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## General Use and Appearance of Property

All lots within the development shall be used for single family residential purposes only. (Cov. Art V. Section 1)  
(ByL. Sec 11.A)

No lot may be subdivided. (Cov. Art V. Section 10)

It shall be the responsibility of each lot owner to prevent the development of any unclean, unsightly, or unkempt conditions of buildings or grounds on such lot which would tend to substantially decrease the beauty of the neighborhood as a whole or the specific area. (Cov. Art V. Section 8)

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood. (Cov. Art V. Section 9)

All residents are expected to share in the responsibility of maintaining clean grounds throughout the common area. Please do not litter and clean up any spillage immediately. Please do not discard your cigarette butts on any of Cypress Island grounds or streets. (RR.pg4)

Each homeowner is responsible for the conduct of his or her family members, tenants, guests, and service personnel and all are subject to the Rules and Regulations of Cypress Island. (RR. Pg1)

Security is the responsibility of each resident. Notify the Management Agent or one of the law enforcement agencies of any suspicious individuals or activities on the property. (RR.pg1)

Clothes lines are not permitted within the community. Also, please do not hang clothing, linens, towels, etc. from fences or railings. (RR. Pg5)

The exterior of any home and town house must be maintained in an attractive manner. (IT IS ENCOURAGED TO KEEP ONE'S GARAGE DOOR CLOSED WHEN NOT IN USE). No significant blistering, fading, or peeling of exterior paint or stained surface is permitted. Any exterior building component which is missing, broken, or otherwise in a state of disrepair must be repaired or replaced. (STD.Home.1)

Driveways, sidewalks, and front doors must not be blocked by the placement of objects or barriers.  
(Std.Home.2)

No refuse piles shall be permitted to remain on any lot visible under normal situations. Refer to debris pick up procedures. See Waste on page 12 (STD.Home.3)

Gutters should be cleaned out as needed. If debris is seen to cover 50% of the gutters, the owner will be notified. (STD.Home.6)

## Changes to Exterior of Property

### General

Construction activity on a lot shall be confined within the boundaries of said lot. Each lot owner shall have the obligation to collect and dispose of all rubbish and trash resulting from the construction on his lot. (Cov. Art V. Section 12)

### Changes to Townhome Structures

Any change to a townhome structure must first be approved by the Cypress Island HOA Architectural Committee. If approved by the CIHOA ARC the proposed change must then also be approved by the Townhome Association before the project begins. (ARC)

### Structures and Additions

No building, fence, wall or other structure shall be commenced or erected or maintained upon any lot nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, color, materials and location of the same, including any requirements for landscaping, sod or seed, shall have been submitted to and approved in writing as to the harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association or by an architectural review committee composed of three or more representatives appointed by the board. (Cov. Art V. Section 2)

All roof replacements require a prior application to be approved by the Architectural Review Committee prior to installation. Current color approved by the Cypress Island HOA is "Weatheredwood" made by Certainteed, Timberline and Owens Corning. Failure to comply will result in replacement at the owner's expense. (BOD meeting minutes 12/9/2019)

The Board of Managers/Directors shall have the obligation to answer any written request by an owner for approval of a proposed structural addition, alteration, or improvement in or on such owner's property within 30 days after such request, and failure to do so within the stipulated time shall constitute a consent by the Board of Managers/Directors to the proposed addition, alteration, or improvement. The Board of Managers/Directors shall not be liable to any contractor, subcontractor, or materialman or to any person sustaining personal injury or property damage, for any claim arising in connection with such addition, alteration, or improvement. (ByL.Sec.13)

Applications for architectural changes are posted on the web site and are at the clubhouse. (RR.pg5)

Failure to submit a request to the Architectural Review Committee and get approval before proceeding with any additions, deletions or alterations may result in a fine, refer to Rule Enforcement Policy. This fine is applicable regardless of whether the additions or alterations are subsequently approved. (reference NCGS47F). (ARC)

