



**GOVERNORS CLUB PROPERTY OWNERS  
ASSOCIATION**

**RULES AND REGULATIONS**

*This document is comprised of excerpts from the Association's governing documents. The rules and regulations are applicable to all Association residents. The sections address many day-to-day homeowner questions with the intent to clarify or supplement provisions of the governing documents. For more detailed information, consult the ARB Regulations and Covenants, Conditions, and Restrictions, herein "Covenants," located on the POA website.*

*Revised and Board Approved on August 15, 2023*

# TABLE OF CONTENTS

SECTION HEADING	PAGE NUMBER
INTRODUCTION	3
ENFORCEMENT OF DECLARATION, BYLAWS, AND RULES	4
ARCHITECTURAL STANDARDS	4
COMPOSITION OF HOUSEHOLDS	4
CONTRACTOR HOURS	4
CONTRACTOR RULES	5
DECORATIVE OBJECTS AND HOLIDAY/SEASONAL DISPLAYS	5
DEER FEEDING	5
DOGS, CATS & ANIMALS AT LARGE	6
FIRES	6
FIREARMS	6
GARAGE SALES, ESTATE SALES, AND REAL ESTATE OPEN HOUSES	6
GOLF CARTS AND OTHER TRANSPORTATION DEVICES	6
GUESTS, TENANTS, CONTRACTORS, AND VENDORS	7
HUNTING AND FISHING	7
LOT MAINTENANCE	7
NO TRESPASS BY HUNTERS (SIGNAGE)	7
NOISE AND NUISANCES	7
PARKING AND GARAGE REGULATIONS	8
RECREATIONAL VEHICLES	8
RENTING AND LEASING OF PROPERTY	9
SATELLITE DISHES, ANTENNAS, AND SOLAR PANELS	9
SIGNS, BANNERS, AND FLAGS	9
SOLICITATION	9
SPORTING EQUIPMENT	10
TOWING POLICY	10
TRAFFIC REGULATIONS	10
TRASH, GARBAGE, AND RECYCLING	10
TREE REMOVAL	11
USE OF COMMON AREAS	11
USE RESTRICTIONS	11
VEHICLE PERMITS	12
APPENDIX 1 -DEFINITIONS	13
APPENDIX 2 – POA LETTER TO NEW PROPERTY OWNER	14
APPENDIX 3 – PROPERTY OWNER’S CONSENT FOR DEER HUNTING	15

## INTRODUCTION

This Rules and Regulations document, as described in the Governors Club Property Owner Association (GCPOA) Declaration, has been adopted by the GCPOA Board of Directors. The document's purpose is to clarify or supplement provisions of the governing documents of the Association. In the event of a conflict, the following represents the order of priority of governance: State Statutes, Articles, Covenants, Conditions and Restrictions (herein "Covenants"), Bylaws, Resolutions, ARB Guidelines, and finally the Rules and Regulations. At the discretion of the Board of Directors the Board may amend these Rules and Regulations from time to time as the Board carries out its management of the Association.

These Rules and Regulations are binding on the Property Owners, guests, tenants and contractors, as they relate to the land and properties within the boundaries of the Governors Club Community. Ultimately it is the Property Owner's responsibility to ensure that these individuals understand and abide by these Rules and Regulations. This document provides a basis for protecting members' equity in the GCPOA, guards the continued aesthetic beauty of the community, and defines the responsibilities of Property Owners, guests, tenants and contractors.

The Community Manager will ensure that complaints from residents pertaining to the Rules and Regulations are processed with discretion and in accordance with approved POA policy. Complaints, questions, or suggestions should be addressed to:

### ***Governors Club Property Owners Association***

*Community Manager  
10134 Governors Drive  
Chapel Hill, NC 27517  
Phone 919-942-0500 or [POACommunityManager@casnc.com](mailto:POACommunityManager@casnc.com)*

The Rules and Regulations, ARB Guidelines, and Covenants are posted on the POA website at **[www.GovernorsClubNC.com](http://www.GovernorsClubNC.com)**. Printed versions are also available at the GCPOA office. If you have questions about rules or regulations, please contact the GCPOA Office at (919) 942-0500.

