

FAQ'S (FREQUENTLY ASKED QUESTIONS)
ABOUT
NIGHT HARBOR HOMEOWNERS ASSOCIATION
AND
ITS COVENANTS, BYLAWS and RULES & REGULATIONS

- Q.** Whom do I notify if there are any changes to my mailing address, phone number or marital status?
- A.** *Each Member shall be responsible for informing the Association's Management Company: IPM Corp., P.O. Box 580, Arden, NC 28704: 803-454-3064 or 1-866-978-3839; info@ipmhoa.com*
- Q.** Does Night Harbor have a website?
- A.** *Yes. The website address is NightHarbor.org. In addition to the general information provided in the open section of the site, property owners in good standing can register to access the secure Residents Section where more detailed information about the HOA is available.*
- Q.** Can I have statuary, sculptures, fountains, birdbaths, hammocks, swings, play equipment, basketball goals, and similar exterior items in my front yard?
- A.** *The above items are permitted only on the exterior rear yard. (Covenants Article VII, Section 34)*
- Q.** Can I leave my garbage can (s) on the side of my house by the garage or in front of the garage?
- A.** *Garbage contains should be screened to conceal them from the view of streets and adjacent lots. (Covenants Article VII, Section 14)*
- Q.** Can I park a boat or utility trailer in my driveway?
- A.** *Boats and trailers cannot be parked on any lot, except within a garage or within an area screened from the street and from the adjoining lots; however, this does not preclude temporarily parking a boat or trailer on the lot for a period not to exceed 48 hours. (Covenants, Article VII, Section 16)*
- Q.** Can I fly the American or South Carolina State flag(s) on my exterior front yard?
- A.** *Yes, the current American and South Carolina State flags can be flown on exterior front yards and may not exceed 3' x 5' in size. (Covenants, Article VII, Section 34) All other flags are only permitted to be displayed on the exterior rear yard of any Dwelling.*

FAQ'S (continued)

- Q. Can I have a playhouse/swing set/tree house in my backyard?**
A. *These items are generally permitted with approval from the Architectural Control Committee (ACC), but they should not be visible from the street.*
- Q. Can I have a shed in my yard?**
A. *No, sheds are not approved by the Architectural Control Committee (ACC).*
- Q. Can I cut down trees without permission?**
A. *The Covenants require ACC approval before cutting down trees or making any other substantial landscaping changes.*
- Q. What can be done about removal of dead trees from lots with and without houses?**
A. *If you feel the tree or trees might fall on your home/property, ask the owner of the property to remove the dead trees. Lot owners are obligated to remove diseased or dead trees. (Covenants Article VII, Section 14)*
- Q. Can I install a fence without permission?**
A. *The Covenants require ACC approval before installing a fence.*
- Q. Do I need ACC approval to install a pool in my backyard?**
A. *A plan for all in-ground swimming pools must be submitted to the ACC for written approval. No above ground pools shall be erected, constructed or installed on any lot. (Covenants Article VII, Section 35)*
- Q. Do I need ACC approval to change my landscaping?**
A. *Yes. ACC approval is required for any substantial changes or additions to plantings or landscaping. (Covenants Article V, Section 1)*
- Q. How do I contact the ACC for approval of a request?**
A. *Submit your request to IPM. The Application for Architectural Review Form is available in the Residents Section of the website: NightHarbor.org*
- Q. Can homeowners use the Clubhouse for private parties?**
A. *Yes. Just contact IPM to make reservations and then send the Reservation Form and deposit to IPM. (Form can be downloaded from NightHarbor.org). Coordinate key pick-up with Beth Wilkinson at 345-0595.*
- Q. Does Night Harbor have a Book Club?**
A. *Yes, the club meets the first Monday of the month, 7:00 p.m. at the Clubhouse. Call Deirdre Stogdill @345-6537 for details.*

FAQ'S (continued)

