

First Flight Ridge Homeowners Association
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First Flight Ridge Covenant Clarifications and Interpretations

In order to help with some of the questions that repeatedly seem to come up regarding or covenants, the Board of Directors has issued these clarifications as a result of a meeting on 9/27/2015. Additions were added/revised stemming from the Summer/Fall 2019 opinion poll process and those are in **bold text**. All were in favor of providing these explanations and clarifications.

Section 4.05 – Because we are a private community we control all aspects of our streets. We currently allow street parking and will continue to however we need all cars parked on their own property with all 4 wheels off the road for safety reasons.

Section 4.10 – The BD&A exclusive is no longer in effect as of the stated September 15, 2015 termination date.

Section 7.05 – We are mentioning this in because the covenant for this has always been in place. “All outside HVAC systems must be screened with lattice and planted vegetation”. Even though this is an original covenant a few homes haven’t done this and no exemptions have been granted for this. Please take care of this simple issue.

Section 7.12 – Signage – The current covenant restricts all forms of signage unless written permission is required. This is simply because we are a residential neighborhood and not the Bypass. However, we understand certain types of signage are common and necessary and the ASC will pre-approve certain types without submitting a request. These will entail the following:

- Security company signs – Small signs that are standard size from Johns Brothers or ADT are approved since they help with community safety. Other companies using that same small standard size are also approved unless they are larger.
- Real Estate signs – “For Sale” signs are approved for use on lots that are actively on the MLS system. If not on the MLS system they need to be removed within 30 days of the listing being taken off. **If the property/dwelling is for sale by owner and not in the MLS system then any signage on the lot must be**

consistent with traditional industry signage. All signage regardless of sales type need to be in good condition and considered typical industry size.

- Contractor signs – Contractor signs are approved during the building process. Signs that indicate the builder, painter, plumber, etc. are fine to place in the yard during the construction process. The construction process is defined by Approval date of project by ASC through receiving the Certificate of Occupancy. All signs need to be removed within 30 days of the CO except the builder sign which can remain as long as the “For sale” sign is displayed under its guidelines. Signs outside of this are advertising signs and not allowed.
- Cottage signs have their own guidelines as shown in the covenants and ASC paperwork.
- **Homes that elect to mount flags to the structure of the home need to follow basic guidelines in terms of size and content: 3’ x 5’ are the maximum size flags allowed. Flags must be kept in good condition (tattered or torn flags will be in violation of the covenant). Flags being flown can not be offensive in anyway nor used as a method of advertisement. The mount holding the flag also needs to stay in good condition and not allow the flag to droop or otherwise look like a deserted property. The flag being flown must be fully on the owner’s property. The flag must also be appropriate in terms of timing, meaning a flag celebrating the Easter Holiday needs to be removed after the Holiday is over.**

Section 9.01 – Responsibilities of owners – This section in particular is the basis for everything the Building and Grounds committee does. Since we want our neighborhood to look like a top level private community we need every owner to take pride in their property. That means taking care of all aspects of your yard and landscaping. Keeping the grass cut and bushes trimmed on your entire property both back and front is required. If the back of your lot is “natural” it stills means keeping things cut back to look its best.

The other part of this is keeping your home well maintained. If the paint is fading or peeling it means please paint it. If your fence is broken please fix it. Everybody in here has spent a lot of money to be in here and we need everybody to take pride in what they have. If we all do then we see property prices increase which is good for everybody.

Our Buildings and Ground committee schedule quarterly walkthroughs and will notify you if they find issues to address.