NOTE: THE ORIGINAL RULES AND REGULATIONS WERE APPROVED BY THE BOARD OF DIRECTORS ON 7/18/2017. THEY WERE AMENDED AND RESTATED ON 04/07/2021 TO INCLUDE A REVISED 'NOISE & NUISANCES' REGULATION.

## **ENFORCEMENT OF DECLARATION, BYLAWS AND RULES (Covenants 8 and 11.5)**

The Master Association, through its Board of Directors, will have the power and authority to make, amend, and enforce the Rules and Regulations of the POA. Additionally, the NC Planned Community act provides that the Association may adopt and amend the rules and regulations (NC 47F-3-102).

The Covenants, Conditions, and Restrictions, herein “Covenants” document authorizes the Board of Directors to impose sanctions (penalties) for violations of the Community’s governing documents as well as its Rules and Regulations. Sanctions include but are not limited to the following:

1. Imposition of reasonable monetary fines,
2. Suspension of a member’s voting rights,
3. Suspension of a member’s right to use any of the POA facilities,
4. Suspension of services to a member or to an Owner’s lot,
5. Suspension of the vehicle barcodes for gate entry, and
6. Suspension or revocation of other privileges or incidents of membership such as membership on committees, participation in POA sponsored activities, denial of access for contractors who may be repeat offenders, and so forth.

## **ARCHITECTURAL STANDARDS (Covenants 10)**

To assure that the aesthetic objectives of the Governors Club are achieved, an Architectural Review Board (ARB) was established as the first homes were built in the Governors Club in order to administer and perform the architectural and landscape reviews for construction. Please note that the Covenants provide that no exterior improvements may be constructed, erected, removed or planted or may any addition, change, replacement, or alteration be made until approval is obtained from the ARB.

## **COMPOSITION OF HOUSEHOLDS (Covenants 11.2.1 and 11.2.8)**

Residential units are limited to occupancy of single families. The residents of each single-family residence will be limited to a single housekeeping unit operating on a non-profit, non-commercial basis among its occupants, with cooking and eating in a common kitchen, and with no more occupants than two (2) per bedroom.

## **CONTRACTOR HOURS (ARB Guidelines S6.15)**

Contractors “working on projects approved by the ARB” may work from 7:00 AM to 6:00 PM Monday through Friday. Those same contractors may work on Saturday from 8:00 AM to 5:00 PM if approved by POA staff during the office’s regular business hours. No construction work is permitted on Sunday or days that the POA office is closed, as posted on the GCPOA website.

## **CONTRACTOR RULES (ARB Guidelines S6)**

To have access to the Governors Club, all Contractors are required to accept the provisions of the ARB Guidelines and Covenants pertaining to their conduct :

1. The General Contractor must bring all changes/alterations/revisions to the ARB prior to execution of a project.
2. The General Contractor's signature on the "General Contractor's Agreement" indicates that the Contractor has read, understands, and will abide by information in the Packet, as well the ARB Guidelines and Covenants.
3. A clean and orderly construction site must be maintained and, on a daily basis, construction debris and litter must be placed in a dumpster or otherwise appropriately contained.
4. Contractors will not operate devices such as radios or other audio equipment which could disturb neighboring residences.
5. Contractors are not permitted to use any GCPOA amenities.
6. Contractors may not bring firearms or household pets into the Community.
7. Contractor's vehicles, trailers, and heavy construction equipment that are visible within the Community may not be left overnight on construction sites without the prior approval of the Community Manager, except in the case of an emergency situation (e.g., mechanical breakdown). Refer to the new rules governing contractor parking in the ARB Guidelines.
8. Contractors are responsible to clean up any debris removed from the jobsite that falls off their truck/trailer.
9. Delivery of household furnishings is allowed any day of the week. However, delivery of **construction material** is not permitted on Sundays or the days the POA office is closed, as posted on the GCPOA website.

## **DECORATIVE OBJECTS AND HOLIDAY/SEASONAL DISPLAYS (ARB Guidelines S3.25 and S3.27)**

Exterior decorative objects including but not limited to sculptures, fountains, lawn art, and trellises will not be placed or installed on the homesite without prior approval by the ARB.

