

National Property Owners Association, Inc.

Rules and Regulations

Revised: September 17, 2026

**National Property Owners Association, Inc.
2350 Midland Road
Pinehurst, NC 28374**

**telephone: 910-235-4217
website: (www.thenpoa.org)**

September 17, 2026

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NPOA Rules and Regulations

Introduction

In accordance with the Declaration of Covenants and Restrictions (DC&R's), Article 4, Section 4.5 The Master Association hereafter referred to as the National Property Owners Association, Inc, (NPOA) through its Board of Directors, shall regulate the use of the Common Property by its Members and Owners and may from time to time promulgate such rules and regulations consistent with this Declaration, governing the use thereof as it may deem to be in the best interest of its Members.

NPOA Rules and Regulations represent the Board of Director's commitment to enact and enforce standards of conduct, maintain property values, and promote the welfare of people living, visiting and working in the community commonly referred to as Pinehurst National. NPOA Rules and Regulations, the Declaration of Covenants and Restrictions (DC&R's) (ref. [NPOA-DCR-Covenants-and-Restrictions \(13\).pdf](#)), By-Laws (ref. [NPOA-By-Laws \(8\).pdf](#)) and Architectural Review Board (ARB) Guidelines (ref. [ARB-Guidelines-final- \(4\).pdf](#)) are the NPOA governing documents.

I. General Regulations

A. Animals. The NPOA follows the guidelines set forth under the City Ordinance of Southern Pines requiring that all dogs be kept on their owner's property and a leash controlled by the owner or assigned person on the pet if off the owner's property. There are no "dog parks" in the Pinehurst National community and under no circumstances are dogs allowed to roam free outside the confines of the dog owner's property line. Stray dogs are to be reported to Moore County Animal Control. Dog owners are responsible for walking their pets along the common areas only and for picking up pet waste. Dog owners are asked to register their dogs with the NPOA Security Office and a photo (of their dog) provided. The keeping of livestock, including but not limited to chickens, cows, goats, hogs, horses, mules, pot-bellied pigs and sheep, is not permitted.

B. Estate and Liquidation Sales. All sales of entire households conducted from a property owner's residence must receive formal approval by the NPOA Board of Directors via an "Application for Estate Sales on NPOA" form. No partial sales (yard, garage, or moving sales) are allowed.

(1) The "Application for Estate Sales on NPOA" form may be obtained from the NPOA Operations Manager at the NPOA security building located at: 2350 Midland Road, Pinehurst, NC.

(2) The "Application for Estate Sales on NPOA" form must be completed and returned to the NPOA Operations Manager at least fourteen (14) business days in advance of the proposed sale. A \$500.00 deposit and \$500.00 non-refundable application fee (to address administrative costs, security, etc.) must be paid at the time of application.

(3) The NPOA Board of Directors will make the decision for the approval and/or disapproval of estate / liquidation sales. Any property owner receiving approval for a sale will be provided with a written NPOA permit. The application deposit (\$500.00) will be refunded upon completion of the sale within the conditions of the permit.

(4) Estate / Liquidation Sale Requirements:

- a. Estate / liquidation sales may be held Monday – Friday from 9:00am to 4:00pm and Saturdays from 9:00am to 2:00pm. The duration of any sale cannot exceed three consecutive days. No sales are permitted on Sunday.
- b. No signs are allowed for estate / liquidation sales, including at the entrance from Midland Road to the security building. Signs may be placed in median on Midland Road.
- c. Estate / liquidation sales can be advertised in local media but must include “by appointment only” in the advertisement.
- d. The estate / liquidation sale’s property owner or designee will be responsible for providing a minimum of two parking attendants during the event. No NPOA security personnel will be used.
- e. Parking is at a premium and the number of cars allowed into the Pinehurst National community, at any one time, will be determined by the location of the estate / liquidation sale within the NPOA.

C. Firearms. Southern Pines, NC, Code of Ordinances, TITLE XIII General Offenses, Section § 130.21 makes it unlawful for any person to shoot, fire, or discharge any gun, pistol, or other type of firearm within the corporate limits of Southern Pines which includes the Pinehurst National community.

D. Fireworks. Southern Pines, NC Code of Ordinances TITLE IX General Regulations and TITLE XIII General Offenses prohibits acts that endanger public safety, including unauthorized use of fireworks

E. Moving Into and Out of Improved Properties. Property owners or renters moving into and out of Pinehurst National may use moving companies Monday - Saturday from 7:00am to 8:00pm. Under special circumstances, a Property owner or renter may request a moving company be allowed on the premises on Sunday, however prior “written” approval must be obtained from the NPOA Operations Manager.

