

Dunescape Villas

Condominium Owners Association, Inc.

INTRODUCTION

Condominium living is a new experience for many of us and requires an understanding of its operation. With everyone's cooperation, all may enjoy the advantages of condominium living.

In order to create a congenial and dignified residential atmosphere, your Board of Directors has adopted these Rules and Regulations for the guidance of all owners, their families and their guests. In general, the Rules are not original with us, but are the result of our experience and the experience of other condominium projects. These Rules and Regulations may not please everyone entirely nor were they designed to satisfy individual personal desires. From our experience, they will meet the approval of a large majority of owners and this is the only means of achieving success in condominium living.

Any questions, suggestions or complaints should be made to the Managing Agent, preferably in writing. If the Managing Agent cannot resolve them for you, they will refer them to the appropriate committee or to the Board of Directors. It is asked that everyone follow this procedure so that your requests may be handled in an orderly manner.

VIOLATIONS

Appropriate action will be taken against any violators, including, but not limited to eviction of renters, tenants or guests and/or prohibiting renters, tenants or guests from using any portions of the common area.

Board of Directors Dunescape Villas Condominium Owners Association, Inc.

Revised: February 8, 2019

Professionally Managed By

CRYSTAL COAST MANAGEMENT CONSULTANTS

P.O. Box 4455 • Emerald Isle, NC 28594 • Telephone: 252-354-6333 • Fax: 252-354-3750

1. GENERAL

Each owner is responsible for the proper conduct of members of his family, his guests and service personnel. He should be certain that they understand and observe all Rules and Regulations. All renters should be advised of and given a copy of the Rules and Regulations.

2. STAFF

The number of employees and/or maintenance subcontractors permitted in our Budget is limited and each has a full work schedule. Only the Managing Agent or the President of the Association is authorized by the Board of Directors to give instructions to the maintenance staff.

3. SECURITY

Security is the responsibility of each and every one of us. Depending upon the nature of the situation, owners are requested to notify either the police, on-site security or the Managing Agent of any suspicious people, trespassing and/or unusual activities in the condominium area. It is also suggested that the Managing Agent be notified when your condominium will be left unoccupied for an extended period of time.

4. GUESTS

No children under 18 years of age are permitted to occupy an apartment unless the parents or the owner is in residence at the same time. Any requests for exceptions to this Rule should be made in writing to the Board of Directors. Guests should be given copies of the Rules and Regulations and the owners will be responsible for their compliance with such Rules.

5. **SMOKING**

Smoking is prohibited in the following Dunescape Villas areas:

- a. Swimming pool area
- b. Building unit entrance walkways and stairwells
- c. Elevators
- d. Second floor beach-front common porch
- e. The Dunescape general office building

6. **WATER HEATER REPLACEMENT**

Water heaters in each unit are to be replaced on a 12-year basis. Water heaters will be inspected on a yearly basis by the Dunescape Maintenance personnel and the water heater manufactured dates recorded by unit. Owners will be required to replace their water heater and safety drain pan when the water heater reaches 12 years old (as marked on the manufacturer label) or they see rust and/or leaks on the heater. Owners will have one year to have the water heater replaced once it reaches 12 years from date of manufacture. If the water heater has not been replaced within one year of 12-year date of manufacture, the unit owner(s) will be fined and any damages caused to the Dunescape property or the property of other surrounding owners by their leaking water heater will be the responsibility of the Unit owner(s).

7. NOISE

Being thoughtful of one's neighbors can be another answer to good living and is an especially important consideration in a multi-family building. Loud noises from televisions, stereo equipment, musical instruments and talking should be kept to a minimum at all times. If you should be disturbed by noise, please notify the on-site Security Guard. Cell phone number is 252-342-3858.

8. CHILDREN

Reasonable supervision of children by a responsible adult must be exercised at all times when children are playing on the grounds or swimming in the pool. Please pay extra attention to the pool rules section as they relate to children. Special attention should be exercised while driving within the condominium property to insure the safety of all children.