Temporary holiday and seasonal displays are permitted during appropriate times of the year. Flashing lights and decorations with musical/audio components are not allowed.

## **DEER FEEDING**

The purpose of the Deer Management Program (DMP) is to mitigate the impact of the deer population in Governors Club on the personal health, safety and property concerns of its residents. In support of this mission, Governors Club residents are expressly prohibited from deliberately feeding the local deer population with the exception of POA-approved persons acting within the DMP. Violators will be subject to monetary fines as deemed appropriate by the POA Hearing Panel.

## **DOGS, CATS AND ANIMALS AT LARGE (ARB Guidelines S3.14; Covenants 11.4)**

Animals will not be allowed to run loose at any time and must always be leashed when on common grounds. Owners are responsible for their pets and must control excessive barking and remove excrement.

1. No animals, livestock or poultry of any kind will be raised, bred or kept on any lot or on the Common Property. However, dogs, cats and other common household pets may be kept on lots subject to such rules and regulations as adopted by the Association, so long as they are not kept, bred or maintained for commercial purposes, and provided that no more than two of any combination of such animals are kept on a lot at any time.
2. Pet owners are permitted to unleash their pets within the Bark Park grounds and also within their own property if they have a functioning invisible fence system.
3. Owners are responsible for adhering to all pet and animal laws established by Chatham County.
4. No dog runs or dog houses are allowed on homesites within the Community.

## **FIRES (ARB Guidelines S3.23.9)**

No outside fires are permitted on improved or unimproved lots, except in a firepit and then only with the use of gas. Firewood for indoor fireplaces must be stacked neatly near patios or decks or close to the home.

## **FIREARMS (Board Minutes Dated January 20, 2010)**

The use of weapons such as firearms, BB guns, and a bow and arrow is prohibited within Governors Club boundaries, except with the express permission of the Board. The use of a bow and arrow is only permitted by designated marksmen under the auspices of the Deer Management Committee and with the approval of the POA Board. Violators will be subject to monetary fines as deemed appropriate by the POA Hearing Panel. Per a rule adopted by the Board on January 20, 2010, open carry of firearms on common grounds is not permitted.

## **GARAGE SALES, ESTATE SALES, AND REAL ESTATE OPEN HOUSES**

These events are not permitted within the Community, except for community-sponsored real estate open house events authorized by the POA Board of Directors.

## **GOLF CARTS AND OTHER TRANSPORTATION EQUIPMENT (Covenants 4.5)**

Golf carts, motorcycles, and bicycles are permitted on the roadways, driveways, and parking lots of the community. These vehicles are subject to the rules of the road and are not permitted on the sidewalks. Skateboards are not permitted on either the roadways or sidewalks but are permitted in personal driveways.

## **GUESTS, TENANTS, CONTRACTORS AND VENDORS (ARB Guidelines S11.2.1; Covenants 13.5)**

Guests, tenants, contractors, and vendors must abide by all state and GC governing document rules and regulations in force. Property Owners are responsible for the conduct and actions of the above individuals.

## **HUNTING AND FISHING (North Carolina State – County of Chatham – Court Order 11/7/2011)**

Fishing is permitted in ponds and lakes which are not adjacent to the golf course or behind a resident's home. Only Property Owners and their accompanied guests may fish, using a "catch and release" basis.

Hunting is only approved under the auspices of the Deer Management Committee (see also NO-TRESPASS BY HUNTERS, below). Please see also the North Carolina State County of Chatham Court Order dated November 7, 2011 as well as Appendix 3 of this document.

## **LOT MAINTENANCE (Covenants 11.1.9)**

All privately maintained landscape and slope areas shall be kept in a clean and orderly condition. This includes, but is not limited to, control of leaves, promotion of healthy, uniform turf, weed removal, adequate mulch or plant material coverage, sufficient irrigation, removal of dead/diseased trees, and a consistent grass height in keeping with nearby lots.