Only one moving van (tractor trailer) is allowed in the Pinehurst National community (per property owner or renter) at a time due to limited space for parking and turning around. A property owner or renter doing a self-move using a moving truck or POD may leave the truck or POD in their driveway for no more than five (5) days. A property owner or renter doing a self-move using a trailer (towed by a passenger car or truck) may leave the trailer in their driveway for no more than five (5) days. See Section III: Parking for additional guidance.

F. Real Estate Sales. All potential buyers of real estate within the Pinehurst National community must be accompanied by a licensed real estate agent.

G. Solicitations. The NPOA prohibits any door to door or NPOA common area solicitations by people other than property owners / residents supporting youth fundraisers (e.g., Boy Scouts / Girl Scouts) or food bank / clothing drive initiatives. Any property owner / resident who wishes to engage in this activity must register in advance with security where they will receive a "Solicitation ID Badge" which must be visible as they solicit in the Community. Residents are urged to call NPOA Security immediately if approached by people not wearing this identification.

II. NPOA Roads

A. List of NPOA Roads. Roads owned and maintained by the NPOA within Pinehurst National include: Ballybunion Lane, Batten Court, Berwick Court, Brechin Court, Cochrane Castle Circle, Cochrane Castle Drive, Cruden Bay Circle, Dungarvan Lane, Fortrose Circle, Greencastle Drive, Greenock Court, Greystone Court, Hawick Court, Killarney Court, Kirkhill Court, Leven Links Lane, Lochwinnock Lane, Lockerbie Court, National Drive, Prestonfield Drive, Prestwick Court, Rossmore Court, Royal County Down, Royal Dublin Drive, Royal Troon Drive, Scotsraig Drive, St. Mellions Drive, Strathaven Court, Whinhill Court, Whitescraig Court, Wicklow Court and Woodenbridge Lane.

B. Traffic Regulations - General. People operating motorized vehicles (e.g., automobiles, motorcycles, golfcarts, etc.) and non-motorized vehicles (e.g., bicycles) on NPOA roads are to abide by all posted speed limits, stop signs, and be mindful of road signs indicating blind curves, golf cart crossings etc. Speed limits are 15 mph in front of the Pinehurst National #9 Clubhouse and in parking areas; 20 mph on all development side roads; and 25 mph on National Drive except for areas immediate to blind curves and golf cart crossings. Speeding in excess of posted speed limits is prohibited on NPOA roads and will be enforced by the Security Office personnel trained in the use of certified and calibrated radar equipment. Digital speed monitors on loan from Moore County Sheriff's Office and reasonable observations and collaborating reports from third parties, may also be utilized in the enforcement of speed limits. The failure to abide by posted Stop signs at intersections will result in the same penalties assessed by the NPOA for speeding. Fines / restrictions may be imposed for traffic violations. Violations remain active for a period of two (2) years from the date of the offense.

C. Golf Carts. Only people who hold a valid driver's license are permitted to operate golf carts on roads owned by the NPOA.

(1) Golf carts operated on NPOA roads must:

- a. Meet appearance guidelines established by the NPOA.
- b. Have a side or rear-view mirror.
- c. Have front and rear lights if being driven one hour before sunrise or one hour after sunset.

(2) Golf carts entering or exiting the neighborhood through the gates at Pinehurst National must be "Street Legal" and have a valid NCDMV license plate and state registration.

- (3) All golf cart owners must:
- Have their carts inspected annually at the security guard house.
 - Have proof of liability insurance in an amount of at least \$300,000.
 - Present the required certificate of insurance.
 - Nonresident owners must present NCDMV state registration to receive a National registration decal. Registrations expire at year end and must be renewed annually. The fee shall be \$20.00 (the NPOA Board of Directors reserves the right to adjust the annual fee as deemed appropriate).

People operating golf carts on NPOA roads are bound by the same traffic rules as all other motorized and non-motorized vehicles (see Section II, A, B, E and F).

D. Two / Three Wheeled Motorized Vehicles.

- (1) Motorcycles. To operate a motorcycle in North Carolina, an individual must have a motorcycle learner permit or a motorcycle endorsement on their provisional, regular or commercial driver license.
- (2) Mopeds. In North Carolina, a moped is defined by statute as a two- or three-wheeled vehicle with a motor under 50 cubic centimeters, no external shifter, and a top speed not exceeding 30 mph on a level surface. Moped operators must be at least 16 years old.
- (3) Helmet Law: Under North Carolina law, all operators and passengers on motorcycles and mopeds, regardless of age, must wear a motorcycle safety helmet of a type that complies with Federal Motor Vehicle Safety Standard 218.