If the additions or alterations are already underway or complete; and do not get subsequent approval the owner must remove any additions or undo the alterations, as deemed necessary by the Architectural Review Committee to come into compliance with the Covenants and Restrictions and Architectural Guidelines. This must be completed in a time frame specified by the Architectural Review Committee, or the owner will be fined \$25 per day, accruing until the violation has been corrected. These fines are payable immediately upon receipt of ratification pursuant to the Association's collection policy (reference NCGS47F). (ARC)

See Appendix A - Architectural Review Guidelines (ARC) for guidelines used by the ARC in the approval process of some types of application.

## Fences

All fences on any Lot shall be designed and constructed by the developer to its specifications. No alterations of existing fences shall be allowed without Architectural Review Committee approval. (Cov. Art V. Section 5, as amended 7/2/1998)

Fences must be approved in advance according to our rules if a property owner wants a fence. Since Cypress Island was developed in sections and each section varied in fencing, the committee used the existing fences in a given section to establish the rules for that sections. They are as follows: No fences are allowed on property adjoining the golf course. Cypress Island Drive and its cul-de-sacs are allowed a white picket fence up to 48-inches high. Cypress Island Drive houses that back up to the town home property are allowed 6-foot unstained wood privacy fences in the shadowbox design. Trap Way and its cul-de-sacs are allowed a 6-foot unstained privacy fences in the shadow box design. As you replace your existing fence, there is an issue that needs to be considered.- We are aware that some of the fences in the neighborhood do not match the surveyed lines for property. New Hanover County regulations require that your fence be placed on or within the property lines for a lot. It is your responsibility to make sure the fence is on the correct lines for your lot. If you are not sure, get a survey before installing the fence. If the fence is incorrectly placed, it will be your responsibility to move it. We also require that all fences be professionally installed. (ARC)

## Fuel Tanks and Storage

No fuel tanks or similar storage receptacles may be exposed to view. Any such receptacles may be installed only within the main dwelling house, within any accessory building, within a screened area or buried underground. (Cov. Art V. Section 7)

Any gas/propane tank must be screened by a structure or by shrubbery. It should not be visible from the street or your neighbor's property. If a structure is needed to screen the tank, or a bed has to be enlarged for shrubbery to screen it, permission must be obtained from the Architectural Review Committee. (STD.Home.8)

## Hurricane Shutters

Hurricane shutters are not to be placed over windows, except when the area is threatened by a hurricane unless permission is granted by the HOA. (ARC)

## Mailboxes

All mailboxes must be black on a white mailbox post. (RR.pg5)

Mailboxes are to be the standard size. If they are faded or broken, then they need to be repaired or replaced. (STD-Yards.3)

Mailbox covers may be used for a limited period of 30 days during a holiday period. They must be taken off 7 days after the holiday has passed. (STD-Yards.4)

See Flags section on page 10 for information about mailbox flags.

## Pools

Private pools are not allowed in Cypress Island. A community pool is provided for residents to enjoy. (ARC)

## Planting, Trees and Landscaping

All additional landscaping beds in the front or side yards and any changes in size for existing beds require ARC approval. (RR.pg5)

Planting around utilities, please remember that when planting around utility boxes, such as electrical, water or cable, plantings need to allow access to these boxes. Plants chosen should not encroach on these utilities or have root systems that will interfere with them. The utility companies will remove or cut plants that they deem interfere with their boxes. (ARC)

Landscape lighting and pest deterrent devices must not impede the mowing of any yard. (BOD 4/26/2021)

The Townhome Association must approve any changes to the outside of a Townhome structure. A couple of decorative items may be added to the beds, as long as they do not interfere with maintenance. Shrubbery additions or removal still needs to be approved by the THA. (ARC)

### Trees

All tree removals require ARC approval. Failure to obey these guidelines could result in fines (RR.pg5)

We prefer that residents only remove dead or diseased trees, but will accept applications for removal for other reasons. (ARC)