9. PETS

No dogs, cats or other animals shall be permitted in any of the public portions of the condominium unless carried or on a leash. The owner shall indemnify the Association and hold it harmless against any loss or liability of any kind or character arising from or growing out of having any animal in the condominium. If a dog or other animal becomes obnoxious to other owners, by barking or otherwise, the owner thereof must correct the problem or, if it is not corrected, the owner, upon written notice by the Association, must remove the animal from the premises. All dogs must be taken to designated "Dog Walks". There is a city leash ordinance, which is enforced in all public areas and on the beachfront. All owners are expected to abide by this ordinance. **No guests or renters are permitted to have pets in the condominium units or on Association property.**

10. SKATEBOARDS

Skateboarding, rollerblading nor scootering are permitted on the property.

11. FACILITIES

The facilities of the condominium are for the exclusive use of Association members, lessees, resident house guests and guests accompanied by a member. No guest or relative of any member or lessee other than a house guest or relative actually in residence shall be permitted to use any of the common areas including the swimming pool unless accompanied by a resident member of the family of such owner or lessee.

12. TRASH

All residents are expected to share in the responsibility for maintaining clean grounds throughout the common areas. All trash, garbage, etc. shall be carefully placed on the dumpsters provided for Dunescape Villas Condominiums. **THE DISPOSAL OF FURNITURE, BEDDING OR APPLIANCES (REFIGERATORS, HVAC UNITS, WASHER/DRYER) PLACED AROUND THE DUMPSTERS OR THE PARKING AREAS OF DUNESCAPE IS NOT ALLOWED. THE TRASH DISPOSAL SERVICE DOES NOT TAKE THESE LARGE ITEMS AND OUR MAINTENANCE STAFF HAS NO MEANS TO DISPOSE OF THESE. Owners not properly disposing of these items will be fined a "DISPOSAL FEE".**

13. STORAGE ROOMS

Owners are responsible to see that nothing is placed in the storage areas, which would be a fire hazard.

14. EXTERIOR APPEARANCE

To maintain a uniform and pleasing appearance to the exterior of the buildings, no awnings or projections shall be attached to the outside walls or to the balcony. This includes any type of screen or umbrella. Balcony or porch floors may be painted any color desired; otherwise the standard exterior colors shall not be altered.

15. HALLWAYS

Laundry, dry-cleaning items, supplies of water and other articles shall not be placed in the hallways or staircase landings. Cooking on hallways is prohibited. Articles of clothing, linens, towels, etc. shall not be hung from the deck railings, windowsills or draped across outdoor furniture. No objects shall be kept, placed or maintained on ledges of the balconies, porches or windows. Glass tops for tables should be avoided unless securely fastened to the tabletops. Hallways are part of the common elements. For this reason, the Board of Directors has ruled that there should be no decoration or painting on these walls, without prior written permission by the Board of Directors and the managing agent. This is necessary to insure uniformity throughout the buildings.

UNIT DECKS

Do not throw cigars, cigarettes or any other objects from the internal deck area of your dwelling. Cooking is not allowed on unit decks; outdoor cooking areas have been provided for these activities. Articles of clothing, linens, towels, etc. shall not be hung from the deck railings. Each dwelling unit owner who plans to be absent from his unit for an extended period of time should prepare his unit prior to his departure by removing all furniture, plants or other objects from his walkway and deck areas. **Screens surrounding unit decks are optional, but if installed they must be immediately maintained/replaced by the unit owner if damaged or torn.**

16. WINDOWS

To prevent damage from sudden storms to your own or adjoining dwellings, please make sure that the windows and the door to the outside are closed when leaving your condominium residence. All drapes used must have white linings. Natural colored or white blinds, shades or shutters can be used but no colored blinds, shades or shutters are permissible.

17. RESPONSIBILITY FOR DAMAGE

Unit owners shall be liable for all damages to the buildings and/or common grounds caused by receiving deliveries of, moving or removing furniture or other articles to or from the building. Any damages as a result of such actions will be billed to the responsible homeowner.

18. ENTRANCE WAYS

The walkways to the dwelling units shall not be obstructed or used for any purposes other than ingress or egress from the dwelling units. No bicycles, scooters, carriages or similar vehicles or toys or other personal articles shall be allowed to stand in any of these areas.

