



Dawson Creek Property Owner's Association  
P.O. Box 282  
Oriental, NC 28571

## **Dawson Creek POA Community Rules and Regulations**

It can be cumbersome to find our Rules and Regulations in the various community documents. The Board has been fielding questions on where to look to find this information, so we felt it was advantageous to consolidate the important items into this document, which will be distributed annually.

### **Pets**

Pets should not run freely in our neighborhood without the owner or handler being present and the pet is under the handler's control, both for the safety of the pet and our members. It is the responsibility of the pet owner to clean up after your pet.

### **Mailbox** (Found in Welcoming Packet on the Website)

A standard community compliant mailbox is a requirement in Dawson Creek. Please see on Website for the correct items. Mailbox substitutes are not allowed.

### **Trees**

Leaning and dead trees and fallen trees are property owners' responsibility. Owners are to remove them, not the Association.

### **Parking RV/Boats/Trailers on Your Property**

The covenants state boats/RVs/trailers cannot be parked on owners' property overnight and cannot be visible to the occupants of other lots or users of the street. However, we know there are circumstances this may occur. All owners are to notify the Board via text if you need to keep your boat/trailer/RV on your property for a short time with the reason for the request noted in the text.

### **Garbage Cans**

Garbage cans are to be put away (in a location not visible from the streets) after trash is picked up. If you are away, please have a neighbor take care of this for you. Outside storage of trash receptacles must be within a screened or enclosed area.

### **Propane Tanks**

Tanks should not be visible from any street (except for tanks commonly used with outdoor gas grills). All other tanks will be either buried or screened from view if visible from street.



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### Screening

The board has the right to request a homeowner to screen something that the board feels is unsightly or doesn't conform to the harmony of our community.

### Driving on Roads

Unlicensed and uninsured drivers or operators are not allowed to drive any motorized vehicles on any neighborhood streets, shoulders of the road, common areas or lots (without permission of lot owner). For the safety of all, this includes both driving on and crossing streets. Types of vehicles covered by this rule include 4-wheelers, ATV's, motorcycles, golf carts, go-carts, mowers, tractors, automobiles and other like motorized vehicles.

### Architectural Review Committee

***Erecting Additional Structures:*** No structure (which is defined as anything that is site built or pre-build from different interrelated parts, securely attached to the ground and is visible above ground) shall be constructed until plans have been submitted and approved in advance by the ARC. Please read the Architectural Review Committee packet for more details.

***Exterior Changes:*** If you make changes to the exterior of a house, an ARC application is required and if applicable you need to include the color of any changes with the ARC submission.

***BUA:*** An ARC package is required if you make changes impacting the impervious surface area of your property. Such changes impact your BUA must be reported and kept current.

***When Construction Starts on Your Property:*** When construction commences on your property, either for the septic system and/or the home, the property owner becomes responsible for maintaining the property (mowing), not the landscape contractor. The owner must ensure the property is maintained and does not present an unsightly appearance as stated in "Declaration of Protective Covenants of Dawson Creek."

***Cleaning of Roads During Construction:*** Construction site must be cleaned of excess debris at least once each week including the road.

***After Construction:*** Owners are responsible to maintain their properties, ensuring a well-groomed appearance throughout the community.

### Sale Signs

All sale signs need to be removed not more than two weeks after closing.



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## Pool Rules

This is a private pool with admittance by code only. It is for the use of the Dawson Creek community lot owners only. Anyone using this facility without authorization is subject to arrest for trespassing.

