

Indigo Village Townhomes Association (IVTA)

Rules & Regulations Adopted by the Board of Directors

REVISED December 31st, 2020 *Revisions in Bold & Highlighted

Welcome to Indigo Village, in historic Southport, North Carolina. IVTA is a Condo Association located within Indigo Plantation POA. IVTA owners must comply with all IVTA Documents in addition to all Indigo Plantation POA Documents and Rules & Regulations.

These rules and regulations are based on the Recorded Documents of Indigo Village and are in place to protect the property and the quiet enjoyment of all owners, tenants and their guests. Indigo Village is a tight-knit community and the actions of any, positive or negative, soon affect the enjoyment of the property for everyone. The Board of Directors and the management company, LRES Association Management, will inspect the property and enforce the following rules. It is sincerely hoped that all residents will be good neighbors but if necessary, enforcement actions will be taken and fines may be enforced in accordance with [NC 47-C](#).

If you have any questions please contact LRES Association Management at 910-454-0700 or info@lreservices.com. They will be happy to assist you.

Trash/Recycling

- Trash bins must be securely stored in the Fenced enclosure. Blue Recycle bins must be stored out of sight from the road.
- Trash & Recycles should be placed at the curb the night before pickup, and must be stored by end of day trash day.
- Trash pickup is every Tuesday, as of June 2015.
- Recycle pickup is every other Tuesday, as of June 2015.

Yard Debris

- Bins for yard debris are clearly marked and stored at various units throughout the village. These bins are for all homeowners/tenants to use.
- Yard debris collection is every Wednesday, as of June 2015. Please see City Website for additional info. www.cityofsouthport.com
- Bins must be brought to Indigo Plantation Drive on the night before the town-wide collection and promptly removed, following pick-up, by the homeowner/tenant.

Landscaping

- Exterior modifications and/or additions to the Grounds require Board approval prior to installation. Please contact LRES with any questions and/or submittals.
- All common areas are the property and responsibility of the IVTA. Excessive trimming, and any plantings, need approval from the IVTA Board.

- Clear cutting is never allowed. Fines will be imposed as per Indigo Plantation and Indigo Village Documents. When in doubt, check with LRES first!
- Gardens are allowed in approved locations, fences are not allowed.
- Rear Yards are primarily natural and very little Association maintenance is performed in these areas. Owners may install pine straw at their own expense.

Home/Exteriors

- Exterior modifications and/or additions to the Building require Board approval prior to installation. Please contact LRES with any questions and/or submittals.
- Doors, Windows, **Porches & Decks** are the maintenance responsibility of the Owner, per the Covenants. However, exterior appearance must remain the same as originally installed or last painted by the Association, unless changes/additions are first approved in writing by the Board of Directors. **The Association will make any necessary repairs at the owner's expense. Owners are approved to seal porches & decks with a clear sealant (such as Thompson's).**
- Porches:
 - o Towels and garments are not permitted to be hung on the front railings.
 - o Cabinets are not permitted on the front porches.
 - o Coolers & Recycling Bins may not be stored on the front porches.
 - o Beach chairs are not allowed on the front porches.
 - o No storage of any sort is allowed.
- Areas, including Common Areas: No storage of any sort can be stored of any sort in the Common the inside or next to the trash enclosures.
- Walkways: Plans must be submitted to the Association Board prior to installing any walkway or patio.
- **Electrical cords, extension cords and cover strips are not permitted across sidewalks or lawns in consideration of safety (liability), appearance and landscaper maneuvers.**
- Holiday decorations should be limited to the front porch, rear porch and adjacent front landscape beds. All decorations must be installed and removed within one month of the holiday.
- Lawn ornaments & planters are not allowed on the common grass area surrounding the individual units.
- Satellite dishes must be approved by the Association Board prior to installation.
- Signage:
 - o Political signs must comply with NC General Statute 47-C.
 - o Tag/Yard sales are not allowed.
 - o Commercial business signs are not allowed to be installed on common property.
 - o For Sale & Rental signs are prohibited.
 - o A single "Take One Box" per property is allowed.
- Soliciting: Tag/ Yard sales are not allowed.
- **IVTA only permits the display of the following flags:**
 - o **The United States flag**
 - o **The North Carolina State flag**

