



Nautical Club Phase I Rules and Regulations

Adopted April 24, 2015

These Rules and Regulations are issued jointly by both the Residential and Master Associations (RA and MA) and apply to all owners and guests who occupy units and use common elements of the Nautical Club Residential Condominium (RC) and the Nautical Club Master Condominium (MC). Each Association is responsible for enforcing the Rules and Regulations under its authority, except as noted. An owner has legal title to or an interest in a Nautical Club RC unit and may authorize occupancy and control of his or her unit to guests, either formally by rental contract (registered guest) or informally (often family).

Owners and guests are responsible for violations related to the units they occupy and to Nautical Club property.

Violations may result in fines and/or suspension of privileges or services.

Residential Condominium

1. **Activities/Conditions:** In general, all owners, guests, and visitors must respect the rights, comforts, and conveniences of their neighbors. No dangerous or unsafe activity or condition, including loitering, is permitted on Nautical Club property. Misuse of water and sewer apparatuses and electrical devices and inappropriate possession/use of flammables, toxic substances and use of charcoal grills within 20 feet of the building are prohibited. 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.

2. **Animals:** Owners may keep three or fewer common, domestic household pets, including service animals. Such animals must be licensed, inoculated, leashed, and controlled as required by law. When using common elements, owners must clean up any animal waste immediately. For convenience, bags and cans for pet waste are located in the front and rear yards of the building.

Prohibitions include:

- a. Unleashing dogs within Town of Indian Beach limits, which include the Nautical Club grounds.
- b. Allowing pets in the swimming pool and pool area, public restrooms, and the Penthouse (per the State Health Department, which prohibits animals in fitness rooms, public kitchens, or dining areas). Service animals are allowed in all areas except the pool itself.
- c. Creating a nuisance or unreasonable disturbance by allowing excessive barking.
- d. Leaving a pet or pets unattended on any balcony or common element.

Each owner is responsible for any claim resulting from and/or damage caused by his or her pet's behavior. Violations of these rules may result in fines and/or expulsion of the offending animal from the property. (See RD Article VI, section 6.8 and MD Article VII, section 7.3.)

3. **Balconies:** Owners and guests must keep balconies clean, neat, and orderly at all times; remove all items during a named storm; and ensure that no object blows or falls from the balcony, regardless of cause. Outdoor furniture is required. Prohibitions include:

- a. Placing wind chimes on balconies.
- b. Storing of personal property such as rafts, kayaks, and other similar items.
- c. The hanging of towels, clothing or other items over balcony railings.
- d. Throwing any items off balconies. (See Article VI, sections 6.2 and 6.13.)
- e. The use of charcoal grills or open flames.

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4. **Bicycles:** Bikes must be marked with the owner or guest's unit number and stored in designated storage closets, under stairwells on the ground floor (behind the stairs as allowed by the Fire Marshall), and on outside bike rack(s). To obtain up to two assigned spaces, owners must fill out an application for bike storage and submit it to the Building and Grounds Committee.

5. **Covered Porches:** These limited common elements are the alcoves outside interior units' front entrances. Owners and guests must keep covered porches clean, neat and orderly at all times. Furniture specifically made for porch use recommended. Owners and guests must ensure that use of metal furniture not result in rust marks on porch floors.

Objects that may be easily affected by mild to moderate wind, are required to be removed from the porch when occupant is not on the premises. Item that may be affected by moderate to high (non-hurricane) winds are to be removed when unit is not occupied. ALL items are to be removed when a named storm is approaching.

Limit of one storage box per condo unit. Brown/white/or tan in color. Dimensions not to exceed: 61w x 28d, 25h (+/- 2"). Not to exceed window height.

Prohibitions include:

- a. Allowing porch furniture and décor to intrude into the common area walkways.
- b. Attaching anything to the walls or floors.

6. **Golf Carts:** Owners of golf carts must mark them with their condominium unit numbers, park in outside spaces during prime season (May 1st-September 30th), and recharge the carts using an outside 110v plug. Parking of golf carts in the Boat Storage Area is prohibited.