Violators are subject to restrictions and/or suspension of use of two / three wheeled motorized vehicles on NPOA roads.

E. Moving Violations. In North Carolina, a moving violation refers to any traffic offense that occurs while the vehicle is in motion. North Carolina recognizes a range of moving violations, all of which occur during vehicle operation. Typical examples include speeding, running stop signs, failing to yield, improper passing, aggressive driving, distracted driving, and reckless driving. The following penalties for moving violations on NPOA roads are those established by the NPOA Board of Directors.

NPOA Property Owners / Residents

- | | |
|-----------------|---|
| 1 st | Offense: Written Warning. |
| 2 nd | Offense: \$30.00 and/or deactivation of controlled entry access tag for 60 days. |
| 3 rd | Offense: \$60.00 and/or deactivation of controlled entry access tag for 90 days. |
| 4 th | Offense: \$90.00 and/or deactivation of controlled entry access tag for 180 days. |

GUESTS: NPOA Property Owners / Residents will be held accountable for any guest traffic violations. Repeated violations on the part of guests may result in suspension of their driving privileges within Pinehurst National for a period determined by the NPOA Board of Directors.

NPOA Employees

- 1st Offense: Written Warning.
- 2nd Offense: \$30.00 fine and/or requirement to park vehicle at the front gate parking area for 30 days.
- 3rd Offense: Suspension of driving privileges within Pinehurst National for a period determined set by the NPOA Board of Directors.

All Others to include but not limited to contractors, landscapers, delivery vehicles, etc.

- 1st Offense: Written Warning.
- 2nd Offense: \$30.00 fine
- 3rd Offense: Suspension of driving privileges within Pinehurst National for a period determined by the NPOA Board of Directors.

Flagrant Violations

Any driver speeding 15 MPH over the posted speed limit will be charged with careless and reckless driving and may be penalized with a fine of \$100.00 and/or possible denial of access onto property. These cases will be presented to the NPOA Board of Directors for its determination of penalties commensurate with the degree of the violation and the status of the offender.

Regardless of speed, any driver observed operating a motor vehicle in such a manner as to endanger life or personal property will be charged with careless and reckless driving and may be penalized with a fine of \$100.00 and/or possible denial of access onto property. These cases will be presented to the NPOA Board of Directors for its determination of penalties commensurate with the degree of the violation and the status of the offender.

F. Failure to “Pull Over”. In enforcing NPOA traffic laws, for safety purposes, NPOA Security Officers are instructed not to give chase to drivers of vehicles who disregard instructions to pull over. Instructions to pull over can be by means of flashing lights, hand signals and other methods. Any driver of a motorized or non-motorized vehicle who disregards a Security Officer's instructions to pull over may be fined as follows:

NPOA Property Owners / Residents / Guests

- 1st Offense: \$250.00 fine.
- 2nd Offense: \$500.00 fine and deactivation of controlled entry access tag for 360 days.
- 3rd Offense: \$1000.00 fine and suspension of driving privileges within Pinehurst National for a period set by the NPOA Board of Directors.

Any driver, visitor or person that treats NPOA Security in an abusive or threatening manner may be subject to sanctions as determined by the NPOA board of directors.

G. Walking on Roads. The NPOA asks that all residents and guests follow these rules while walking on the roads within the Pinehurst National community:

- (1) While walking on roads or on the side of the road, stay to the left side of the road facing oncoming traffic.
- (2) Every person crossing a road should pay attention and yield to on-coming traffic.
- (3) When walking a pet, it must be on a lease and kept out of the road when there is on-coming traffic.
- (4) All drivers should exercise caution and care to avoid people and pets walking on or alongside roadways.

III. Parking

Property owners/residents will park their vehicles in their garage or on their driveway. Vehicles are not permitted to be parked within eight (8) feet of a fire hydrant. Vehicles are not permitted to be parked in any other part of the property owner / resident lot except for temporary guests and vendors who are staying on a short-term basis but no longer than four (4) hours. No vehicles are permitted to be parked overnight other than in a NPOA property owner / resident driveway or garage. Fines / restrictions may be imposed for parking violations. Violations remain active for a period of two (2) years from the date of the offense.

NPOA Property Owners / Residents/Guests*

- | | |
|-----|---|
| 1st | Offense: Written Warning. |
| 2nd | Offense: \$30.00 and/or deactivation of controlled entry access tag for 30 days. |
| 3rd | Offense: \$60.00 and/or deactivation of controlled entry access tag for 50 days. |
| 4th | Offense: \$90.00 and/or deactivation of controlled entry access tag for 180 days. |

*Property Owners / Residents will be held accountable for any guest parking violations. Repeated violations on the part of guests may result in suspension of their driving privileges within Pinehurst National for a period determined by the NPOA Board of Directors.