Pets

- Pet waste is the responsibility of the owner. N.C. state law and IVTA requires that you pick up after your pooch. This includes Indigo Plantation Drive, common areas in Indigo and backyards. Your dog drops it, you pick it up.
- Pets shall not be chained to a porch, railing, tree or any outdoor structure.
- Do not feed feral cats. If it isn't yours, don't feed it.
- Do not leave feeding dishes out on decks, yards, lawns, etc.
- Pets must be on a leash at all times.

Rentals

- Property owners must provide their Rental Agents & Tenants with a copy of the IVTA Documents and these Rules & Regulations.
- Units may not be leased for any term less than 6 months.
- Property owners will be responsible for all cost incurred by and/or fines imposed due to tenants that disregard the Documents and/or Rules & Regulations

Parking

**Golf Carts must comply with all car parking rules.*

- Resident/Owner Parking: As a general rule, two automobiles are allowed per unit. Spaces are not assigned, please be considerate of your neighbors when parking.
- Guest Parking: Please be considerate of your neighbors and avoid parking in spaces directly in front of units.
- Boats, trailers, mobile homes, RVs, and commercial vehicles are not allowed for long term parking. Please contact LRES in advance of any short term parking to obtain permission. Rental options exist at properties very close to Indigo Village.
- Contractors working within IVTA must remove vehicles at the end of the day, no overnight parking is allowed without prior approval of IVTA Board or Management.
- Absolutely no parking on the lawn (moving in/out) - damage to the underground irrigation system and landscaping can occur. Any expenses associated with damage will be charged to the unit owner.
 - o Driving any vehicle across common grounds (lawns, planting beds, pine straw, sidewalks) is not permitted. Pedal-powered bicycles are the only exception. Vehicles may only park in the parking lot in available spaces.
- No Unregistered vehicles are allowed to park within IVTA. Any vehicles found to be unregistered may be towed at the vehicle owner's expense. **Golf carts are excluded from this requirement within Indigo Village.*

Electric Golf Carts

Owners are encouraged to submit an ARB prior to purchasing a golf cart, due to the restrictions of providing electrical power to the cart.

- Any homeowner with an electric golf cart at Indigo Village must submit a plan for charging the cart. This plan shall be submitted via an ARB form to the Indigo Village Board of Directors for approval.
- IVTA requires an approved electrical receptacle (charging station) be installed by a licensed Electrician, compliant with electrical and building codes. The charging

station must be located in an area that does not necessitate cords be across sidewalks or across common grounds (lawns, pavement, any walkway).

- Units that have the ability to provide power underground to an approved charging station in a natural area adjacent to their paved parking space must also be in compliance with electric code regarding placing electric conduit underground.
- If an owner submitting an ARB is unable to comply with the requirements (there is no natural area adjacent to their parking place), the Board will put forth its best efforts to find alternative plan(s). If a charging station plan is possible, it must be agreed upon by the owner and at the owner's expense and maintenance.

Insurance

- IVTA requires that all units have at least **\$200K/unit** flood coverage in place. This expense is not covered by IVTA dues. IVTA places & maintains the policies for all buildings located in a flood zone for which lenders require flood (12 units in a total of 4 Buildings as of 2015). IVTA invoices these owners for their portion of their building's policy. The other 20 units are required to purchase separate flood policies and provide IVTA with proof of coverage annually.
- Please be aware that the IVTA Board must approve of filing claims. No individual owner or resident may file a claim against the Association Policy. If you believe that you may have a claim, the Association policy may not cover work completed prior to Insurance Company's inspection.
- Please call LRES with any insurance questions. Each owner remains responsible for their own individual policy that covers the interior of their unit.