

WELCOME NEW NEIGHBOR!

Welcome to the Town of Davidson and our Davidson Bay Community. As a new resident it's important for you to know some basics about our community and our "Declaration of Covenants." We have a website to keep residents informed, to send suggestions, and to download forms for approvals. The website is **dbayhoa.com**.

If you would like to get involved, you can serve on a committee such as Architectural Review & Landscaping (ARC), or volunteer to serve on the HOA board. Please send a request to a Board Member (see contact list on next page), or Tabitha Higgs at Hawthorne Management via email, thiggs@hawthornemgmt.com.

Declaration of Covenants

When you purchased your home or with your rental contract you should have received a copy of our Declaration of Covenants (DOC) for Davidson Bay Townhomes. It is important that you have a copy, read, understand, and honor this Covenant. If you need a copy of the DOC please contact Hawthorne Management, your owner/landlord, or download them from the website, www.dbayhoa.com.

Basic Information

- **TRASH + RECYCLE** Black bin is for trash, red bin is for recycle. Trash & recycle collection is Monday; recycle pick up is every 2 weeks. Your receptacles must be put out no earlier than the night before (Sunday) and returned back to your garage no later than the next day (Tuesday). Receptacles left out longer than 1 day are subject to a fine for each occurrence. Receptacles cannot be stored outside.
- **NOISE** A loud noise violation is something loud enough to disturb your neighbor. It's based on common sense, not decibels. Conversations on balconies resonate clearly a block away. Please be considerate. Report any violation to Hawthorne Management. Serious disturbances should be directed to Davidson Police non-emergency line, 704-892-5131.
- **PROPERTY** Changes cannot be made to the exterior of any residence without prior approval by the HOA's Architectural Review Committee, Marty Metzker, Committee Chair. You must submit an ARC form to be reviewed. This includes:
 - Exterior paint colors cannot be changed. (Doors, shutters, trim, etc)
 - Landscape changes within a yard must be pre-approved.
 - Landscape changes in common areas (anything outside of a fence) are not allowed.
 - Changes to building exteriors are not permitted; storm or screen doors must be pre-approved.
 - Download an ARC form from the website **dbayhoa.com** and submit to Marty Metzker at MartinMetzker@live.com
- **STREET PARKING** Most units have garages. Street parking is public and limited, so if at all possible please park your car in the garage so that open spaces are available for residents' guests.
- **PETS** Pet owners are responsible to clean up after their pets. Bags are available at the two clean-up stations in both of our common areas. The Town of Davidson requires that all dogs must have a license (\$10) and proper vaccination records. All dogs must be on a leash or you may face a fine. Please refer to the Town website, www.ci.davidson.nc.us.

Hawthorne Management

Hawthorne Management manages our community for the HOA. If you have general questions about HOA dues or the community, contact Tabitha Higgs via email, thiggs@hawthornemgmt.com; phone, 704-377-0114. Hawthorne's website is also accessible and linked to **www.dbayhoa.com**. If you'd like to receive future communications about Davidson Bay, please send your email address to Tabitha.

Welcome to Davidson Bay!

DAVIDSON BAY www.dbayhoa.com

TOWN OF DAVIDSON www.ci.davidson.nc.us

HOMEOWNERS HOA BOARD

Kent Dolan

Phillip Jordan

Katie Hotze

Kim Dolphin

Genevieve Bearden