19. ENTRY TO UNITS

The agents of the Association and any contractors or workmen authorized by the Association may enter any dwelling unit, at any reasonable hour of the day, for any purpose permitted under the terms of the Master Deed By-Laws of the Association, or Management Agreement. **Except in cases of emergency, entry will be made by prearrangement with the owner.**

20. SIGNS

No sign, notice or advertisement shall be inscribed or exposed on or at any window or its part of the dwelling units, except such as shall have been approved in writing by the Association, nor shall anything be projected out of any window in the dwelling units without similar approval.

21. DUNES

Do not walk on the dunes; use the designated walkway areas to go to and from the beach. It is against State law to damage or destroy the sea oats, which grow on the dunes.

22. HAZARDS

No owner shall use or permit to be brought into the dwelling unit any inflammable oils or fluids such as gasoline, kerosene, or other explosives or articles deemed extra hazardous to life, limb or property. The discharge of fireworks and/or any other type of noisemaking or explosive device is expressly prohibited on any part of the condominium property.

23. REMEDY FOR VIOLATIONS

The foregoing Rules and Regulations are designed to make living for you and your neighbors pleasant and comfortable. The restrictions that we impose upon ourselves are for the mutual benefit of all. Violations of these Rules and Regulations are to be reported to the Managing Agent, who will call the matter to the attention of the violating owner, lessee or guest for corrective action. Any disagreement over the violation will be reported to the appropriate committee for subsequent judgement by the Board of Directors, **INCLUDING FINES.**

24. RULE CHANGE

The Directors of the Association reserve the right to change or revoke existing Rules and Regulations from time to time as, in their opinion, shall be necessary or desirable for the safety and protection of the condominium property and its occupants, and to promote cleanliness and good order of the property and to assure the comfort and convenience of members.

25. EMERGENCY INFORMATION

If you discover a fire in your dwelling, please do the following:

- A. Immediately call the fire department (911) and tell the dispatcher the floor and unit number, as well as the building name and address.
- B. Without further delay, leave your dwelling and be sure to close the door behind you, leaving it unlocked.
- C. Alert the other occupants on your floor and use the nearest stairway to leave your floor.

EMERGENCY TELEPHONE NUMBERS

Police Department, Atlantic Beach.....	252-726-2523..."911"
Fire Department, Atlantic Beach.....	252-728-7361..."911"
On-site Maintenance Coordinator.....	252-342-3856
On-Site Maintenance Office.....	252-247-3700
On-Site Security Guard.....	252-342-3858
Emergency/After Hours CCMC.....	252-354-6333
Association Manager – CCMC Office.....	252-354-6333

REGULATIONS ATTACHMENTS

- KEY POLICY
- SWIMMING POOL REGULATIONS
- VEHICLE PARKING REGULATIONS
- WATERCRAFT/TRAILER PARKING (FENCED PARKING LOT) REGULATIONS
- SOUND SIDE PIER AND DOCK REGULATIONS
- BEACH LOCKER POLICY
- **SPECIFICATIONS FOR HOMEOWNER MAINTENANCE ITEMS**

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KEY POLICY

With regard to unit keys kept on file by the Association office, the following policies have been placed in effect. Keys will only be issued to Homeowners unless Management has been contacted in advance. Homeowners must call the Association office and grant authority to issue keys to family members, service personnel, guests, or other persons whose name does not appear on the owner list. Unit keys ABSOLUTELY WILL NOT BE ISSUED to those persons without prior consent by the homeowner.

A security log is filled out for each key issued and included information such as the unit number, date and time issued, name of person, company represented and purpose, issuing employee, date, time and employee key returned to, etc. This information is REQUIRED of all persons, with no exceptions for homeowners, and is kept on file in the Association office. If we are in doubt, we WILL NOT ISSUE a key without contacting the Unit owner.

To maintain security of the key, ONLY the maintenance staff, Jan Lewis, Assistant Association Manager, Crystal Coast Management Consultants office staff and Nick Crane, Association Manager, have access to the key safe.