If any healthy tree is removed from any property within our community, it is suggested a new tree be planted to replace it. (STD.Yards.2)

### Shrubbery

1. Shrubbery must be maintained which may require multiple trimmings to maintain its shape.
2. Shrubbery must not cover more than half the height of any window of your home. Shrubbery can be taller if it does not block a window, porch railing, or access to the house or garage, but shrubbery should not exceed the eaves of your roof. Shrubbery on your property should not be allowed to grow in such a manner as to block another owner from getting around on their property.
3. Dead or dying shrubbery must be removed. It is recommended that replacement shrubbery be planted to maintain the ecology. Replacement is left up to the owner or the THA if the property is a townhome. Vines must be kept out of shrubbery, off trees and roofs. (STD.Shrubbery1-3)

### Planting Beds, Edging and Mulch

No rocks may be used for mulching. Please use regular mulch or pine straw material that has been approved by the Architectural Committee. (RR.pg 5)

Planting beds need to be weeded often. If the weeds/grass covers more than 50% of the bed the owner will be notified. (STD.PlantingBeds.1)

Biodegradable mulch is recommended for planting beds. Natural pine straw or shredded mulch is approved to be used in your planting beds. All beds in your visible yard may have either pine straw, shredded mulch or a



mixture of these two types of mulch. If shredded mulch is used, it must be the same color throughout your yard. Suggested colors are red, brown, natural, cedar, black. However, no rock, rubber or large bark mulch is approved, unless it was grandfathered in. If you consider using any other type of mulch not listed above, then you must obtain approval from the Architecture Review Committee. (STD.PlantingBeds.2)

Other than the standard v-groove edging or edging done by our mowing company, the edging you would like to use must be approved by the Architecture Review Committee. (STD.PlantingBeds)

Edging around beds should be kept to no more than two layers high. (ARC)

Grass

Weeds, bare spots, brown or dead areas must not exceed 50% of the visible lawn. (STD.Yards.1)

## Satellite Dishes

Satellite dishes and other large antennae are prohibited. However, a lot owner may install a satellite dish suitable for what is commonly known as "DirectTV". Said dish shall be no larger than 20" in diameter and its location must be approved in writing by the board of Directors. (Cov. Art V. Section 7)

If a homeowner wishes to install a Satellite Dish, they must file an application with the Architectural Review Committee. Satellite dishes, such as DirecTV, or Dish may be installed at the roof line or on a pole in a flower bed adjacent to the back or back side of the House. However, if the signal requires a different placement, then screening may be required. Homeowners have 30 days to submit an application to the Architectural Review Committee for the screen once notification has been given by the Association that a screen is required. (STD.Home.4)

## Use of Property

### Animals

No animals, livestock, pigs or poultry of any kind shall be kept or maintained on any lot or in any dwelling except that dogs, cats or other household pets may be kept or maintained provided that they are not kept or maintained for commercial purposes and provided further that they are not allowed to run free and are at all times properly leashed. (Cov. Art V. Section 6)

All owners are required to obey the New Hanover County pet regulations (RR.pg3)

Pets are not allowed in the clubhouse, golf course, tennis court or pool area unless they are a service animal as defined by the ADA. (RR.pg4)

Pet owners must clean up after the pet or be fined \$50 per incident and there will be no warning. Please dispose of your dog waste in your trash can or at the dog waste stations on Line Dr or Trap Way. (RR.pg4)

## Children

All children who are under 14 years of age should be under the direct supervision of their parents or a responsible adult (18 or older). (RR. Pg1)

School bus stop is located at the parking pad on Line Dr between Chip Shot and Trap Way. (RR. Pg 1)

## Fireworks, Explosives, Flammable Materials, etc.

Use of fireworks, explosives, firearms, or other hazardous devices is prohibited on Cypress Island property. (RR.pg4)

