RULES AND REGULATIONS: EATONS FERRY ESTATES PROPERTY OWNERS ASSOCIATION
As amended – June 2021

The following rules and regulations were adopted by the Board of Directors of the Eaton's Ferry Estates Property Owners Association (EFEPOA) on July 23, 1983, and amended in September 1983; November 1989; June 1992; July 1993; March 1999; August 2015, February 2018 and June 2021. They serve as a supplement to the Restrictive Covenants and are intended to enhance safety, well-being, and enjoyment of all of our property owners and guests.

SECTION I - GENERAL

1: Real estate "For Sale" signs should be placed on the owner's property and not on the 60 foot right- of-way (30 feet each way from the centerline of the road) which is owned by the North Carolina Department of Transportation (DOT).

2. Trees and limbs falling on power lines have caused numerous power outages in the past. Halifax EMC checks for and removes dead trees and tree limbs on the common property in our subdivision but cannot do so on privately-owned property. Should you have dead trees or overhanging tree limbs on your property that could interfere with the power lines, please have them removed promptly?

3. Hunting or discharge of firearms (including BB & pellet guns) is prohibited throughout Eaton's Ferry Estates in both developed and undeveloped areas.

4. Warren County Burning Permits must be obtained before open burning of any type (brush, wood, trash, leaves, etc.). They are available, at no charge. Property owners should contact the Longbridge Fire Department to determine sources of these permits. For the protection of all property owners NEVER LEAVE A FIRE UNATTENDED - EXTINGUISH ALL FIRES THOROUGHLY BEFORE LEAVING THEM.

5. Problems or disputes between property owners should be handled by the individuals involved. The EFEPOA Board of Directors will NOT get involved in disputes between property owners except to offer advice if requested, or to contact our association attorney, should the problem relate to the Association's By-Laws or Restrictive Covenants.

6. A member in good standing means any member of the POA whose account is not more than 60 days into the penalty phase of EFEPOA by-laws. *(Added Aug. 2015)*

SECTION II - ROADWAYS

1. All roadways in Eaton's Ferry Estates, with the exception of Woodlawn Court, Pinewood Point, Oakridge Court, Lakeview Point and our boat ramps and park area, are owned and maintained by DOT. The listed exceptions are owned and maintained by the Eaton's Ferry Property Owners Association.

2. All state-owned roadways and rights-of-way are governed by the roadway and vehicular laws of the state of North Carolina and are patrolled by the Warren County Sheriff's Department and the North Carolina State Highway Patrol. All vehicles operating on the state roadways must be properly licensed and operated by a licensed operator. New driveways must be approved by DOT.

3. Roadway and/or shoulder damage from trucks and/or equipment must be resolved by the property owner and/or contractor with DOT. Should a problem exist, the EFEPOA Board of Directors will notify the DOT.

4. In order to maintain the appearance of our subdivision, the EFEPOA will schedule, and pay for, regular grass mowing services rather than relying on the state.

5. Parking on the roadway shoulders is against state law and, if complaints are made, will be enforced. Property owners should notify the Warren County Sheriff's Department or the North Carolina State Highway Patrol if parked vehicles, equipment or trailers create a hazard or problem.

RULES AND REGULATIONS (continued)

SECTION III – PARK & BOAT RAMP FACILITIES *(amendments to rules as of 06/03/2021)*

1. Our park facilities are intended for the use of our property owners and their guests.

2. Park equipment is not to be removed from the park area.

3. Offshore EFEPOA property owners can enter their registered watercraft in the annual boat slip lottery. Details about the lottery and the rules for the slips are available on the EFEPOA website.

4. The swimming pier is for the use of everyone at the park and should not be monopolized by a few individuals. Boats are not permitted to tie-up at the pier and personal articles (towels, chairs, floats, etc.) should not be left on the pier.

5. Fishing is permitted from the shoreline of the park. Fishing from the community pier is permitted only if there is no one else using the pier or pier area. Please remove any bait, fish and trash when you leave and do not clean fish in the park bathing/docking/launching areas.

6. The pier at the boat launching ramp is to be used only to launch or retrieve boats and to temporarily tie-up boats when tending to the boat trailer or loading/unloading passengers. BOATS ARE NOT TO BE TIED TO ANY SECTION OF THE PARK BULKHEADS. Swimming and wading are never permitted at the boat ramps.

7. Please DO NOT use your boat engine to propel your boat off or onto your trailer as your propeller wash erodes the mud around the ramp causing expensive damage.

8. No personal items may be left at the park overnight.

9. All trash and litter should be placed in the trash containers or removed from the park. REMEMBER, SOMEONE HAS TO CLEAN UP YOUR MESS AND THAT SOMEONE SHOULD BE YOU.

10. Cars and trucks are restricted to only the parking areas except in the case of an emergency or for required park maintenance. Golf carts are permitted throughout the park.

11. All park users are expected to adhere to the posted park rules and to respect the rights of others.

12. We all want to have a good time, but please have consideration for other park users and nearby residents. Loud music, noise, indecent behavior and vulgar language are not allowed at any time.

13. When violations of our Association's Rules and Regulations are observed, any Eaton's Ferry Estate property owner should point out the violation in a diplomatic manner to avoid creating crisis or provoking violence. The enjoyment of our facilities depends on the mutual respect for the rights of others.

14. If problems arise that cannot be resolved politely, please notify any Board Member.