## **NO-TRESPASS BY HUNTERS -- SIGNAGE (Resolution 10.19.11.06; NC General Statutes Section 14.159.7)**

The above Resolution 10.19.11.06 authorizes the placement of posts on any lot within our community for the purpose of allowing lot Owners, at their option, to comply with North Carolina General Statutes to post property against Trespass by Hunters.

## **NOISE AND NUISANCES (Revised and Board-approved 03/16/2021; Covenants 11.2.6; NC Planned Community Act 47F)**

No practice which is an annoyance to Owners or that interferes with the peaceful possession and use of their property will be allowed. Additionally, no Owner will commit or permit others to commit any illegal activity on his/her property. No Owner will knowingly create any unnecessary, excessive, or offensive noise or disturbance which destroys the quiet of fellow lot Owners. Lot Owners, guests, contractors and vendors are asked to observe the "Noise and Nuisances" rules **in particular** before 8:00 AM and after twilight. Examples of noise/nuisance violations include but are not limited to loud music, crowded outdoor parties, barking dogs, lawn equipment, and generators.

## **PARKING AND GARAGE REGULATIONS (Covenants 11.1.3; 11.2.7)**

The overall intent of the following rules and guidelines is to prevent the permanent parking of vehicles in driveways and to limit the time during which guest or service vehicles may be parked on the street.

1. All family vehicles, other motorized vehicles, recreational vehicles and related recreational equipment must be stored in garages. When a homeowner's garage is not in use, the doors are to remain closed.
2. Permission for a property owner to park a car or pick-up truck in a driveway due to reasonable family circumstances must be obtained in advance from the Community Manager.
  - A. As one example of a reasonable family circumstance, permission will be given for one car to be parked in a driveway for a child of driving age attending high school or college, with the understanding that it is for the duration of that student's educational term.
  - B. Permission will not be given for a car to be parked in a driveway when the lot owner's garage is being used for the storage of personal possessions.
  - C. Any permission given for parking exceptions will be reviewed by the Community Manager on an annual basis to ascertain if a change in family circumstances has occurred.
3. Contractor Service Vehicles (not belonging to the home owner/tenant) providing temporary services (such as plumbers, HVAC Repair, Cleaning Services etc.) are encouraged to park, at the home owners discretion, on the homes driveway, but may be parked on the curbside during the service visit only, whilst the contractor is at the property. Unless during an emergency service call, no vehicles are permitted to park on the road during the hours of 7pm to 7am.
4. Guests of a property owner may park their vehicles on the owner's driveway for the duration of their stay.
5. An owner may park his/her boat and trailer, jet skis, motorcycle, van, golf cart, or any other recreational vehicle in the driveway only for cleaning, unloading, or loading for a 24 hour maximum.
6. During snow events, parking of vehicles on roadways is not permitted.

## **RECREATIONAL VEHICLES (Covenants 11.2.7)**

Boats and trailers, jet skis, motorcycles, vans, golf carts, or any other recreational vehicle will not be parked or stored outside of any Residence, Condominium Residence, Villa Tract, or Lot, except as specifically permitted in advance by the Community Manager. Additionally, as specifically allowed and approved in advance by the Community Manager, only four-wheel passenger automobiles, pickup trucks, or two/three-wheeled motorcycles legally licensed for highway travel will be parked or stored upon any Villa Tract or Lot.

The Community Manager can grant an Owner permission to bring onto the property a boat and trailer, jet skis, motorcycle, van, golf cart, or any other recreational vehicle upon application by the Lot Owner.



After receiving approval, the Owner may bring these items onto the property but must park them inside the home's garage. The Owner will not have his boat outside for more than twenty-four (24) hours in preparation for storage.

## **RENTING AND LEASING OF PROPERTY (Covenants 11.2.1)**

In order to verify the right of access to the community as well as the Master Association's Common Areas, an Owner that rents or leases his/her unit must submit an executed rental or lease agreement to the Master Association (specifically, the Community Manager) for a minimum of six (6) months prior to commencement of the tenancy or occupancy of the unit.

