

BLUEWATER COVE SUBDIVISION RULES AND REGULATIONS

Adopted October 9, 2024

In addition to the Articles of Incorporation, Association By-Laws and Declaration of Covenants, Restrictions and Easements for Bluewater Cove, the following Rules and Regulations are hereby adopted:

General: Each member owner is responsible for the proper conduct of their family, guests and service personnel. Member owner should be certain they understand and observe all rules and regulations.

Only guests spending the night with a homeowner are permitted use of our amenities without being accompanied by a homeowner or lot owner. A homeowner or lot owner must accompany any guest from outside of Bluewater Cove not spending the night in Bluewater Cove while the guest uses any Association amenities.

Current members of an LLC owning a lot are welcome to bring family or guests as long as an LLC member personally accompanies the guests. The LLC member should be listed on the current year's NC LLC form.

All owners should be mindful that the HOA is established so that everyone living in Bluewater Cove can enjoy all the amenities. All HOA issues going forward will be addressed in writing by a signed letter from the HOA Board of Directors.

All issues which require attention of the HOA Board should be submitted either in writing by letter or email. We ask that everyone respect the personal time of HOA Board volunteers.

Pets: Pet owners are responsible for their pets. All pets must be kept on a leash and supervised by the pet owner at all times. Pets are not allowed in the pool area and each owner is responsible for waste pickup and disposal.

Boat Ramp Water: The water provided at the boat ramp is for a quick rinse of your boat and to clean the saltwater from your engine. This water is not to be used for extensive cleaning of your boat.

Boat Ramp Parking: Parking of vehicles with boat trailers shall be in the grass area adjacent to the boat ramp and not in the gravel parking area in front of the clubhouse.

Furthermore, vehicles parked in and around association common areas shall have and display Bluewater Cove decal or guest pass as required to avoid notification and potential towing.

In the waters of Raymonds Gut: Bluewater Cove members & guests shall operate their watercraft at idle speed. This includes the area in and around the Day Dock up to the mouth of the gut where it meets the White Oak River.

Yards and Beds: It is the lot owners responsibility to maintain yards, shrubbery, trees, and beds to community standards. Yards and vacant lots need to be mowed and trimmed regularly. Dead trees, shrubbery, and bushes need to be removed as soon as practical. Beds should be regularly mulched with no landscape paper or bare ground showing. Our covenants require that we minimize runoff and having beds that are improperly maintained increases runoff.

We are aware that people might miss a mowing while on vacation and there is no intent to penalize people for that. However, if the Board of Directors has to remind a lot owner repeatedly of the need for mowing and/or maintenance, the Board will notify the owner by letter. If the violation is resolved, there will be no further action taken by the HOA.

However, if the Board has to write a second letter, it will state that it is adding the lot to the areas that the Bluewater Cove HOA yard maintenance company currently maintains and the lot will be maintained as directed by the HOA Board of Directors. The owner will be billed for their services plus an administrative fee to be determined by the board. The owner will have to attend a board meeting and pay all assessed fees to be removed from the automatic maintenance list.

Yard Debris: There is NO burning pile for homeowners in Bluewater Cove. Bluewater Cove is very close to the county waste transfer area and homeowners should use it.

Storage Area 1 and 2: Storage area spaces are available on a “first come, first served basis” for boats, personal watercraft, utility trailers, RV’s empty boat and watercraft trailers that are in good repair, operational and with current registration. The storage of any other items, to include passenger vehicles or any other personal property, is not allowed in either storage area. Each lot is granted one space within one of the two storage areas that are maintained by the Association. The storage of utility, empty boat and watercraft trailers is only permitted in storage area 2. Upon removal of trees from Storage area 2,

Recreational Vehicles may also be stored in this location. Storage area 1 is reserved for trailered boats, watercraft, and enclosed cargo trailers.

Swimming Pool: Rules are posted at the facility. Pool is open from 8:00 a.m. until 10:00 p.m. There is no lifeguard on duty so you are using the pool at your own risk. No one should swim alone. A responsible adult must accompany children under 14 years of age inside the pool area. Guests are welcome at the pool when accompanied by a Bluewater Cove resident or lot owner or if staying as an “overnight” guest in Bluewater Cove.

All children over the age of 14, but under the age of 18, who use the pool without an adult must have a form on file with the HOA stating that their parents have given permission for them to be at the pool without an adult.

NO glass containers are allowed in or around the pool deck area.

Clubhouse: The clubhouse is available to property owners on a reservation and fee basis and will remain locked when not in use. The restrooms will remain open for use during the pool season (May 1st - Oct 31st).

Golf Carts: Street legal golf carts are permitted within Bluewater Cove. Children under the age of 16 are prohibited from driving a golf cart unless they are accompanied by a responsible adult.

Responsibility for Damage: Members shall be liable for all damages to Association buildings, infrastructure, common areas and/or grounds caused by receiving deliveries of furniture or other articles, as well as any accidental or malicious damage caused by the member or member guest to include damage caused by golf carts, vehicles, skateboards, and bicycles.

Back Gate: The back gate is secured with a combination lock and is to remain locked except for when vehicles are actively passing through. Routine use by passenger vehicles should not occur as this is not the purpose of this gate. It is the members responsibility to ensure service, delivery, commercial and oversized vehicles utilizing the back gate close and lock the gate after entering/exiting. Non-compliance by member or members authorized party

may result in the Board of Directors levying fines or restriction of use against the violating owner.

Speed Limit: The Speed Limit throughout the community is 20mph for motorized vehicles and golf carts. Members are responsible for their guests. Failure to adhere to any posted speed limit will result in possible fines or suspension of amenity access per the Associations By-Laws.

Remedy for Violations: The foregoing Rules and Regulations are designed to make living in Bluewater Cove pleasant and comfortable for everyone. The restrictions are for the mutual benefit of all. Violations of the Rules and Regulations are to be reported in writing to the HOA Board which will address the matter by sending a letter to the violating owner, lessee, or guest. The letter will specify any corrective action.

Any question and/or disagreement relative to the violation will be reported in writing to the Board of Directors whose resolution shall be final.

Violations of the foregoing Rules and Regulations may result in the Board of Directors levying fines or restriction of use against the violating owner. The owner shall be responsible for any legal fees that are incurred by the Association for any such actions.

Rule Change: The Directors of the Association reserve the right to change or revoke the existing Rules and Regulations and to make such additional Rules and Regulations from time to time as, in their opinion, shall be necessary or desirable for the safety and protection of the property owners in accordance with Article II, Section 7 of the Bluewater Cove Homeowners Association By- Laws.


Bluewater Cove Homeowner's Association, Inc.


Andy Gauzza (Oct 10, 2024 19:53 EDT)

Andy Gauzza
President


Jessica Ferguson (Oct 14, 2024 06:48 EDT)

Jessica Ferguson
Vice President


Glenda Terry (Oct 10, 2024 21:16 EDT)

Glenda Terry
Treasurer


Christopher Madden (Oct 10, 2024 19:45 EDT)

Christopher Madden
Secretary


Carrie Cassou

Carrie Cassou
5th Member