Should you become locked out of your unit after normal business hours (5:00 PM), a fee of \$30.00 will be charged if an employee is called back to the property after normal business hours. These fees are not covered by your assessments and MUST be paid to the employee upon access back in unit. Receipts will be furnished upon request.

If you have not provided a key for your unit, please forward a key (dead bolt also if needed) at your earliest convenience. Without a key, access is not available for pest control, emergency entry, etc.

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Condominium Owners Association, Inc.

SWIMMING POOL REGULATIONS

In view of the fact that the pool is not attended, PERSONS USING THIS FACILITY ARE TO DO SO AT THEIR OWN RISK. Children under 12 years of age using the pool must be accompanied by a responsible adult. The pools are for the private use of Dunescape Owners, Owner guests and Dunescape unit renters. **To give our pool and maintenance personnel time to clean the pool and surrounding decks in the morning the swimming in the pool will be opened at 8:30 AM. Swimming is permitted between the hours of 8:30 AM and 10:00 PM.** The pools are open approximately between April 15 thru October 15 each year. The pools are closed to swimming in the off season. Management reserves the right to deny the use of the pool to anyone at any time. All persons using the pool do so at their own risk. Owners and management are not responsible for accidents or injuries. **SMOKING IS PROHIBITED IN THE POOL AREA.**

GENERAL RULES (POSTED AT EACH POOL)

- **SMOKING IS PROHIBITED IN THE POOL AREA**
- Shower thoroughly each and every time before entering the pool
- Persons with skin infections are not allowed in the pools
- No diving is allowed in areas of the pools less than 5 feet deep
- No running, rough play or loud music is allowed in the pool area
- Oversized floats that disrupt the enjoyment of the pool by others are not allowed in the pool
- Hanging or playing on the safety rope is prohibited
- Pets and Glass Containers are prohibited in the pool area
- Children in diapers using the pool must wear a water-resistant swim diaper and/or a tight-fitting plastic pant.
Please respect our pool and swim with your child in the wading pool if your child is in diapers

CHILDREN SHOULD NOT USE THE SWIMMING POOL WITHOUT ADULT SUPERVISION

ADULTS SHOULD NOT SWIM ALONE

PERSONS USING THIS FACILITY DO SO AT THEIR OWN RISK

Pool Hours 8:30 AM until 10:00 PM

Pools are for private use of the owners and guests of Dunescape Villas

Management reserves the right to deny use of the pool to anyone at anytime

**** ADDITIONAL SIGNS REQUIRED AT MAIN AND WADING POOLS:**

WARNING-NO LIFEGUARD ON DUTY - legible letters of at least four inches in height

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VEHICLE PARKING REGULATIONS

Vehicle parking on ALL of the Dunescape Villas properties is by PERMIT only. Vehicles not displaying a parking permit will be cited with a violation and subject to being booted or towed. Only those parking permits issued by the association office will be accepted. Permits from previous years, photocopied or handwritten permits are not acceptable. Parking in the Dunescape Building parking lots and under the buildings is limited to automobiles and small trucks. There is no reserved parking. If all lots are full, overflow parking must be used. Vehicles will not be allowed to remain parked in areas other than lined spaces, under the building, or gravel parking areas. Loading zones at each building are to be used for loading/unloading. Vehicles parked in the Loading Zones are subject to being towed in they are parked for an extended period. All parking must be within parking spaces. “NO PARKING” zones must be observed and parked in these areas are subject to towing.

- 1. RENTAL GUEST PARKING:** Rental guest parking is **STRICTLY** limited to the open parking lots in front of each building and the overflow lot. **Rental Guest vehicles parked under the buildings are subject to tow and/or fine.**
- 2. UNIT OWNER PARKING:** When you or your visiting Guest park under the condominium buildings, if there are two cars in your party, please park one car behind the other. Do not use two stalls for one dwelling unit. If you have only one car in your party, avoid using a stall that could hold more than one car. Remember; do not park behind another car under the building, unless it is with your party. **If parking under the buildings is full please ask your visiting guest to park in the overflow parking lot.** Failure to observe this common courtesy could result in your car being towed.
- 3. OVERFLOW PARKING:** Parking in the overflow lot is temporary for boats/boat trailers, large vehicles and other vehicles if space is not available at the buildings. No overnight sleeping in vehicles in the overflow lot is permitted. **The first 4 spaces closest to the highway are designated for boat/boat trailer parking. All other spaces can be used by automobiles, large trucks or trailers. ALL PARKING IN THE REMOTE LOT IS TEMPORARY AND PERMITS ARE REQUIRED.**