## **SATELLITE DISHES, ANTENNAS, AND SOLAR PANELS (ARB Guidelines S3.23.4; 3.8.5; 3.8.6; 3.8.7)**

The placement of a satellite dish is subject to the Federal Communications Commission's (FCC) Over-the-air Reception Devices (OTARD) rules. However, the ARB requires that Property Owners contact the Community Manager to review the proposed dish location prior to installation. The POA may require ARB approval after review of proposed location. Unless otherwise allowed by FCC regulations or other regulations, satellite dishes, antennas and solar panels are not permitted unless they are designed and located to not significantly impact adjoining homesites, streets, golf club property, common property, or common areas.

## **SIGNS, BANNERS, AND FLAGS (Covenants 11.2.3; 53.27.1; 53.29 and ARB Guidelines S3.27 and S3.29)**

The size and design of all signs must be approved by the ARB before installation. No signs, billboards, advertisements or notices of any kind including "For Sale," "For Rent," or "Open House" will be displayed within Governors Club. Security signs are limited to one small sign in the lot owner's front and back yards, not to exceed 10 feet of the home footprint. One banner or flag not exceeding 15 square feet is permitted on a temporary basis. However, banners and flags are not allowed in setbacks, common areas or as attachments to trees.

Political sign information cannot be placed in an owner's yard more than 45 days prior or 7 days after the applicable election date. The maximum size is 24" x 24" with a limit of one sign.

## **SOLICITATION**

No solicitation is permitted within the community. Please notify the POA office or Mt. Carmel gate attendant if a solicitor arrives after normal business hours.

## **SPORTING EQUIPMENT (Covenants 53.24.2; 53.24.1 and ARB Guidelines S3.24.1 and S3.24.2)**

No basketball structures or fixed sports/play apparatus will be installed or attached on any dwelling or garage. Basketball goals not on wheels are considered structures and must be approved by the ARB. Portable basketball hoops on wheels must be removed to storage that is screened from public view at dusk each evening if not in use. Additionally, permanent playground equipment and its location must be approved by the ARB.

Bicycles, tricycles, skateboards, electric kick scooters, other wheeled vehicles, toys, hockey goals, bicycle or skateboard jumps, and other portable recreational property must be stored outside of public view by dusk each evening or after use. Owners are responsible to the association and/or neighboring Property Owners for any damage to the common areas and or neighboring properties that might result from the use of the above items by their children and guests.

## **TOWING POLICY (Covenants 11.2.7)**

The Community Manager shall have the right to authorize the towing of any vehicles which are:

1. In violation of the Association's governing documents.
2. Unauthorized to park in the common area parking lots, which are for temporary parking only unless otherwise approved by the Community Manager.

## **TRAFFIC REGULATIONS (Covenants 4.6)**

All State of North Carolina Motor Vehicle statutes are hereby adopted by the POA and will apply to all roadways within the Community.

1. The posted speed limit on roadways within the Community is 25 MPH.
2. Traffic signs regulations apply to all vehicles including, but not limited to, resident-owned, guest vehicles, commercial vehicles, and service trucks.
3. No vehicle will be operated in a manner that is unsafe or presents a danger to the safety of persons and/or property.
4. All vehicles will be licensed and operated as required by the North Carolina Motor Vehicle Code including noise abatement.

## **TRASH, GARBAGE, AND RECYCLING (Covenants 11.2.4)**

All trash, garbage, recycling, and other waste must be kept in lidded, sanitary containers within an enclosure except during the lot owner's specific trash collection day. These containers should be placed curbside no earlier than noon on the day prior to the scheduled pick-up day. The trash, garbage, and recycling containers must be removed from the curb and out of view by the end of the day of pick up. Dumping or burning of trash, rubbish or other waste is not allowed. All containers must be secured and **not** visible from the roadside.

## **TREE REMOVAL (Covenants 55.1.5; 55.1.6; 56.6.17 and ARB Guidelines S5.1.5; S5.1.6; S6.6.17)**

In reviewing building plans, the ARB considers the natural vegetation (trees and shrubs located on or near a Unit) and will encourage the Owner to incorporate this vegetation in his/her landscaping plan. No Lot may be cleared without the prior written approval of the ARB. No trees of four (4) or more inches in diameter at two (2) feet above the natural grade will be cut or removed without the prior written approval of the ARB. If a tree is removed outside of these guidelines, the ARB may request the Owner to replace it with another tree of similar species.

