larger in circumference (6" diameter) when measuring at a height of 48" above ground level. Permits are also required for the removal of rhododendron or laurel. NO cutting down of trees, rhododendron or laurel will be permitted on green areas except by POA personnel.

8. No shrubs, statues, plantings and other ornamental or plant landscaping which might obstruct a neighbor's view shall be located on any lot within Land Harbor without written approval from the Community Development Coordinator.

9. It shall be the responsibility of each property owner to maintain their lot so as to substantially increase the beauty and to complement the surrounding properties. Failure to do so will result in a letter being sent requesting immediate clean up of the area. Should this clean-up not occur within 60 days the POA will perform the work and bill the property owner accordingly.

10. No commercial signs, including "For Rent", "For Sale" or any other similar sign, shall be erected or maintained on any lot or POA property, including placing the sign on or in any structure or home, unless said sign complies with all other rules and regulations concerning signs. "For Sale" or "For Rent" signs shall be 12" long and 9" high, with lettering no larger than 1" high and numbers 1 1/2" high. Conforming "For Sale" and "For Rent" signs may be obtained from the Land Harbor General Services Office. No non-conforming "For Sale" or "For Rent" signs may be placed on any property in Land Harbor.

11. Property identification and like signs exceeding a combined total of more than two (2) square feet may not be erected without the written permission of the Community Development Coordinator.

12. The POA reserves unto itself the establishment of easements on any property for the purpose of utilities, when necessary.

13. No lots shall be subdivided. Boundary lines may be adjusted for mutual benefit of property owners with proper justification and written approval from the Board of Directors.

14. Outside clotheslines are not permitted.

15. Except where specifically permitted by written approval of the Land Harbor Board of Directors, no more than one residential unit may be built, stored, or maintained on any lot in Land Harbor. Park Model residential units greater than 12' in width and 35' in length that are constructed on a steel chassis to which axle, wheels, and tow tongues are (permanently or temporarily) attached are not permitted in Land Harbor. Multi-family dwellings are prohibited.

16. SECTION DESIGNATIONS

RV SECTIONS:

Highland Hills (HH)	Key Ridge (KR)
Laurel Hills (LH)	Linville Meadows (LM)
Mountain View (B)	Oak Hills (D)
Spruce Hollow (A)	

COMBINATION RV AND HOUSE:

Golf Ridge (GR)	Pine Ridge (PR)
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HOUSE (COTTAGE SITE) SECTIONS:

Golfview Townhouses (GVT)	Grandview (GV)
Golfview Townhomes (GVTH)	Harbor Lake Hills (C)
Harbor Heights (HaHe)	Lakeview (LV)
High Crest (HC)	Laurel Brook (LB)
Lakeview Hills (M)	Ridge View (RV)
Linville Estates (LE)	River Knoll (RK)
River Bend (RB)	

PENALTIES FOR SPECIFIC VIOLATIONS TO GENERAL RULES AND REGULATIONS AS SPELLED OUT BY INDIVIDUAL POLICIES OF LAND HARBOR

The following penalties have been established by the various Policies, General Rules and Regulations, and the Unified Development Regulations as approved by the POA Board of Directors:

FINES FOR VIOLATIONS AFTER 1-1-06

1. Building without a Permit..... \$100.00*
2. Contractors building without an on-site Restroom.....\$100.00*
3. Failure to observe set-back restrictions.....\$100.00*
4. Violation of Building Restrictions.....\$100.00*
5. Occupation by more than one family on a single property.....\$100.00*
6. Failure to remove construction debris from building site.....\$100.00*
7. Violation of tree/shrub removal restrictions (per tree).....\$100.00*
8. Contractor Violation of tree/shrub removal (per tree) (Contractor).....\$100.00*
9. Violation of RV, Cargo & Boat Trailer Parking on Homesites - No permit.....\$100.00*
10. Violation of Sign policy (R & R-16).....\$50.00*
11. Failure to abide by Animal Control Policy
1st Offense.....Warning
2nd Offense.....\$100.00*
12. Violation of Restrictions on skateboard, skates, etc. on Tennis Courts-Per Occurrence.....\$100.00*
13. Failure to abide by Stream Protection.....\$100.00*
14. Violation-Operating a Business in Land Harbor...\$100.00* per day after 15 day notice to adhere.

*Per day commencing 5 working days after notification of violation until violation has been corrected. Refer to (Board-29) Hearing Panel and Appeal Process

** Per day commencing 15 days after notification of violation until violation has been corrected.

LAND HARBOR POLICE VIOLATIONS

The following penalties are approved for violations to the rules and regulations from various policies and laws of the State of NC.

1. Failure to abide by Animal Control Policy
1st Offense.....Warning
2nd Offense.....\$100.00
2. The Company Police Department will be enforcing NC General Statutes for traffic violations and all Linville Land Harbor Policies with penalty fees, where applicable.

05/06/11

Note: Sentence added to #5 in the first section.