VEHICLE PARKING REGULATIONS, Continued

4. OVERFLOW PARKING - TEMPORARY BOAT/BOAT TRAILER PARKING

- Four (4) temporary parking spaces for boats/boat trailers have been designated next to the highway in the overflow parking lot. Other vehicles parked in these spaces are subject to towing. **Parking in these spaces are on a first-come basis and parking is temporary.**

VEHICLE PARKING PERMITS

- **UNIT OWNER PERMITS:** Three (3) permanent parking window stickers will be issued per unit. Multiple owner units may make written request for one (1) permanent sticker per owner family. The sticker should be displayed on the inside bottom of the driver side front window. Damaged, torn permits may be replaced at no charge.
- **OWNER GUEST PERMITS:** Two (2) permanent Owner Guest hang tag permits will be issued per unit and must be displayed on the front windshield rear view mirror. Initial issue of passes will be at no charge and a fee of twenty dollars (\$20.00) will be charged for replacement of permits lost or stolen.
- **RENTAL PERMITS:** Rental Parking Permits will be provided for each rental unit by the Rental Agent at the time of rental. Rental Parking Permits are referenced to a specific unit, have an expiration date have the rental office and phone number. The permits should be placed on the front dash of the automobile while on the property.
- **OVERFLOW LOT BOAT/BOAT TRAILER PERMIT:** Permits for temporary parking of boats/boat trailers are issued from the on-site Dunescape Maintenance Office by the maintenance personnel. Permits should be displayed on the tongue of the trailer. Parking dates will be established when the permit is issued and vehicles exceeding the time limit are subject to tow. Please note that the first 4 spaces nearest the road are designated for temporary boat/trailer parking.

SEE REMOTE LOT TEMPORARY BOAT/TRAILER PARKING PERMIT BELOW

VEHICLE PARKING REGULATIONS, Continued

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Dunescape Villas

IN-RESIDENCE
TEMPORARY PARKING PERMIT
BOAT AND/OR BOAT TRAILER ONLY
TRAILER LICENSE

UNIT NUMBER

VALID PERMIT DATES

THRU

***AFFIX PERMIT TO THE TRAILER FRONT
STOP ARM***

Dunescape Villas

Condominium Owners Association, Inc.

WATERCRAFT/TRAILER PARKING (FENCED PARKING LOT) REGULATIONS

All watercraft and/or trailers belonging to Owners of Dunescape Villas must display a current DSV Registration Sticker. Registration sticker(s) may be obtained from the management company by completing the application below. Owners who normally park their watercraft/trailers at Dunescape are being reminded of the following rules and regulations:

- Watercraft/trailers must be registered with the Management Company in order for Owners to obtain a key for the lot and registration stickers. For emergency key access there is a lock box located on the fencing next to the entry gate. Once the gate is opened the key should be immediately returned to the lock box. Access numbers to the lock box can be obtained from the on-site Maintenance Coordinator with proof of registration from CCMC and a sticker number.
- Identification stickers will be issued for each watercraft and/or trailer registered. Stickers must be displayed on the stern of watercrafts and on the starboard side of the trailer tongues.
- Boats and/or trailers without identification stickers, inoperable boats, trailers, vehicles and work/commercial trailers are not allowed in the fenced area and will be towed without notice at owner's expense. All licenses, permits and registrations are to be kept current at all times. Trailers must be road worthy and carry a current state license and registration.
- **Kayaks or canoes stored in racks or along the fence do not require a sticker or registration. Kayaks and canoes should be stored neatly and out of the way of boat/trailer storage.**
- Boat/trailer parking is available to Homeowners only on a first come basis.
- **Boat/Trailer parking is for in-residence use ONLY. Permanent storage of watercraft and/or trailers is not permitted on the Dunescape Villas property.** (This does not include kayaks/canoes neatly stored in racks or along the fence). **Boats/trailers parked for an extended period filling/eliminating space that would allow owners to park their boat/trailer while in-residence will be ask to move their boat/trailer out of the lot unless they are in-residence. Refusal to move will result in towing. The fenced lot is a convenience to all owners and should be treated as such.**
- Watercraft must be stored on a trailer and not directly on the ground, with the exception of kayaks/canoes.