All residents and homeowners are responsible for seeing that flammable materials such as gas are stored in an appropriate container. (RR.pg4)

## Flags

Mailbox flags may be placed below the mailbox post on a horizontal hanger or in a bed. They need to be removed or replaced if they become worn. Their placement should not interfere with mowers. (STD-Yards.5)

Small US flags may be put on the mailbox if attached to the post by a clip attached to the mailbox post. No wood or other post or pole should be added to the mailbox. Small flags may also be displayed in a flower bed for holidays approved for such flags such as Memorial Day, and July 4<sup>th</sup>. Larger flags, not to exceed 3x5-ft may be displayed on a flag pole no taller than 15-ft placed in a flower bed in the front yard, permission to install a flagpole must be given by the Architectural Review Committee prior to installation. Shrubbery in the bed should be low enough that the flag does not touch them. If an existing bed does not exist for the pole, the application must be made to the Cypress Island Architecture Committee for approval to add a bed. Flags may be attached to the house at a 45-degree angle on a pole. Flags should be removed at night as outlined by US Flag protocol. The size restriction and placement refers to any flag that may be displayed on the property. (ARC)

## Holiday Decorations

Holiday decorations must be removed within two weeks after the holiday.

## Leases and Rental

No residential unit may be leased except in accordance with rules and regulations of the Homeowners Association. Any lease or rental (written or oral) on any residence or townhouse for rental or lease period of less than twelve consecutive months is prohibited. (Cov. Art V. Section 15)

No portion of the lot other than the entire lot may be rented. (ByL Section 11-B)

See

Signs section on page 12 for information on for rent or lease signs.

Once an owner rents their unit, a copy of the lease must be sent to the Managing Agent or the owner will be subject to fines as outlined in the Rule Enforcement Policy. (RR.pg6)

As an owner, you shall include proper language in the lease allowing for lease termination and right of re-entry by the homeowner if the tenant is in violation of the Rules and Regulations of this community. (RR.pg6)

No property can be rented for commercial business nor can any owners conduct commercial business on their property within this community. (RR.pg6)

See Facilities section on page 13 for use of facilities by owners who lease their property to others.

## Noise

Loud parties and high volume from TV's, radios, stereos or musical instruments is prohibited – quiet time is from 11pm til 7am. (RR.pg4)

## Parking and Vehicles

No boat, motor boat, dune buggies, campers, motor homes, trailers, recreational vehicles, automobiles on cinder blocks, tractor-trailer trucks or cabs or similar type vehicles to any of the foregoing items shall be permitted to remain on any lot at any time, unless by consent of the Homeowners Association. (Cov. Art V. Section 9)

Bicycles, scooters, baby carriages and vehicles listed in Covenants Article V Section 9 are not permitted to remain on any lot or in any common area at any time, unless by consent of the Association. (Rewording of RR.pg5)

The speed limit for our community is 15 MPH. Please drive safely and watch for walkers and playing children. (RR. Pg1)

A golf cart may only be used on our streets during daylight hours unless it has a NC State License Tag on it. (RR. Pg 1)

## Signs

No advertising signs or billboards shall be erected on any lot or displayed to the public on any lot, except that one sign of not more than five square feet in area may be used to advertise a complete property for sale. (Cov. Art V. Section 4)

Only one rental sign may be displayed in the window of the unit for rent. No additional for rent signs may be posted in any yard or at any other location. (RR.pg5)

Political signs, including flags, are limited to two no larger than 24x24 inches. They must be placed in a flower bed and may be displayed 45 days before an election and are to be removed by the seventh day following the election. (RR.pg5)

## Storage of Personal Items

Personal items may not be left or stored on any of the common areas. Personal items should not be left on any driveway or sidewalk unless work is being done or if it is in use. However, grills may be left behind your home if it is not visible from the street. (RR. Pg2)

## Waste

Each lot owner shall provide receptacles for garbage, and all cans, carts and bags must be kept in a screened area, accessory building or other storage facility, and not visible from the street, except on garbage pick-up days. (Cov. Art V. Section 11)

