

McClelland Townhomes

Welcome to our Community!

This is a list of community rules and guidelines to help us keep our neighborhood looking neat and clean. Adopted on 12/6/22.

SECURITY - Outdoor spotlights for the front, rear and under the eaves of buildings, are now acceptable and can be installed, at home owners expense. Owners are encouraged to also consider installing and using some form of security system for their property.

PETS - All pets must be under control of their owners at all times, per HOA rules and New Hanover County leash law. All Dogs MUST be on a leash if off its owners property. If you pet defecates on property, your responsible for picking it up. Bring a plastic bag with you while walking your pet. We have several "Doggy Depot's" that have bags as well as waste cans to assist.

PARKING - There is no parking on the grassy common areas of the community. There is to be no parking other than on the designated parking pads for each unit. All residents are to park on the pad to the assigned unit. Do not block mailboxes on mail delivery days. Any blocking of driveways, which is not your unit, is not allowed. Owners that need to enlarge their parking pad, may do so at the owners expense and with the Association/Board of Directors approval. Violation of these rules could result to the vehicle being towed, without prior notice at owners expense. The towing company is Earls Towing (910) 254-0220.

EXTERIOR - No alteration or improvement shall be constructed to the exterior without the approval of the Board of Directors. Patio fences are the responsibility of the units owner and are to be the approved color of Colonial Pewter (paintable stain). Recreational equipment. Toys, beach towels, garden hoses, etc., should be stored and out of sight. **BASKETBALL HOOPS AND SOCCER GOALS ARE NOT PERMITTED ON PRIVATE OR COMMON AREAS.**

TRASH CONTAINERS/CORRAL - The occupant shall keep all garbage in a container provided by the city, and the containers should be kept hidden from street view behind the trash corral. The trash containers should be put back in place, behind the corral, within 24 hours of trash pickup. Bulk and large items can be picked up by the city, free of charge on trash days. Call at least a day in advance to schedule pick up. The number to call is 910-341-7875.

RECREATIONAL & JUNK VEHICLES - No boat, camper, trailer, immobile or unregistered vehicles shall be permitted to remain on property. After 36 hour notice, such vehicle will be towed at owners expense.

LANDSCAPING IMPROVEMENTS - Common area improvements are not allowed without prior approval from the Board of Directors. However, if you wish to remove bushes in front or on side of unit and replant other shrubbery or flowers, you need to notify the Management company (Archway Management) so there is a record of the changes. Owner is responsible for any removal and disposal. Once removed and/or replanted, the items planted are to be maintained by the homeowner. Neither the HOA nor Landscape company will be responsible for trimming or upkeep. If not maintained, a violation will be sent and possible fines assessed.

DAMAGES - The owner or tenant shall be liable for any damages to the common areas, landscaping and parking areas. The McClelland Townhome HOA is only responsible for normal wear and tear on the exterior of units. Patio fences are owners responsibility.

NUISANCES - No noxious or offensive activity shall be allowed, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood. **NO YARD SALES ALLOWED.** Please report any loud behavior to the Police Department and then contact the Association in writing.

SPEED LIMIT - The posted speed limit in McClelland Townhomes is 15 MPH. Let's keep our children and pets safe

GRILLS - Every precaution should be taken to reduce the risk of fire. Hot coals should be disposed of in a metal container. Grills should be kept at least 10 feet from all combustible materials and structures as per North Carolina fire code.

CIGARETTE BUTTS - Please do not discard in any of the common areas. Please use ashtrays, not front yards.

RETENTION POND - The retention pond is for storm water drainage purposes only. It is not for recreational use. No trespassing is allowed beyond the chain link fence.

WINDOWS - Window blinds should be white or in a neutral shade and be in good condition. If broken, they should be replaced. Drapes or curtains should also be in a white or neutral color from street view.

FRONT PORCH - Front porches should be kept clean and neat. They are not to be used for storage; no coolers, toys, trash etc. Towels, rugs or clothing should not be hung over the railing.

Community Rules and Guidelines (cont.)

DECORATIONS – Any holiday decorations should be taken down no longer than 3 weeks after holiday that is being celebrated.

SIGNS – No signs are permitted on any lot or common area property without permission from the Board of Directors.

Enforcement Procedures

In accordance with the By-laws of McClelland Townhomes Homeowners Association Inc., Article 2, Section 2.2, I, the Board of Directors have approved the following enforcement procedures for a violation of the Rules and Regulations, Declaration and Covenants, Conditions and Restrictions and By-Laws of McClelland Townhomes:

1st Violation – Resident / Owner to receive a reminder warning letter.

2nd Violation/Occurrence – Owner to receive letter of violation and possible \$50.00 fine.

3rd Violation and Continuing Violation/Occurrence – Owner to receive a letter of violation and a \$100.00 fine, per day or per occurrence will be assessed.

Prior to fines being assessed, as noted in the enforcement procedures, the owner will be notified in writing and given the opportunity to appeal to the Board of Directors with a request for Hearing according to Due Process.

All correspondence must be submitted in writing to:

Archway HOA Management, LLC
4608 Cedar Avenue
Building 3, Suite 114
Wilmington, NC 28403

Contact Information:

Jerry Barnes
jbarnes@archwaymgmt.com
(910) 613-0808