APPLICATION for WATERCRAFT OR WATERCRAFT TRAILER PERMIT

(Effective February 8, 2019)

Owner's Name: _____

Unit # _____

Contact Phone Number: _____

Email Address: _____

<u>Watercraft Description</u>	<u>Registration #</u>	<u>Registered Owners Name</u>

<u>Trailer Description</u>	<u>License Tag #</u>	<u>Registered Owners Name</u>

Completed registration forms may be mailed, faxed or emailed to CCMC at the address listed below.

Crystal Coast Management Consultants (CCMC)

PO Box 4455, Emerald Isle NC 28594

*Phone: (252) 354-6333 * Fax: (252) 354-3750*

Dunescape Villas

Condominium Owners Association, Inc.

SOUND SIDE PIER AND DOCK REGULATIONS

INTRODUCTION

As used herein, the word 'member' shall mean and refer to any member of the Association. All members and invited guests are subject to the Rules and Regulations of the Association. Each member is authorized under these Rules to, and should:

1. Warn any person who is observed to be violating the Rules; and
2. Call police to oust any possible trespassers who do not identify themselves upon a polite request; and Call security guard or police to quell disorderly conduct by anyone. Call U.S. Coast Guard for any water violation.

Each member shall also notify management whenever someone is warned regarding violation of the Rules, and should supply management with the facts of the incident as soon as possible. All members shall be responsible to see that their guests follow the Rules and Regulations visiting the Pier. No member may invite any guests to use or enjoy any of the property or facilities of the association in her absence. No member shall invite guests to use the pier facilities in unreasonable numbers or on unreasonable occasions or for unreasonable periods of time.

LIVING ABOARD Overnight sleepovers are expressly forbidden.

TRASH DISPOSAL Newspapers, magazines and other similar items should be placed in the disposal containers maintained on the pier. Perishable items should be secured in plastic bags, secured at the top, and placed in the disposal containers. NO TRASH OR EMPTY BOXES OF ANY KIND SHALL BE LEFT UPON THE PIER AT ANY TIME.

PIER AND WALKWAY - CHILDREN SHOULD NOT BE ALLOWED TO RUN OR PLAY ON THE WALKWAY OR PIER AT ANY TIME AND SHOULD NOT BE LEFT UNATTENDED AT ANY TIME.

No waste material, cans, cigarettes, etc., may be thrown from the walkway or pier. All personal gear and property shall be removed from the walkway or pier as soon as possible after docking and shall not be left or stored in any manner so as to interfere with the use of the walkway or pier by other members.

STORM PRECAUTIONS Boats should be moved from the pier and boat dock area if storm weather is threatening.

PIER AND WALKWAY RULES AND REGULATIONS - CONTINUED

SECURITY Management should be notified of any suspicious people or occurrences in or around the facility. All boats should be kept secured at all times.

SOUND SIDE PIER AND DOCK REGULATIONS - Continued

FOOD AND BEVERAGE No cooking shall be allowed on the walkway or pier. Such areas will be designated and marked as such.

FISH CLEANING Cleaning of fish shall be confined to designated areas only. All remains from the cleaning of fish shall be disposed of in a sanitary manner. Areas used for fish cleaning shall be hosed down prior to leaving the pier.

BOAT MAINTENANCE With the exception of minor on-board alterations or repairs, all boat maintenance is strictly prohibited.

GUESTS No guest will be allowed the use of pier or walkway facilities unless accompanied by a member. Every member shall insure that his guest abides by all these rules and regulations and shall be responsible to the Association for any violation. The number of guests invited at any one time shall be in keeping with the rights of other members to have and enjoy the use of the same facilities.