Screening structure must be approved by the Architecture Review Committee. (STD.Home.7)

All units have been furnished with a trash receptacle. If you have any problem with your receptacle, please contact the Management Agent. (RR.pg4)

Please put out your trash the night before pick-up and take it in as soon as you can after trash has been picked up that day. (RR.pg4)

Disposal of yard waste is the responsibility of the homeowner. (BOD 4/26/2021)

## Windows

Window coverings must be installed and maintained at any unit whether they are blinds, curtains or draperies. (RR.pg5)

## Yard and Estate Sales, etc.

No yard sales or garage sales shall be allowed on any lot in said subdivision. (Cov. Art V. Section 9)

Estate, moving sales, etc. are not allowed within the community. (RR.pg5)

## Facilities

The facilities of Cypress Island HOA are for the exclusive use of residents, tenants and houseguests. No guest or relative of any owner or tenant other than a houseguest or relative actually in residence shall be permitted to use the swimming pool, clubhouse, tennis or basketball court, or golf course (RR. Pg2)

Two red facilities tags and one key card have been supplied to each unit. If lost, please contact the Management Agent for replacements. The fee to issue replacements is \$25. It is the owner's responsibility to transfer the tags and key card or any fobs to the new owners. If the property is rented the tags and key cards/fobs must be given to the tenants. (RR.pg3)

Owners are not allowed to use the facilities if they rent out their property. (RR. Pg3)

The clubhouse, tennis court, pool, greens and any landscaped beds should never be used as playground areas. (RR.Pg3)

## Nature Trail

The nature trail is for foot traffic only. (RR. Pg2)

## Golf Course

When using the golf course, all must sign in at the clubhouse and their red Facility Tag must be visible when playing on the course. Please see golf course rules posted in the clubhouse. Please pay \$3 per round for each guest using envelopes found at the clubhouse. (RR. Pg2)

For Golf Cart rules see Appendix D - Golf Cart Rules (CART) on page 20.

## Pool

The pool does not have lifeguards on duty, any individual using the swimming pool does so at his/her own risk. Owners and the Association are not responsible for any accident or injury. Pool hours are 7am to 9 pm (or dark if earlier). Adults only hours are 7-9am and 8-9pm. Please read and obey all rules posted at the pool and on the clubhouse wall. An emergency phone is located on the outside wall of the clubhouse and a first aid kit is in the clubhouse bathroom area. (RR. Pg2) (Hours amended by BOD meeting minutes 4/8/2019)

It is a county ordinance that any child under 14 years of age must be accompanied by an adult when in the pool area. (RR.pg2)

If any infraction is reported to the Management Agent, a report will be recorded, and the owner will be contacted. Action will be taken as detailed in the Rule Enforcement Policy. (RR. Pg3)

See Appendix E - Pool Rules (POOL) on page 21

## Tennis/Basketball/Pickleball Court

See Appendix F - Tennis court rules (TEN) on page 22.

## Clubhouse

See Appendix G – Clubhouse Rules (CHR) on page 23.

## Damages

In the event of any damage to the general common areas or common personal property caused by an owner, guest, tenant or service provider, including children of the preceding; the owner, will be held responsible to pay for all repairs and replacement parts. (RR.pg6)

The Management Agent will handle all repairs and will bill the owner. If the bill is not paid within 30 days, interest charges will be applied and if necessary penalties per the Rule Enforcement Policy. (RR.pg7)

For damages caused by golf balls see Appendix C - Golf Course Rules (GCR) on page 19.

