

**Hunters Glen and Hunters Cove Chain of Governing
Documents and Laws (p. 1)
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< rev. Nov. 16, 2022 >**

Our Homeowner Association is governed by a chain of governing documents and laws.

- The **Articles of Incorporation** filed with the Secretary of State provide the legal basis of the association in the form of an Incorporated Non-Profit Corporation.
- The recorded map or 'plat' defines each owner's title to property including the association's title to common areas.
- The CCR's (**Covenants**, Conditions, and Restrictions) are publicly recorded deed restrictions.
- The **Bylaws** are the rules for management and administration.
- Resolutions are additional rules and regulations that the association may adopt.
- Federal Laws also apply. Some but not all include the The Fair Housing Act, Internal Revenue Codes, the American Disabilities Act, and the Fair Debt Collection Practices Act.
- State Laws affecting homeowner associations are primarily contained in the North Carolina General Statutes Chapter 55A (The North Carolina Non-Profit Corporations Act). Additional state laws regulate storm water runoff, coastal development, elevator inspections for condos, and pool operations to name a few.
- Local Ordinances, while not specific to homeowner associations, apply to building codes, animal control, abandoned cars, water restrictions, etc.
- Additional legal regulations can exist in the form of case law; standards set by professional organizations such as accountants, engineers, architects, home inspectors and real estate brokers.

HOA Covenant Expiration Terms and *Document Timeline*:

	Hunters Glen Covenants	Hunters Cove Covenants
	Note: ALL residents are subject to Hunters Glen Covenants. 1985	Hunters Cove residents are additionally subject to Cove Covenants. 1998.
	<i>Covenants: Paragraph 16</i> – “...binding upon all lots in the subdivision for a period of twenty-five years from the recording date hereof. Thereafter, this Declaration shall be extended automatically for successive periods of ten years each unless the Declaration is amended by a vote of the owners of a majority of the lots...of Hunters Glen.	<i>Original Covenants: Paragraph 13</i> – “... shall be binding on all parties and all persons...for a period ending thirty years after this document is recorded in the... Register of Deeds..., at which time these covenants shall be extended automatically for successive periods of ten (10) years , unless they are amended by vote of those persons owning a majority of lots...[on]... Hunters Cove.

Year: 1985	Original Glen covenants: 14Oct 1985. 1 st Amendment - 09Dec 1985. (25 year period ends 2010) 2 nd Amendment - 18Mar 2005. 3 rd Amendment - 24May2018.	
1989	Articles of Incorporation (indicated in green)	
1998		Original Cove covenants: 15Jan 1998 30 year period ends 2028 (subject to Hunters Glen Articles of Incorporation.)
2010- 20	First ten year extension began	
2018	Covenant amendment and reaffirmation with majority vote, recorded June, 2018; renewing 25 year extension until 2043	
2022	Articles of Incorporation – address and agent renewed	N/A
2028		Cove Covenants subject to first ten year extension.
2032 (+/-)	Articles of Incorporation – prompt to update address, agent (see below)	N/A
2038		Cove Covenants subject to second ten year extension.
2042 (+/-)	Articles of Incorporation – prompt to update address, agent (see below)	
2043	Amended (2018) Glen Covenants’ 25 yr term expires and ten year extensions may resume (unless amended with majority vote).	
2048		Cove Covenants subject to third ten year extension.
2052 (+/-)	Articles of Incorporation – prompt to update address, agent (see below)	
2053	Subject to ten year extension.	

Note: the Articles of Incorporation agent and address change form BE-17 entitled
“Designation Statement of change of Principal Office and Registered Agent Name/Office” is
found on the NC Secretary of State web-page: <https://www.sosnc.gov/forms>