BOAT DOCKS Use of the boat docks is on a first-come, first-serve basis.

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BEACH LOCKER POLICY

The following policy has been adopted by the Board of Directors, and shall govern the placement, construction, and use of all beach lockers.

PLACEMENT

Dunescape Villas Unit owners who desire beach lockers are afforded that opportunity on a first come – first served, and “SPACE AVAILABLE” basis only. Locker spaces are identified and approved by the Board of Directors. Lockers may be placed ONLY in areas approved by the Board and designated by the management staff. The “foot print” land area upon which the locker is to be placed must first be treated for wood destroying insects (termites), with a copy of the treatment certification being furnished to the Association. The locker owner shall be solely responsible for any damage to the locker, to the adjacent condominium building, to any portion of the common area, and/or to the property of others, which may arise from the construction, placement, or use of the locker.

CONSTRUCTION

Only “single family” lockers are allowed; no “duplex” or “triplex” (multi-compartment) lockers may be constructed. Construction design shall conform to the following regulations:

- Lockers must conform to current building codes. A building permit is required by the Town of Atlantic Beach. Locker size will be established in consultation with the management staff, based on available space at the particular placement location. Construction design must conform to the design and trim of existing lockers.
- Irrespective of overall size, a four-inch (4”) clearance must be maintained between the locker and any portion of the walls, ceiling, pilings and/or support braces of the condominium. The locker must be placed on bricks, blocks, or other masonry” footing” which allows a minimum clearance of four inches (4”) above finish grade. (No footings may be “poured-in –place”, nor shall the locker be constructed on a solid slab of concrete.)
- With exception of “tie-down” straps and anchors, as may be required by the inspections department of the Town of Atlantic Beach, the locker must remain “portable”, and may not be constructed or placed such that the locker cannot be easily removed.
- All lockers must be painted, with the finish coat being a “solid color latex stain” which is an exact color match to the condominium building. **(SEE MAINTENANCE ITEMS SPECIFICATIONS FOR EXTERIOR PAINT) AND EACH LOCKER MUST BE NUMBERED ABOVE THE DOOR WITH THE ASSOCIATED UNIT NUMBER**
- When a locker is placed in an area that would accommodate the future construction of other lockers, the locker door must be located such that its location would not prohibit the placement of future lockers.
- Excepting written approval by the Board, lockers must be constructed by a licensed builder or contractor.

BEACH LOCKER POLICY - Continued

USE

Locker owners shall be responsible to ensure the following:

1. Register occupancy and locker location with the management.
2. **ALL BEACH LOCKERS MUST BE IDENTIFIED WITH THE UNIT NUMBER OF THE OWNER USING THE LOCKER. THE IDENTIFICATION SHOULD BE PLACED ON THE TOP OF THE LOCKER OVER THE DOOR IN NUMBER FONT AND SIZE THAT MATCH ALL OTHER LOCKERS ON THE PROPERTY.**
3. No flammable liquid, compressed gas, or hazardous chemical may be stored.
4. Must maintain the locker in good condition.
5. **THE STORAGE OF BUILDING MATERIALS, PLYWOOD OR OTHER PERSONAL ITEMS MUST BE INSIDE OF THE BEACH LOCKER. STORAGE OF ANY BUILDING MATERIALS, LUMBER OR OTHER ITEMS ON THE GROUND AROUND OR ON THE TOP OF THE BEACH LOCKER IS PROHIBITED. MATERIALS FOUND AROUND OR ON TOP OF THE BEACH LOCKER WILL BE DISPOSED OF BY THE MAINTENANCE STAFF.**

DISCLAIMER STATEMENT

The locker owner bears full responsibility for the locker, its construction, use, contents, and all matters related thereto. The locker owner shall be fully liable for any loss suffered by the Association, or any damage to the condominium building or part thereof, which originates from the locker. Although the lockers are placed in the Common Area, Dunescape Villas Homeowner's Association, Inc. assumes no responsibility for locker security, theft of stored articles, risk of loss by fire or other peril, routine maintenance, care or repair. The Association does not maintain insurance on beach lockers, and shall not be responsible for, nor include the value of any locker, or its contents, in any insurance claim filed by or on behalf of the Association.