## Rule Enforcement, Fines and Penalties

Violations of the foregoing Rules and Regulations may result in the Management Agent by the authority of the Cypress Island HOA Board levying fines against any owner in accordance with the covenants and the adopted rules and regulations, plus other legal remedies allowing our Management Agent to enforce any of Cypress Island Rules and Regulations. (RR.pg7)

The Rule Enforcement Policy is implemented by the Association's Management Agent at the direction of the Board of Directors. The Policy is subject to amendment at the discretion of the Board of Directors and any and all decisions regarding the implementation and/or enforcement of this policy will be made by the Board of Directors and the decision will be final. (REP)

Any and all penalties undertaken by the Association for a violation(s) shall be taken against the property owner. The Association has no legal authorization to seek recourse for a violation(s) against a renter, tenant, guest or the rental agent of the property owner. (REP)

Every effort will be by the Management Agent to obtain compliance with these policies without the use of fines or legal action. (REP)

### First Warning

Upon the discovery of the existence of a Rule Violation within the community or on the property, the Management Agent shall notify the violator, either by phone, email, or by letter. Notifications made by phone or e-mail will be followed up with a letter (Updated by BOD at meeting 3/8/2021). If the violator is not an owner, the owner will also be contacted. The owner will be asked to help with correcting the rule violation. This contact shall be made on the first business day after the violation is reported. If a deadline has been given in order to have the rule violation corrected, then a letter will be sent specifying said date. (REP)

#### First Level Fine

If, following the first warning described above, the subject is observed continuing to be in violation of the same rule, the Management Agent will contact the owner that an official request for a fine of \$20 will be presented to the Hearing Panel. The owner will be notified that they may appeal the fine before said Panel. The owner may appeal in person or send their representative to handle their appeal. The Hearing Panel will hold its meetings on Tuesday two weeks before the regular HOA Board Meeting. (REP)

#### Second Level Fine

If, following the first warning and first level fine described above, the violator(s) is/are observed to be in continuing violation of the same rule, the Management Agent will contact the owner by letter and submit a \$50 fine to the Hearing Panel. (REP)

#### Third Level Fine

If, following the first warning and second level fine described above, the violator(s) is/are observed continuing to violate the same rule, the Management Agent will contact the owner by letter and submit a \$100 fine to the Hearing Panel. (REP)

#### Other Fines and Penalties

If the rule to clean up after their pet is violated, a \$50 fine per incident will be issued. This fine is subject to appeal only to the HOA Board of Directors. (REP)

See Appendix D - Golf Cart Rules on page 20 for penalties related to golf cart usage.

See Structures and Additions on page 5 for fines and removal at owner's expense related to changes made without Architectural Review Committee approval.

#### Judicial Enforcement

Should the violator be observed in violation of the same rule following the levy of the third level fine, the Management Agent will notify the Board of Directors and request permission to proceed with any legal means available to enforce the Rules and Regulations as adopted by the HOA Board of Cypress Island. The Management Agent is hereby granted permission to seek the recovery of all legal fees and expenses involved in such action taken to enforce said rule. (REP)

#### Due Process

Once any fine has been upheld by the Hearing Panel, the Management Agent will notify the owner and suspend all privileges to Cypress Island Facilities until said fine is paid or reversed by the HOA Board of Directors. Any owner may appeal any action or fine before the HOA Board of Directors by addressing their request in writing, to the Management Agent or the President of the Board of Directors. (REP)



## Appendix A - Architectural Review Guidelines (ARC)

The Architectural Review Committee uses the following guidelines as part of the process of determining whether an application for a change is approved or not.

### Driveways

Colored or tinted driveways are not allowed and will not be approved. The only coatings which may be approved are clear.

### Fences

All fences must be maintained by the homeowner.

Picket fences must be white.

Privacy fences must be natural wood, unpainted and unstained.

Removal of any currently installed fence must be approved by the Architectural Review Committee.

See Fences on page 6 for further information.

### Generators

Application for installation of a permanently mounted generator must include an acknowledgement by the homeowner adjacent to or most affected by the proposed installation. The application must also include all required county permits, the name and contractor license number of all contractors who will perform any part of the installation.

### Hurricane shutters

As with all exterior changes, hurricane shutters must be approved by the Architectural Review Committee prior to installation.

