



## COMMUNITY GUIDELINES

These Guidelines are intended for the betterment of our Edgewater community and its owners and guests. They are for information and understanding of what can make our neighborhood safe and enjoyable for everyone.

### **SPEED LIMIT**

Please be careful when inside our development - posted speed limit 25 MPH

Speed recorded above 25 MPH Fine: \$150.00

2nd Offense --- Fines as above will be doubled. (per driver, per offense)

3rd Offense --- Mandatory meeting with the POA Board, additional fines or actions possible

### **RESPECTFUL USE OF PROPERTY**

Properties for use by owners and guests only

Please respect neighbors & do not trespass on other's properties

Dogs must be leashed if off personal property

Please obey local noise and regular ordinances

Lake use rules are posted on the Duke Power website, as they own the lake

### **COMMON AREA & PAVILION**

Use of common area is for owners and their guests only

Please remove ALL garbage after any use

No camping on any common areas, including roads

If wishing to reserve the Pavilion area for parties, weddings, etc., please sign up via email or in writing

Please request booking at least 30 days in advance

### **LANDSCAPING**

Please keep your lot neatly maintained

The common areas beside the roads will be mowed 10 feet in from the road edges

Please do not obstruct the mowing with objects or vehicles.

No plantings or gardens along the common road within this 10 feet buffer

### **REAL ESTATE**

Real Estate for sale should be shown by appointment only

Notify POA via email if you are listing your property. We have a "For Sale at Edgewater" page on the website and your property can be posted.

## **SECURITY**

Gate codes will be changed every six months, and security cameras are installed

Remote gate openers are available for \$20 please by email request

Please do not give out the codes freely, publish, or give to non property owners

Trespassing signs are owner responsibility for their property

Register with the local Sheriff's office for emergency response, and to report all violations

Other guidelines are available at

[http://www.ncwildlife.org/Portals/0/Hunting/Documents/LPAFAQ\\_2011.pdf](http://www.ncwildlife.org/Portals/0/Hunting/Documents/LPAFAQ_2011.pdf)

## **CONTRACTORS**

-All construction must be approved by ARC before breaking ground or prior to any work

-All contractors working in Edgewater must be licensed and insured and meet all state and county requirements

-Contractors and property owners are responsible for any and all damage done by contractors, vehicles, equipment, and crews

-Contractors may only work from 7am - 7pm, no holidays or weekends. Emergency repairs excluded.

-Permits must be posted at work site

-ARC reserves the right to inspect the outsides of homesites for compliance with all rules

-There is a preferred contractors & vendor list on file, for references

-All trash must be properly disposed of

-No burning or burying of construction debris

-All local laws and regulations must be followed.

-Construction related vehicles, containers or offices must not block right of way of any communal property

-Worksite must be kept neat and organized

## **FIRE SAFETY**

Please follow local fire codes when burning in Edgewater

Fire pits, campfires, etc are preferable

All trash must be disposed of in proper receptacles or disposed of off site

No burning or burying of trash on property

Supervised burns can be scheduled with the fire department

## **RENTALS**

No 3rd- party advertised or commercial rentals allowed at Edgewater

## **SIGNAGE**

Only one sign allowed per property for contractors, property sales, etc.

No signs are allowed outside the entrance gate

## **FIREARMS and HUNTING**

Use of firearms for recreational or hunting purposes is not permitted in Edgewater