## **USE OF COMMON AREAS (Covenants 4.1)**

Community use of the POA Building is intended for Governors Club Property Owners. Any use by non-Governors Club individuals or groups requires the written permission of the POA Board. The POA reserves the right to amend any and all of the below terms, conditions and fees without prior notice. These policies have been established to enable residents to reserve and enjoy the POA Building while assuring that the rights of fellow residents are protected. To make reservation arrangements or to obtain further information, please contact the POA office.

- The use of the POA Building may be reserved by a resident for a social function. In general, use of this common area facility for social function will be on a first-come, first-served basis.
- POA business takes priority during normal business hours, at which point, a resident's pre-scheduled event could be cancelled.
- Property Owners or their tenants conducting parties or other functions on a pre-arranged reserved basis are subject to the terms and conditions set forth in the Rental Agreement.

## **USE RESTRICTIONS (Article 11 of the Covenants)**

All provisions of the Covenants and ARB Guidelines not referenced in this document remain in full effect and must be adhered to by all Property Owners and Tenants. Other items listed under Article 11 include:

1. Garages
2. Landscaping Maintenance of Lots
3. Subdivision of Lots
4. Setbacks
5. Lots Adjacent to the Golf Club
6. Fences, Walls and Hedges
7. Swimming Pools
8. Clotheslines
9. Residence Graphics
10. Storage, Accessory Buildings, and Utility Enclosures
11. Landscaping
12. Outdoor Equipment
13. Setbacks

## **VEHICLE PERMITS (Barcodes)**

Barcodes are exclusively available to vehicles of the following individuals:

- Registered property owners
- Lessees whose names appear on a house rental agreement
- Relatives and children of the aforementioned parties
- Caregivers
- POA and Country Club Employees
- POA Approved Service Providers
- Non-Resident Country Club Members

Newly-registered Property Owners and others requesting a barcode may obtain one at the Property Owners Association office during normal business hours.

In order to obtain a barcode, the resident must be in good standing with the Association. A Property Owner who is more than thirty (30) days delinquent in the payment of any obligations owed to the GC POA is considered to be a member *not* in good standing and as such, the POA may consider de-activating his/her barcode.

## APPENDIX 1 - DEFINITIONS

- ARCHITECTURAL REVIEW BOARD (ARB) – This term refers to a permanent committee of the Master Association, created for the purpose of establishing and enforcing aesthetic and architecturally sound criteria for the construction of improvements within the Property.
- ASSOCIATION – Governors Club Property Owners Association, consisting of all deeded members and lots located in Governors Club.
- BOARD OF DIRECTORS (Board) - elected or appointed Directors of the Property Owners Master Association and provided for in the By-Laws.
- CC&RS – Governors Club Covenants, Conditions and Restrictions are limitations and rules placed on a group of homes by the Property Owners Association.
- COMMON AREA – Means and refers to any and all real property and easements and any interests therein together with the facilities and improvements owned by the Association. Common Property is intended for the common use and enjoyment of Owners, and which are identified and dedicated to the Master Association on any recorded subdivision plats of the Property or conveyed to the Master Association by deed or in this Declaration or any other declaration of covenants and restrictions that may hereafter be recorded in the County.
- COMMUNITY – The subdivision representing the Governors Club Property Owners Association.
- CONTRACTORS - Person(s) who contract(s) to furnish supplies or perform work at a certain price or rate – for example: lawn and landscaper service providers, roofers, arborists.
- DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R) – Governing Association document which spells out the essential elements of Ownership and establishes protective standards, restrictions and obligations.
- GUEST – Means any invitee of a deeded member or the invitee of a tenant.
- LOT - Means and refers to any lot located within the areas of Governors Club designated as a "Village Home Lot," a "Single-Family Lot," a "Club Cottage Lot," a "Villa Lot" or a "Patio Home" on the Development Plan or any amendment to the Development Plan or shown on the recorded plats of the Property.
- MASTER ASSOCIATION - Means and refers to Governors Club Property Owners Association, Inc., a North Carolina corporation, not-for-profit, its successors and assigns.
- MASTER ASSOCIATION PROPERTY - Means and refers to all real and personal property, other than the Common Property, which may be acquired by the Master Association for the benefit and private use and enjoyment of all lot Owners.
- MEMBER – Means any natural person, firm, corporation, trust or legal entity that has acquired a deed property located in the Governors Club.
- MEMBER IN GOOD STANDING – Means a deeded member who has paid in full all outstanding dues, assessments, fines, fees, citations, finance charges, legal fees, and restitution for damages.
- POA – Governors Club Property Owners Association, also referred to as the Master Association.
- PROPERTY OWNER – Also means and refers to a Member of the Property Owners Association.
- RESOLUTION - A resolution is a motion of the Board which is formally adopted by the Board of Directors and stands as a legal document. Resolutions may enact rules and regulations or formalize other types of Board decisions.
- UNIT – Means and refers to a single family residence.

