



***The information is provided for real estate agents who may list houses with the Porters Neck Plantation or bring potential buyers to homes in our community. It's a summary of some key facts about Porters Neck and our Rules and Regulations for showing homes. Any other questions can be submitted using the Questions/Comments eForm which can be found under the tab eForms on this website.***

### **Porters Neck Summary:**

- There are a total of 681 lots located within the Porters Neck Plantation (This excludes Bishops Park, Creekside and Forest Creek).
- More than 95% of these lots have homes built upon them.
- Residents of the plantation may elect to join the Porters Neck Country Club, but it is operated as a separate organization. The pools, fitness center, golf facilities are available only to club members.
- The Porters Neck HOA is financially very sound. We have greater than \$1 million in reserves that are available to fund anticipated facility expenditures for at least the next ten years.
- Certain neighborhoods within the Plantation have organized “mini-associations”, which provide for common landscaping, external maintenance, etc. Additional mini-association dues are required in those areas to fund that maintenance.

### **Rules and Regulations:**

- Our rules and regulations for realtor open houses are shown on the attached sheet. In summary:
  - Home sale open house may be held only on Saturdays and Sundays, 12-5 PM.
  - Exceptions must be requested and approved in advance.
  - No directional signs are permitted. One sign at house is permitted. Maps can be left at the Guard Station for visitors to find home.
  - Realtor Open Houses may be held on Tuesdays or Wednesdays, 10 AM to 1 PM.
  - Visitors must obey traffic and parking rules. Property owners are responsible for any damage that is caused by visitors or realtors.

**See Attached HOA Rule on Open Houses for more details:**

## Subject - Open House

***An Open House is any event held by a property owner for which his/her property is open to the public. These Rules are intended to balance the right of the property owner to hold an Open House with the right of all property owners to privacy, safety and security.***

- A. Permitted Open Houses.** A property owner may hold an Open House or a Realtor Open House in an attempt to sell his/her home. After PNHOA Board of Directors' approval, a property owner may participate in certain Special Events, such as an Azalea Festival garden tour or a Parade of Homes home tour. Yard and garage sales are prohibited.
- B. Approval.** Approval from the PNHOA Board of Directors is required for a Special Event Open House. Approval is not normally required for a Home Sale Open House or a Realtor Open House. Any exceptions to the rules shown below must be approved by the PNHOA Board of Directors.
- C. Home Sale Open House Restrictions.**
  - a. Times of Operation.** A Home Sale Open House may be held only on Saturday or Sunday between 12 noon and 5 PM.
  - b. Directions to Location.** Prior to the start of the Open House, the property owner or his agent, must provide to the guard at the Gate House printed directions with a map to the location which the guard will distribute to visitors. Directions must warn visitors to heed speed limits and other traffic signs and not to park on lawns or other landscaped surfaces.
  - c. Signage.** Only one "Open House" sign may be placed on the premises on the morning of the Open House and must be removed immediately following. No signs may be placed on any other property or common area. "For Sale" signs are not permitted anywhere in PNP
- D. Realtor Open House Restrictions.**
  - a. Times of Operation.** A Realtor Open House may be held only on Tuesday or Wednesday between 10:00 AM and 1:00 PM.
  - b. Directions to Location.** Prior to the start of the Open House, the property owner or his agent must provide to the guard at the Gate House printed directions with a map to the location which the guard will distribute to visitors. Directions must warn visitors to heed speed limits and other traffic signs and not to park on lawns or other landscaped surfaces.
  - c. Signage.** Only one "Open House" sign may be placed on the premises on the morning of the Open House and must be removed immediately following. No signs may be placed on any other property or common area. "For Sale" signs are not permitted anywhere in PNP.
- E. Special Events Open House Restrictions.** A request for a Special Event Open House in the form of a detailed letter must be presented to PNHOA's management company, at least one (1) month prior to the event. It can be mailed to the management company or left at the Gatehouse for the management company's pickup.
- F. Enforcement.** Property owners are responsible for any damage that their visitors or realtors cause to other properties or common areas. For a property owner's violation of these rules, a written warning will be issued or a fine may be imposed according to PNHOA Rules and Regulations' General Enforcement procedures.
- G. Communication.** This regulation should be posted on the PNHOA public website to provide public access to real estate agents. Residents who list their homes for sale should assure their listing agent is aware of and follows these rules.