

Rental Unit Rules and Information

For Nautical Club Phase I

Address Location:

The Nautical Club
1550 Salter Path Road
Indian Beach, NC 28512

Emergency Numbers

Emergency Medical Services, Fire, and Police: **Dial 911**
Non-Emergency: Indian Beach Police Department at 252-247-6700
Non-Emergency: Indian Beach Fire Department at 252-247-7994

Property Managers: Crystal Coast Management: 252-354-6333

For repairs and building, grounds, and pool maintenance, contact your rental company.

Circuit breaker panels are in the laundry rooms. All circuits are marked.

Definition:

Long Term Renter: Tenants for a term of more than thirty (30) days inherit the same rights as owners.

Vacation Renter: Any tenant renting for a term of less than thirty (30) days.

Overview

No rental unit may accommodate more than six registered guests. Such guests will have the use of two parking spaces during the peak season of (May through September) and of the outside bike rack(s). All renters and their visitors must respect the rights, comforts, and conveniences of their neighbors. No dangerous or unsafe activity or condition is permitted on Nautical Club property.

Prohibitions include the use of any open flame appliance; possession and/or use of any type of pyrotechnic device, including fireworks; misuse of water and sewer apparatuses and electrical devices; and inappropriate possession/use of flammables and toxic substances. Between the hours of 11:00 p.m. and 9:00 a.m., no loud noise (including music) shall be produced on common elements or in any unit if such sounds can be heard outside of the unit.

Any renter or guest who creates a nuisance or displays unacceptable conduct will be asked to leave the property. Owners of rental units grant the Residential and Master Associations the right to evict any tenant who does not comply with Nautical Club governing documents and agree to reimburse all costs in connection with such evictions.

Animals: Nautical Club governing documents allow pets only to owners.

Bicycles: Outdoor bicycle rack(s) are available on a first come/first served basis for temporary bicycle storage. Bicycles cannot be kept in any other common areas.

Boat Storage Area: For owners/Long Term Renters only. May use one Boat Storage Area space per unit on a first come/first served basis. Such users must mark the appropriate unit numbers on their watercraft (boats and paddle craft) and ensure that their trailers are operable, insured, properly licensed, and registered. Boats, watercraft, or trailers may not exceed 25 feet in overall length, from tongue to stern or motor (whichever is farthest from the tongue).

Elevators: There are two elevators in the building, as well as carts in the elevator lobbies to move luggage and other items. The elevators provide access to all floors, including the Penthouse, which offers an exercise room, study, game room, and more.

Emergency Evacuation: Although the Nautical Club is a steel and concrete building built to withstand the effects of many storms, public authorities can order evacuation of the island when a tropical storm or hurricane approaches and may not allow you to return. If such an event should occur, follow the public authority's directions. Do not wait until the last minute if a storm or hurricane approaches. In the event of power loss, an emergency generator is on site.

Parking: Renters are issued parking permits for two personal-use vehicles, such as cars, trucks, or vans. To avoid towing, each vehicle must be parked within lined spaces and display a permit on its front dashboard or the rearview mirror. Parking under the building is first come/first served, while ample parking is available outside. Parking of motor homes, travel trailers, campers, or other recreational vehicles on Nautical Club property is prohibited.

Penthouse Facilities: Renters may use the Penthouse facilities, which include a game room, a fitness center, restrooms, a reading room, and observation areas and agree to be responsible for any damages to property, equipment, or games used. A responsible adult must accompany children under the age of fifteen.

Pier and Boat Ramp: Renters may use the pier and boat ramp; such use is at their sole risk. Users may not jump or dive from the pier or park vehicles or boat trailers at the boat ramp. After launching boats, ramp users may not leave boat trailers at ramp area, but must return trailers to a commercial parking area.

Pool: Nautical Club renters may use the pool and pool facilities at their sole risk. Hours are 8:00 a.m. to 11:00 p.m. All swimmers must wear appropriate swimming attire (cutoffs, dungarees, and thongs are not appropriate) and be free of apparent or known infectious conditions, such as pink eye and colds. Pool users must clean up any trash, food, and toys, etc., before leaving the pool area.

Children in the pool area must be accompanied and supervised at all times by an adult. Children who are not potty trained must wear appropriate plastic pants/swim diapers under their swimsuits to enter the pool. Prohibitions include:

- a. Using large inflatable and non-inflatable flotation devices (individual flotation devices are permitted).
- b. Playing radios and other such equipment loudly.
- c. Diving.
- d. Running or taking part in hazardous activity.
- e. Bringing glass objects to the pool area.
- f. Allowing pets in the swimming pool and pool area, (per the State Health Department). Service animals are allowed in all areas except the pool itself.

Security: The Nautical Club has no third-party security service. However, the Indian Beach Police Department offers night-time observation and security patrols year-round. During the day, the property manager has one employee on site. The Indian Beach Police and Fire Departments are less than two miles away.

Skateboards, Roller Skates, Roller Blades, Bicycles and Tricycles. Use of these is prohibited within the condominium building (including the garage).

Small Craft: Renters may use Boat Storage Area for small craft, such as kayaks, canoes, and paddleboards. If a tenant brings such a craft, it must be marked with the number of the rental unit and stored in the Boat Storage Area racks.

Smoking: Smoking is prohibited in the pool area, front porches, elevators, and Penthouse facilities. With owners' consent, smoking is allowed in individual units and the balconies accessible only through the units.

Trash, Garbage, and Recycling: Renters must keep trash, garbage, and recyclables (glass, plastic bottles, and cardboard) in sanitary containers within each unit and dispose of them in the designated dumpster/containers (at end of drive near the Boat Storage Area).