## **APPENDIX 2 – POA LETTER TO NEW PROPERTY OWNER**

Welcome to the Governors Club Property Owners Association.

As a property owner in the Governors Club, you are a member of the Governors Club Property Owners Association, Inc. The POA is governed by a volunteer Board of Directors elected by the property owners. The POA has contracted with Community Association Services to provide property management services to the Governors Club. The professional staff is made up of five property management professionals who handle the day-to-day operation of the association. The POA office, located at 10134 Governors Drive, is open from 8:00 AM to 5:00 PM Monday through Thursday and Friday from 8:00 AM to 12:00 PM. If you have any questions, please don't hesitate to call the association office at 919-942-0500.

At this time—we respectfully ask that all new residents review the information below and acknowledge receipt of this information as a prerequisite to purchasing vehicle barcodes.

Annual assessments paid by lot owners support the functions of the POA. Operating expenses paid for by owners' assessments include common area landscape maintenance, entry gate, road maintenance and repair, POA office building and staff, street lighting, and insurance. In addition to the operating expenses, money is budgeted for Replacement Fund for Road Replacement, Non-Road Replacement, and Operations expenses.

In addition to the Board of Directors, there are many active volunteer committees working with the Board and Professional Staff. Committees include Community Appearance, Finance, Communications, Infrastructure, and others. One of the most active committees is the Architectural Review Board. The ARB is comprised of property owners and licensed architects and landscape architects. Property owners are required to submit plans to the ARB prior to beginning the construction of new homes and for any change that alters the exterior appearance of a home or lot. Examples of projects requiring ARB approval include, but are not limited to additions, pools, landscaping, and exterior painting. Please contact the POA office for information on how to submit an application to the ARB.

Enclosed with this letter is a copy of the *Association's Rules and Regulations, Important Information for Renters*, and *Summary of Common Covenants*. These documents as well as all of the legal documents including the Bylaws, Covenants, and ARB Guidelines may be found on the website [www.governorsclubnc.com](http://www.governorsclubnc.com). Please keep the *Important Information for Renters* document for reference if at some time in the future you should decide to rent your home. There is valuable information on the website, and I encourage you to view the website as soon as possible.

Sincerely,  
Walter Grim, CMCA, PCAM  
Community Manager



**APPENDIX 3 – GOVERNORS CLUB PROPERTY OWNERS ASSOCIATION**

**SAMPLE**

**PROPERTY OWNER’S CONSENT FOR DEER HUNTING  
Pursuant To Governors Club Property Owners Association  
(GCPOA)  
Deer Management Program**

The undersigned represents that he/she:

- 1) Is an owner of the property designated below
- 2) Has authority to grant this consent on behalf of all owners of such property
- 3) Is aware of the GCPOA’s Deer Management Program, its Deer Culling initiative with the North Carolina Bow Hunters Association as part of that Program, and its appropriate Deer Culling protocols

The undersigned gives permission to bow hunters designated for this purpose by the GCPOA to enter onto the undersigned’s property from time to time to cull deer in accordance with the terms of the GCPOA Deer Management Program. This permission shall be effective through January 01, 2024, or until such earlier date on which the undersigned shall deliver to the POA written notice of its termination.

UNDERSIGNED

Property Description: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_