## Appendix B - Parking Policy (PP)

Pursuant to the Cypress Island's Rules and Regulations- Overnight guests must use the designated Visitor Parking and must have a sign placed on the driver's side dash stating name, address and phone number where they are visiting, and dates they will be parking in the neighborhood. If a visitor leaves a car with no information on the dash and also leaves it unattended for more than two days, it will be towed at the owner's expense.

Pursuant to the Cypress Island's Rules and Regulations- Parking on the street must not impede access to residence's driveways, mailboxes and also allow for access by emergency vehicles. Parking on the street must be staggered with any other vehicles parked on the street to avoid two vehicles across from one another. Overnight parking on streets including cul-de-sacs is prohibited. This rule also applies to Trailers, Boats, and Recreational Vehicles. If any of the itemized rules are violated between the hours of 12 am to 5 am then automatic towing will be enforced. The posted towing company has the approved consent from the Cypress Island Board of Directors to enter the streets of C.I. to enforce this approved policy.

Pursuant to the Cypress Island's Covenants, Rules and Regulations- no inoperable, unregistered or uninsured vehicle will be permitted on the premises.

### *Example Parking Violation Notification:*

Date, time, State, License Number, Make-Model-Color will be recorded on notice.

Violation will be recorded on notice.

If the vehicle is not moved by \_\_\_\_\_, it will be towed at owner's expense by Rosak's Towing: 436 Raleigh St. Wilmington, 28412. Phone: 910-254-0859. It will cost a resident between \$100 to \$135 depending on vehicle type and size.

(PP)

## Appendix C - Golf Course Rules (GCR)

The following rules of golf and golf etiquette are listed as a reminder that golf is a gentleman's/lady's game and should be played as such. All members and guests will be expected to abide by the rules listed below. This will assist the Association in assuring all players the highest quality experience while enjoying the golf course. Please sign in on the sheet at the clubhouse inside the west (poolside) entrance and have your red tag visible when playing.

- Pay \$3/round for each guest playing. Place the money in an envelope by the sign in sheet and drop it in the drop box slot.
- The course is open at 7 AM and closed at sundown.
- Do not play if the greens are frozen or frost is on them.
- Tees are to be used on all tee boxes.
- Repair all ball marks on the greens, rake sand traps, and replace divots. Sand is located on each tee to help repair divots. Please place any trash in the receptacles on each tee.
- Players are allowed to use individually owned pull carts, but please remember to keep all carts and golf bags off the greens.
- Golf carts may be used on the golf course by any physically challenged individual if their application is approved. Applications can be found on the Cypress Island web site.
- No metal spikes are allowed on the course, soft spikes only.
- Proper golf attire is required on the golf course. Any type of bathing suit is not allowed.
- Owners are responsible for their guest and should be with them when they play unless they are physically unable. If an owner is physically unable to be with their guests on the golf course they should notify the management agent before they play.
- Children under 14 must have an adult with them when on the golf course.
- Pets are not allowed on the golf course.
- If any damage is done to any property, the golfer should contact the owner of the property. The player must pay 100% the cost to have all repairs done based on the lowest estimates. It will be up to the owner to deal with the golfer that caused the damage. The Cypress Island HOA will not be held liable in any aspect for any damaged caused by a golf ball. The Management Agent will help in any way to identify who was on the golf course on the date that any damage was reported.
- Violations can result in fines or being restricted from using the golf course.

(GCR)

## Appendix D - Golf Cart Rules (CART)

Any person who may be physically challenged may request permission to use an electric golf cart on the Cypress Island Golf Course for play only. The permission form will be submitted to the golf committee for approval. A letter from your doctor may also be requested.

The golf cart will be inspected annually by the golf committee and approved for use on the course.

The golf cart may not be driven on any green or tee at any time. It must only be used for golf. It must be kept away from the ponds and off the slope near the ponds.