- No lifeguard is on duty at this pool. Users of this pool do so at their own risk. Dawson Creek will not be responsible for any accidents or injuries in or around the pool. Use of the pool indicates acceptance of these conditions.
- Glass containers or other breakable objects/containers are not permitted in or around the pool.
- Trash and refuse must be placed in the proper receptacles. No trash or debris is to be thrown in the pool.
- The state of North Carolina stresses that children under 14 years of age should be accompanied by an adult, and that adults are strongly recommended not to swim alone. For this reason, Dawson Creek requires that children under age 14 be accompanied by an adult (defined as someone who is 18 years old or older and is the parent or legal guardian, a relative, or baby-sitter). Unsupervised children will be required to leave the pool area.
- Parents are responsible for the supervision and safety of their children.
- Running, shoving, and other forms of horseplay are prohibited in or around the pool.
- Roughhousing, teasing, towel snapping, excessive splashing, dunking, shoulder stands, throwing of children from shoulders, and/or spitting are prohibited.
- No diving is permitted.
- Only battery-operated radios, CD players, etc. may be used at the pool. They must be played at a reasonably soft level so as not to disturb others in the pool area. Please be considerate.
- All users of the pool must vacate the pool if there is thunder or lightning. If anyone continues to use the pool during a storm, realize the users do so at their own risk.
- The pool cannot be rented out.
- All trash must be removed from common areas when leaving.



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- All injuries that occur on the premises must be reported immediately to the Board of Directors.
- Lot owners are responsible for themselves and their guests - and will be charged for the cost of any property damage caused by the resident and/or their guests.
- No one may tamper with or remove any pool equipment or furniture.
- No pets are allowed inside the pool fence.
- All swimmers must wear proper swimming attire.
- All swimmers must shower before entering pool, especially after exercising.
- Smoking is not permitted in either the pool area or clubhouse.
- No illegal drugs are allowed.
- Regular diapers are prohibited in the pool. Toddlers and infants are required to wear reusable swim diapers.
- Bikes, skateboards, rollerblades, and scooters cannot be ridden in pool area and must be safely stored so as not to create a hazard.
- No large play equipment, playpens, wheeled vehicles, etc. (except wheel chairs, strollers, and wagons) are permitted in the pool area.
- Climbing over fence is not permitted.
- Lot owners and guests must use the grill responsibly and will be charged for any damage. The grill will be secured when it is not in use. Board member(s) or Pool & Clubhouse member(s) must be contacted three to five days before planned use, allowing time for someone to put the grill outside the pool area, on the concrete under the overhang, for individual owner use. Each owner is responsible for providing their own tank of propane for grilling; an adapter will be provided. The large DCPOA tank will no longer be available for personal grilling. After use, the grill will be checked and put away. Owners will be charged, and security deposits not refunded if the grill is not cleaned after it is used. Any abuse of the grill may result in the Board of Directors/Pool-Clubhouse committee restricting the privilege.



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### **Boat Lot** (Application Form is on the Website)

Only Home and Lot Owners, in good standing as outlined in “The Bylaws of DCPOA” Article II, Section 6 (b) within Dawson Creek Subdivision can apply via this application for a parking space in the established Recreational Vehicle Parking Lot(s).

- Parking will be assigned on a first come, first serve basis according to size, location and availability of parking spaces and only 2 trailers can be parked in the assigned parking space.
- Home and Lot Owners who apply and accept a parking space in the Recreational Vehicle Parking Lot, do so at their own risk of any damages to their person and property. By applying and accepting such parking privileges from the DCPOA, Home and Lot Owners completely understand they are freeing DCPOA of any and all responsibilities and liabilities that may occur to bodily or personal injuries and property damage to stored Recreational Vehicle, Boat / Boat Trailer and Non-Commercial Use Trailers.
- Home and Lot Owners are responsible for keeping their assigned parking space clean and free of any and all trash, weeds and maintained so as not to cause an unsightly appearance in keeping with surrounding common areas, as stated in “Declaration of Protective Covenants of Dawson Creek.”
- The Home or Lot Owner applying for parking space fully understands that the “Board of Directors” reserve the right under the “Bylaws of DCPOA” to make changes to any and all rules of use of all Recreational Parking Lot(s) to protect the interests of all Home and Lot Owners.
- No fees are being charged at present. The Board of Directors reserves the right to apply a fee in the future.
- Boats/Trailers/RVs must be kept in operable condition at all times.