

Paradise Harbor Property Owners Association, Inc
Rules and Regulations
Officially Adopted on August 16th, 2022

In accordance with NCGS 47F-3-102 Item 1., the following Rules and Regulations have been written and adopted by members of the Board of Directors on behalf of the Paradise Harbor Property Owners Association, Inc.

The items listed herein are meant to do the following

1. Clarify and, in some cases embellish or extend, certain elements of the Paradise Harbor governing document that include its Covenants, Rules and Restrictions (CCR), Bylaws and Articles of Incorporation.
2. Provide additional measures to address situations or actions that are not specifically mentioned or implied in the governing documents but that are concerns to residents.

All Items listed below are reflections of a desire to maintain the Architectural & Aesthetic Vision for the Paradise Harbor Community as a whole.

Paradise Harbor Architectural & Aesthetic Vision Statement

Paradise Harbor is graced with beautiful rolling hills, tall and varied trees, a variety of resident wildlife, and the beautiful shoreline of Lake Rhodhiss. The initial layout and development of Paradise Harbor recognized the inherent value of these attributes and has sought to preserve them by minimizing traditional impacts from development such as above ground utilities, sidewalks, streetlights, street curbing, and other intrusions, while encouraging an outdoor lifestyle where all neighbors can enjoy the natural surroundings in its minimally disturbed state.

The Architectural Review Committee (ARC) is sanctioned with ensuring that the aesthetic vision of Paradise Harbor is realized in the initial design & construction, improvements & modifications of all structures and associated landscapes. This diverse and talented group of dedicated volunteers have the full support of our community in stewarding the beautiful natural environment we live in and overseeing all processes of development so that we protect the natural beauty and our capital investments in this place we call 'home'.

Custom homes of high-quality construction and architectural design are tantamount to the Paradise Harbor lifestyle and protection of property values. All ARC processes are designed to facilitate the use of quality builders, quality materials, and quality landscape design. Cutting corners and skirting regulation is highly discouraged as is any unnecessary or unauthorized environmental disruption. While specific home styles are not specified, designs that blend with the natural landscape are strongly favored.

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CCR Source: Article IV, Sect E 1-4 & Sect 15 – “Accumulation of debris on property.”

Littering Expanded

1. This statement includes PH lots in all states from unimproved, to containing occupied dwellings. Debris is defined as all materials that are deemed not to be aligned with the Paradise Harbor Architectural & Aesthetic Vision Statement
2. This includes Littering on construction lots and litter deposited along our roads by anyone

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CCR Source: Article V, Sect C & Article VI Sect 21: **“Removal of trees in excess of 6 inches at ground level prior to approval.”**

Measuring Tree Diameter:

1. To adopt a generally accepted convention for tree measurement, trees must be measured using the standard of Diameter at Breast Height (DBH), not ground level. Approval is still a requirement for this item.

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CCR Source: Article VI, Sect 1 – “Lots used for Residential purposes”

Topic: Short Term Lease or Rental

1. This rule and regulation, in 3 below, will not apply to PH properties already rented before the adoption date. However, Properties that fall into this category shall be required to adhere to the following requirements:
 - a. By virtue of the rent or lease in PH the tenant agrees to abide by PH CCRs, Policies & Rules & Regulations
 - b. Each new renter/lessee Name, Phone number and rental dates shall be provided to the POA
 - c. Every rental or lease by a different tenant (even if it is the same tenant from a previous rental or lease) shall require that the tenant be issued a FOB, purchased, and provided by the property owner, or a new unique gate code issued by Paradise Harbor (PH) POA for each new renter/lessee.
 - i. Loss of a FOB must be reported to POA so it can be deleted from database and a replacement procured at property owner's expense.
 - ii. Renters gate codes will be deleted the day after the tenants stay
 - d. This exemption will remain in effect until these properties are sold, or new deeds are issued, after which said property shall abide by rules stated in paragraph 3 (a), (b), and (c) below
2. Unimproved Lots in PH shall not be rented or leased at any time
3. Paradise Harbor was designed to be, and currently is, a residential community. All policies set forth in the Covenants, Conditions and Restrictions (CCR) document were designed to enforce residential, single-family living. All access and security measures in our gated community are established to limit access to, and provide reasonable security for, families who visit their lots or build homes that they own and who act as the sole occupant. As such:
 - a. Except for properties meeting criteria in 1. above, the use of any property on any lot within Paradise Harbor boundaries shall not be used for Short Term Rental or Lease at any time.
 - i. **Short Term Rental or Lease** is defined to be: The payment for use of a privately owned PH house/structure by persons other than the deeded owners for any time period less Ninety (90) contiguous days.
 - b. Completed homes may be leased or rented to persons other than the deeded owner for not less than Ninety (90) contiguous days. No home/structure shall be rented for boarding house, bed and breakfast, hotel, or other transient residential purposes, which for purposes of this provision, shall be defined as a rental for any period less than Ninety (90) contiguous days. In those cases, for allowable lease or rent only the entire portion of the residence shall be rented to a single tenant and their family or friends.
 - i. All leases or rentals must be in writing with a responsible adult tenant (21 years or older) named on the lease.
 - ii. That rental or lease agreement shall be provided to the PH Association and must give written notice to the Association for their intent to rent/lease their homes, 15 days in advance of the tenants' use, or occupation, of the property. Tenant contact information shall be provided as well.
 - iii. Lot owners must provide Renters or Lessees a copy of the Covenants and Rules and List of Violations. By virtue of their renting in PH tenants are obligated to comply with all aforementioned documents and the policies they contain.
 - iv. Lot owners are fully responsible for their tenants' activities while the tenants are residing in Paradise Harbor.
 - v. Pooling and/or sharing of rental property by multiple tenants (at one time or over time) is strictly prohibited.

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- c. Owners of PH properties that are rented or leased under (b) above are required to provide tenants with a unique PH Gate Code, issued for the new tenant by PH, or a FOB purchased from PH by the deeded owner or entity. Lost FOBs must be replaced by property owner at their cost.

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CCR Source: Article VI, Sect 20 – “Billboards or signs of any description upon any lot.”

Construction Signs:

1. Realizing the general practice for many home builders to place a sign on a lot during construction the following allowances are made:
 - a. Builders’ signs may be placed on a lot no earlier than 2 months before the start of construction
 - b. Builders’ signs may remain on the site during construction and must be removed no later than 2 months after the Certificate of Occupancy has been issued to the owner
 - c. No subcontractor signs of any kind are to be displayed on the lot or structure before, during or after completion of construction

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CCR Source: Article VI, Sect 14 (d) & (e) – [Dog restrictions]

Removal of Pet Waste:

1. All dog owners must remove their pets solid waste from all common areas in Paradise Harbor. This includes the Marina, all road shoulders, and the areas at the entrance around the shack and between East and West gates.
2. The waste must be discarded in appropriate containers and not in community trash. If repeated offences are identified penalties may be levied on owners.