- Q.** My neighbor has a commercial vehicle parked in his driveway. Is this allowed by our Covenants?
- A.** *Commercial vehicles over one (1) ton capacity... cannot be parked or stored on any lot except within a garage or within an area screened from the street and from adjoining lots. (Covenants Article VII, Section 16). Contact IPM/Synergy to report violations.*
- Q.** What kind of mailbox is required?
- A.** *Mailboxes should be constructed of 6" x 6" posts in natural wood with a black mailbox.*
- Q.** Can I park my car on the street?
- A.** *Cars should be parked in garages and/or on driveways and not on the street. Any temporary parking on the street should not block the flow of traffic or your neighbor's ability to safely get in & out of his driveway. Regular overnight and/or daytime parking is not considered temporary. (Covenants Article VII, Section 16)*
- Q.** How can we control the annoyance of barking dogs?
- A.** *Speak to the resident & if that does not work, call Lexington County Animal Services (785-8149)*
- Q.** What can be done about dogs running in the road in a threatening manner?
- A.** *See above Answer.*
- Q.** I have noticed golf carts being driven by underage drivers.
- A.** *Call the Lexington County Sheriff's Department as the streets in Night Harbor belong to and are regulated by Lexington County. (785-8230)*
- Q.** Does a dry storage space pass to the new owner when a home is sold?
- A.** *Yes, effective April 2015, if the new owner applies in writing and pays the required initiation fee within 30 days of taking ownership. If prior owner did not have an assigned space and no spaces are available, the new homeowner may request to be added to the dry storage waiting list.*
- Q.** Am I permitted to set off fireworks in Night Harbor's common areas?
- A.** *Fireworks cannot be set off in Night Harbor's common areas.*

FAQ'S (continued)

- Q.** I do not have a boat slip. What must I do to obtain a slip in the marina?
A. *Currently there are no slips available to lease except through purchase of property that already has a boat slip lease in place. A Boat Slip Waiting List is maintained by IPM, and residents who do not have a slip may request to be added to the list by contacting IPM at 803-454-3064 or info@ipmhoa.com. If/when a slip does become available, the first person on the waiting list will be assigned a slip after paying a one-time \$2,000 initiation fee plus a pro rata slip fee.*
- Q.** Does a boat slip pass to the new owner when a home is sold?
A. *Yes, if the new owner applies in writing and pays the required initiation fee within 30 days of taking ownership. If prior owner did not have a boat slip and no slips are available, the new homeowner may complete a Slip Rental Form and request to be added to the Harbormaster's boat slip waiting list.*
- Q.** I have a boat slip but I don't have a boat. Can I let someone else use my slip?
A. *No. The slip is for the registered slip holder only. (Bylaws Article XIV Section 3, Slip Regulation).*
- Q.** What is provided by the marina, i.e. water and electricity?
A. *Water and electricity for maintenance is provided by the marina. Electrical service is not intended for continuous use.*
- Q.** What do I do if someone is in my slip?
A. *Call the Harbormaster or Marina Committee Chairman*
- Q.** I am having visitors from out of town. Can they use the marina facilities?
A. *Short term docking and marina usage is permitted. Notify the Harbormaster or Marina Committee Chairman.*
- Q.** Do I have to have insurance on my boat in order to keep it in the marina, if so, how much?
A. *All boats must have a minimum of \$100,000 of liability insurance coverage at all times and slip holder must provide evidence of insurance. IPM will periodically request updated insurance information.*
- Q.** Does my boat have to be registered?
A. *The current SCDNR registration number must be on file with the Marina Committee at all times that a boat slip is leased by a member. IPM will periodically request updated insurance information.*

FAQ'S (continued)

Please feel free to call IPM at (803) 454-3064 or the appropriate Committee Chair if you have any questions:

ARCHITECTURAL CONTROL – Kevin Hatch (413-1805)
CLUBHOUSE RESERVATIONS – IPM (454-3064)
COMMUNITY FUNCTIONS – Becky Hatch (864-430-8540)
DRY STORAGE – Doc Floyd (345-1051)
LANDSCAPING – Stephanie Bacon (301-471-2736)
MAINTENANCE – Bruce Lloyd (330- 697-5013)
HARBORMASTER – Doc Floyd (345-1051)
MARINA – John Simmons (345-8098)
NEIGHBORHOOD WATCH – Stephen Woodworth (713-725-2481)
RULES & REGULATIONS – Barbara Becker (345-0518)
WEBSITE – John Simmons (345-8098)
WELCOME – Joyce Rapp (719-6256) & Kathy Mellette (816-4047)

Please visit our website Nightharbor.org to view important Night Harbor documents.