Entry and exit from the course will be by the tennis courts or Long Putt entrance. The cart must be driven by the applicant or a licensed driver. If any damage is done to the golf course by the golf cart, the owner of the golf cart will be responsible to pay all damages.

The golf course will be closed to all golf carts on rain, sleet, and snow days. Carts may not be used on the course if any frost is on the course or the temperature is 32 degrees or below.

The golf cart is not to be driven into any beds or on homeowner's property.

If any rules are broken on the course that involves the golf cart, a fine will be issued of \$100 and use of the golf cart will be restricted until the fine is paid and any damages have been paid.

(CART)

## Appendix E - Pool Rules

- No diving allowed. Violators can be asked to leave the pool area and privileges of using the pool may be suspended.
- Do not climb on or over the fence and no night swimming.
- All pool furniture is available on a first come, first serve basis. Pool furniture cannot be reserved.
- Place a towel on the lounge chair if you use suntan lotion.
- Wear appropriate attire when using the pool.
- Pneumatic floats or other similar paraphernalia are prohibited. Swimming aids or “Kiddy” floats are allowed in the pool.
- Do not bring glass or breakable items to the pool.
- No smoking or vaping within the fenced pool area.
- Chemicals must be used in the pool for health reasons. The Association is not responsible for any reaction of clothing, hair, etc. to the chemicals used in the pool.

(RR.Pg3)

## Appendix F - Tennis court rules (TEN)

Our two player tennis court is available on a first come, first serve basis.

The Tennis/Pickleball/Basketball Court playing area should not be mistreated and appropriate tennis shoes should be worn on the court. Proper tennis attire is required when playing tennis and shirts must be worn when playing basketball. No bathing attire should be worn when playing tennis, pickleball or basketball. Do not bring any glass or breakable containers on the court area. In the event of overcrowding, limitations on times of play and sign-up procedures will be adopted and posted at the club house. Tennis players will have priority over pickleball and basketball games. All basketball games will end at 7 PM during the months of April – September. During the months of October – March basketball games will end at 6 PM.

(TEN)

## Appendix G – Clubhouse Rules (CHR)

The purpose of these guidelines is to ensure that all homeowners have an equal opportunity for use of the common facilities and that said facilities are maintained in good conditions.

1. Activities planned for the homeowners by the Activities Committee take precedence over individual planned activities for friends and family members who are not homeowners.
2. All homeowners who want to start a new activity for Cypress Island homeowners are welcome to do so. Please contact the chairperson of the activities committee who will coordinate the time and help with publicity.
3. Homeowners may reserve the Clubhouse for private events by calling the Managing Agent. The homeowner is responsible for disposing of any trash if refreshments are served. An application for reserving the Clubhouse is available on the website or by contacting the Managing Agent.
4. The Clubhouse is open daily for the enjoyment of homeowners and their families from 8 AM till 10 PM, unless a private event is scheduled.

(CHR)

## List of Sources of Information contained in this document

COV	Declaration of Covenants 9/30/1997
ByL	By-Laws of Cypress Island HOA, Inc. 9/30/1997
RR	Rules and regulations adopted 4/19/2016 *
REP	Rule Enforcement Policy, Incorporated in Rules and Regulations adopted 4/19/2016 *
STD	Standards as adopted 2/13/2017 *
BOD	Rule adopted by Board of Directors (with meeting date)
ARC	Architectural Review Committee Guidelines (as posted to CIHOA website as of 2/24/2019) *
PP	Parking Policy (as posted to CI website as of 2/24/2019) *
CHR	Clubhouse Rules (as posted to CI website as of 2/24/2019) *
GCR	Golf Course Rules (as posted to CI website as of 2/24/2019) *
CART	Golf Cart Rules (as posted to CI website as of 2/24/2019) *
TEN	Tennis Court Rules (as posted to CI website as of 2/24/2019) *

\* Can be viewed on CIHOA website in “Legacy Documents”