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SPECIFICATIONS FOR HOMEOWNER MAINTENANCE ITEMS

FIXED WINDOW ALONG SIDE OF BUILDINGS AT WINDOW SEATS

PGT WinGuard *VINYL PICTURE WINDOW* MODEL PW5520

Dimensions - 5'0" X 4'0"

FIXED GLASS PICTURE WINDOW, NO GRID

EXTERIOR & INTERIOR COLOR - BRONZE

GLASS - IMPACT RESISTANT, PREMIUM TEMPERED, HIGH PERFORMANCE LOW-E, CLEAR TINT

- Fasteners, stainless steel head flashing, polyurethane caulking Sonneborn NP1, and complete window tape seal, made by Winco or equivalent.

FIXED WINDOW – (LONG GABLE SIDE END WINDOW)

PGT WinGuard *VINYL PICTURE WINDOW* MODEL HR5520

Dimensions – 3'0" X 6'6"

FIXED GLASS PICTURE WINDOW, NO GRID

EXTERIOR & INTERIOR COLOR - BRONZE

GLASS - IMPACT RESISTANT, PREMIUM TEMPERED, HIGH PERFORMANCE LOW-E, CLEAR TINT

- Fasteners, stainless steel head flashing, polyurethane caulking Sonneborn NP1, and complete window tape seal, made by Winco or equivalent.

BEDROOM SLIDER WINDOWS (HALLWAYS)

PGT WinGuard *VINYL HORIZONTAL ROLLER WINDOW* MODEL HR5510

Dimensions – 4'0" x 4'0"

EQUAL LITE ½, NO GRID

EXTERIOR & INTERIOR COLOR - BRONZE

GLASS - IMPACT RESISTANT, PREMIUM TEMPERED, HIGH PERFORMANCE LOW-E, CLEAR TINT

1816 CHARCOAL SCREEN stainless steel

- Fasteners, stainless steel head flashing, polyurethane caulking Sonneborn NP1, and complete window tape seal, made by Winco or equivalent.

SPECIFICATIONS FOR HOMEOWNER MAINTENANCE ITEMS- Continued

ENTRY DOORS

- **FRONT SCREEN DOOR**
36" wide, Paul Argo 300 LL (louver over louvre) wood, 3" stainless steel hinges, Dexter knob set #980, Wright heavy duty closer #16050, or equivalent, interior screen.
- **FRONT DOOR**
36" wide, wood or fiberglass material, flush surface
- **UTILITY CLOSET (WASHER/DRYER) CLOSET DOOR**
36" wide, wood or fiberglass material, flush surface

SKYLIGHT

VELUX – CURB MOUNTED SKYLIGHT (VEL-N-20-00030) MODEL # FCM (08) A21 Special D

Dimensions – W-47" x H-59"

Glass (08): Tempered over white laminated heat-strengthened .02 loE Argon Filled IGU Low E366
Anodized bronze aluminum frame

New unit includes new exterior trim, stainless steel fasteners, stainless steel head flashing, polyurethane caulking Sonneborn NP1, and complete window tape seal, made by Roto or equivalent.
Warranty one year.

PAINT EXTERIOR

SHERWIN WILLIAMS – Exterior Architectural Latex, Duration Satin, CUSTOM MANUAL MATCH – DUNESCAPE GRAY - OCEANSIDE EXTEIOR WALLS.

SLIDING GLASS DOOR (LIVING ROOM & MASTER BEDROOM)

PGT Winguard Sliding Glass Door Model #6948, Coastal Package

Dimensions - 6'0" x 6'8"

Vinyl Aluminum Frame

Exterior & interior color – Bronze

Glass – Impact resistant DP-50 rated, Premium Tempered, high performance low-E, clear tint, no grid.
1816 charcoal screen stainless steel

One-year warranty

*Grade 316 stainless steel fasteners, Grade 316 stainless steel bottom pan, Grade 316 stainless steel head flashing, polyurethane caulking NP-1, complete window tape steal, 30 lb. black felt where needed.