NPOA Employees

- | | |
|-----|---|
| 1st | Offense: Written Warning. |
| 2nd | Offense: \$30.00 fine and/or requirement to park vehicle at the front gate parking area for 30 days. |
| 3rd | Offense: Suspension of driving privileges within Pinehurst National for a period determined set by the NPOA Board of Directors. |

All Others

- 1st Offense: Written Warning.
- 2nd Offense: \$30.00 fine
- 3rd Offense: Suspension of driving privileges within Pinehurst National for a period determined by the NPOA Board of Directors.

Flagrant, Repeated Violations

Vehicles parked in violation of NPOA parking rules and regulations are subject to towing at the vehicle owner's expense.

IV. Security

A. Security Cameras. The NPOA has surveillance cameras in place at the front and back gates at Pinehurst National. The purpose of the cameras is to monitor ingress and egress and to deter criminal activity (to the extent possible given the limitations of passive cameras). Video footage from NPOA surveillance cameras is monitored frequently (but not continuously) by NPOA security staff situated in the security building at the Midland Road entrance. Video footage will be turned over to local law enforcement in cases of criminal investigation, Pinehurst Country Club (PCC) management if a compelling need is demonstrated, or to other parties in the event of a subpoena. The video footage is a tool of the NPOA and not a service provided to the members. Video footage is kept on file for no longer than thirty (30) days, after which it is destroyed.

Since surveillance cameras are no guarantee of security, when you are on the property residents need to take prudent measures to ensure the safety of themselves, their family and their homes.

B. AWID Gate Operating System. Access and egress at Pinehurst National for property owners and residents is through electronically operated gates situated at the entrance and rear of the development. The gates are owned and operated by the NPOA. Access and egress are controlled through controlled entry access tags commonly known as "AWID". The use of the AWID system via an AWID operating device (sticker) is a privilege and may be withdrawn from any property owner or resident when, at the sole discretion of the NPOA, its continued use undermines its principal purpose of creating a secure and safe environment for property owners and residents of our community.

Persons eligible to apply for the AWID include:

- (1) Property owners with improved property are eligible for one AWID operating device for each full-time household resident with a driver's license, plus one additional operating device. As an example, a household with three full-time residents, each with a valid driver's license would be eligible for four operating devices.
- (2) Property owners with unimproved property, and regardless of the number of such properties that they own, are eligible for two AWID operating devices.

(3) Dependent children (age 18 and under and/or full-time students age 23 and under) are considered full-time residents and their vehicles may be issued AWID operating devices in accordance with these rules.

Note: Absent compelling circumstances, no operating device will be issued to a non-dependent family member who does not reside with the property owner or to a friend or an employee of the property owner.

(4) Cottage Owners are eligible for AWID operating devices.

(5) Renters may obtain AWID operating devices with the written permission of the property owner with the understanding that the operating device/devices would take the place of the property owners.

Documentation and status:

(1) A copy of the current vehicle registration in the property owner's name is required for each vehicle (a bill of sale will only be accepted if the vehicle is new).

(2) When a property owner or resident with an AWID operating device changes or eliminates a vehicle, they are responsible for notifying the NPOA Operations Manager of the change so that the vehicle operating device can be removed from the NPOA system or otherwise updated. Each vehicle change requires issuance of a new AWID sticker, at a charge of \$25 per sticker.

The NPOA has allowed exceptions to these regulations, some of which emanated from the time when the golf course properties were owned by the National Golf Club and others of which arose from compelling circumstances or hardships (i.e., family emergencies) as determined by the NPOA in its sole discretion. If a property owner feels that an undue hardship is caused by suspension or denial of an AWID operating device, they have the right to appeal their case to the Board of Directors.

C. Tailgating. Entering through or "Tailgating" in NPOA automatic gates without a valid AWID sticker and unauthorized exiting the back gate are considered as trespassing. Failure to comply with posted warning signs may result in the following penalties:

NPOA Property Owner / Resident

1st Offense: Written warning.

2nd Offense and any subsequent offense(s): \$100.00 fine.

Non-resident

1st Offense: Written warning.

2nd Offense: Possible restriction of driving privileges on Pinehurst National property for a period set by the NPOA Board of Directors.

D. Event Attendees. All NPOA property owner / resident events which take place within Pinehurst National which allow non-residents access to the community shall require a guest list to be provided to NPOA Security a minimum of three (3) days in advance of the event.

