

PINE KNOLL ASSOCIATION MEMBERS: The following memo is being printed to clarify the inconsistencies between the proposed amendments to the covenants you have been asked to vote on and Pine Knoll Shores Ordinances.



THE TOWN OF PINE KNOLL SHORES

100 Municipal Circle, Pine Knoll Shores, North Carolina 28512

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Memo

To: Bob Ruggiero, President PKA
From: Roy Brownlow, Chief Code Enforcement Official
Date: May 10, 1996
Re: Proposed Covenants Amendments

Upon your request, I have reviewed the notice sent to the PKA members regarding the meeting to be held 6/15/96 with regards to adopting proposed amendments to the PKA covenants. I have found the following to be inconsistent with the Town of PKS Municipal Code:

1. The Town does not require professional landscaping plans to be submitted at the time an application for a building permit is made. While the Town does require a "site plan" or survey be submitted which shows the proposed activity, a separate "landscaping" plan is not mandated;
2. Unimproved lots may be cleared or filled without building plans or "landscaping" plans. A "site plan" (see definition of "site plan" in PKS Ord.) is required to show the activity proposed. This issue was addressed recently in a memo sent to the PKS Mayor and Board (I believe a copy was forwarded to you also) dated 3/15/96.
3. The Town does not require that proposed plans for construction conform with adjoining property owners architectural styles. This is regulated solely by homeowners associations, typically within a PUD (planned unit development) such as McGinnis Point.
4. The Town's sign ordinance does not prohibit conforming signs from being attached to a dwelling or a tree.
5. The Town does not necessarily require a lot to be bulkheaded. If the property is the cause of sedimentation or erosion into the waterway, then the lot shall be bulkheaded before a permit is issued for improvements. In fact, CAMA regulations may prohibit some lots within the Town from possibly being bulkheaded due to environmental concerns.

There are other sections of the covenants which are inconsistent with the ordinances, however these were existing. If I can be of further assistance, please feel free to give me a call.

pc: Mayor David Hasulak
Commissioner Evan Roderick