V. Trash and Yard Waste

A. Household Trash. Property owners and residents will abide by the trash collection times and dates set by the contractor (Meridian Waste) assigned to the City of Southern Pines. Trash containers and bulk trash of any kind are to be placed at the curb, either on your driveway or in your yard no earlier than Tuesday afternoon, the day prior to the Wednesday trash pickup day. All containers, or bulk trash not collected for any reason, must be removed by the property owner or resident no later than the Thursday morning of the same week. Do not place trash containers or bulk trash in the street.

B. Yard Waste.

(1) Containers - Residents doing their own yard work must use a yard debris container(s) for all small yard debris (clippings, cut grass, pinecones, small tree limbs, etc.). The contractor, Meridian Waste, does not collect yard waste from containers labeled City of Southern Pines. If you are using one of these containers for yard waste, please cover the City markings using either "Yard Waste Only" stickers (available upon request from Pinehurst National Security) or with spray paint and clearly label the container as "YARD WASTE" on the left, right, and top sides. For non-City containers, simply marking "YARD WASTE" on multiple sides (using paint, stencil or stickers) is sufficient.

(2) Debris piles - If it is necessary to pile large amounts of yard debris, it must only consist of items that will not fit in a debris container (such as tree limbs, shrub limb clippings, etc.). Debris piles are to be placed at the curb directly in front of your residence no earlier than the weekend prior to the next yard debris pickup day.

(3) Collection area - Yard waste is to be placed at the curb (on your driveway or on your lawn) directly in front of your residence. This applies to both containerized debris and the larger debris items noted in the previous section. Meridian Waste will not collect yard waste placed on unimproved lots, roadsides, or NPOA common areas.

(4) Pick-up schedule - Yard debris is picked up on the second and fourth Wednesday of every month.

(5) Landscapers - If you use a landscape service or private landscaper for yard maintenance, the landscape service or private landscaper is required to remove all yard debris not just from your property but from Pinehurst National. Landscapers are not permitted to deposit debris on unimproved lots or in existing debris piles regardless of location. Landscape services and/or private landscapers who fail to abide by these rules

may face fines and/or other penalties including being banned from entry to Pinehurst National.

C. Burning Trash and Debris. No outside burning of limbs, brush, trees, grass, or any item is allowed within the Pinehurst National Community Development. This rule complies with the City Ordinance of Southern Pines. In addition, contractors and subcontractors at building sites are prohibited from having fires for the purpose of warmth or any other purpose.

D. Fines. Property owners' failure to comply with NPOA household trash and yard waste policies may incur the following:

- 1st Offense: Written warning.
- 2nd Offense: \$30.00 fine.
- 3rd Offense and any subsequent offense(s): \$90.00 per offense.

Property owners are ultimately responsible for the payment of any fines levied against the landscape services or individuals they use. If a property owner has given permission to another resident to pile yard debris on their property, the property owner giving that permission will be responsible for any fines or penalties levied for non-compliance with NPOA household trash and yard waste policies.

VI. Violations - Due Process Notice.

Any property owner, resident, guest or other person who receives a NPOA "Notice of Violation" with regard to a traffic, parking or other violation in the form of a warning or a subsequent notice of violation resulting in a fine or other action, has the following due process options:

A. Uncontested. Within seven (7) days of the date of issuance, write "no contest" on the warning or subsequent notice of violation and submit it to the NPOA Security Office at the main gate along with the associated fine (if applicable) payable by check or money order to the NPOA, Inc. You may also mail the Notice of Violation and pay the associated fine (if applicable) by check or money order payable to the NPOA, Inc. at the following address:

NPOA, Inc.
2350 Midland Road
Pinehurst, NC 28374

B. Contested. Within seven (7) days of the date of issuance, write "I contest this notice" on the warning or subsequent notice of violation and submit it to the NPOA Security Office at the main gate. You may also mail the contested Notice of Violation to the NPOA, Inc. at the following address:

NPOA, Inc.
2350 Midland Road
Pinehurst, NC 28374

A hearing will be scheduled before the NPOA Board of Directors at a date convenient to the Board at which the property owner / resident or other (i.e., contractor) must appear. The hearing will be held at a regular meeting of the Board but in any event, no earlier than seven days after delivery of the notice of hearing. A notice of the hearing date will be sent to the address of the ticketed individual. A reasonable adjournment of the hearing date for a sufficient reason will be granted in the sole discretion of the Board. A non-appearance on the date set for the hearing will be considered the equivalent of a "no contest" plea and the Board shall take such action as is required.

C. Re-instatement of Privileges. Any violation which results in the suspension of driving privileges or the de-activation of a controlled entry access tag (AWID) shall require a personal appearance by the violator at a NPOA Board of Directors meeting in order to obtain re-instatement.