7. **Parking:** When in residence, owners and guests may park registered personal-use vehicles, such as cars, trucks, and vans, in the inside and outside parking areas (RC and MC) on a first come/first served basis. When absent from the premises for more than 24 consecutive hours during prime season (April-November), owners and guests must park in outside parking only. To avoid towing, each vehicle must be properly registered and parked within lined spaces. All owners' vehicles must have parking stickers on their lower left windshields or hanging tags on their rearview mirrors; guest and visitor vehicles must display rental passes or tags that are clearly visible from outside the vehicle (See Article VI, Section 6.5). Prohibitions include:

- a. Blocking any driveway, entrance, or aisle.
- b. Parking any motor home, travel trailer, camper, or other recreational vehicles, excluding golf carts, on Nautical Club property.
- c. Parking boats or boat trailers outside of the designated Boat Storage Area.
- d. Repairing/maintaining any car, truck, van, or similar vehicle except in emergency situations.

8. **Penthouse:** Owners and guests may use the Penthouse facilities, which include a game room, a fitness center, restrooms, a reading room, and observation areas. Quiet hours are between 11:00 p.m. and 9:00 a.m. (consideration of seventh floor residents is appreciated). Prohibitions in Penthouse facilities include:

- a. Failing to provide adult supervision of children under the age of 15.
- b. Bringing pets (other than service animals).
- c. Smoking.

9. **Porch Fans:** Must be white and marine grade outdoor fan.

10. **Rental Units:** No rental unit may accommodate more than six registered guests. Such guests will have the use of two parking spaces during the peak season (May 1st- September 30th) and of the outside bike rack(s). Owners who lease their units must provide the Residential Association a statement of intent to lease; such owners or their rental companies must also provide all renters with a copy of the Rental Unit Rules and Information and with parking passes.

Prohibitions include:

- a. Possessing or using any type(s) of pyrotechnic device, including fireworks.
- b. The use of charcoal grills or open flames within the building or within 20 feet of the building (outside grills are available and the only authorized grills available for renters).
- c. Storing boats or boat trailers in the Boat Storage Area (renters of more than one month excepted).

Any renter who creates a nuisance or behaves unacceptably will be asked to leave the property. Owners of rental units grant the Residential Association the right to evict any tenant who does not comply with Nautical Club governing documents and agree to reimburse all costs in connection with any eviction.

11. **Residential Common Elements:** No owner or guest may store personal property on or obstruct any of the common elements (walkways, elevators, entrances, and stairs), which must be kept free and clear of trash, debris, and other unsightly materials. (See RD Article VI, Section 6.3.)

12. **Satellite Dishes and Antennas:** No satellite dish, antenna, or similar equipment may be placed on the exterior of any residential unit or common element

13. **Skateboards, Roller Skates, Roller Blades, Bikes and Tricycles.** Use of these is prohibited inside RC common areas (including the garage).

14. **Smoking:** Smoking is prohibited in the pool area, common elements, front covered porches, elevators, and Penthouse facilities. Smoking is allowed in individual units and the limited common elements accessible only through the units.

15. **Storm Doors:** Owners may install storm doors (Anderson or Larson recommended) on their front entrances, subject to the provisions of Article V of the Residential Declaration, Alteration of Units, and to approval by the Building and Grounds Committee by (see CCMC website for ARC form). All storm doors must be of good quality construction, with one or two glass panes, white framing, and brushed nickel hardware.

16. **Trash and Recycling:** Each owner or guest 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). (See RD Article VI, section 6.4.)

Master Condominium (land outside building including pool area)

17. **Boat Storage Area:** Owners only may use one Boat Storage Area space per unit on a first come/first served basis. Such users must ensure that their watercraft (boats and paddle craft) and trailers are operable, insured, properly licensed, and registered, as required. Boats, watercraft, or trailers that exceed 25 feet in overall length, from tongue to stern or motor (whichever is farthest from the tongue).

In addition, each watercraft and trailer must be registered with the Nautical Club Building and Grounds Committee and marked with the appropriate Club-issued decals, as well as the relevant unit number. This identification requirement alone will be administered and enforced by the Residential Association.

Boat Storage Area parking sections are designated as follows (looking northeast):

Front left (current location): Small paddle craft (Kayaks/canoes/boards)

Back left: Jet skis

Front right: Small boats/dinghies (straight spaces)

Back right: Medium/large boats angled spaces

Prohibitions include:

- a. Parking of campers, recreational vehicles, and utility or other type trailers.
- b. Parking on grassy areas.
- c. Repairing boats in other than emergency situations.

Violation of these rules may result in having a boat/trailer and/or other vehicle towed at owner's expense.

18. **Pool:** Swimming and other uses of pool facilities are at the sole risk of the user(s). Only Nautical Club owners, guests, and visitors may use these facilities, which are open from 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 close opened umbrellas, 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.

19. **Pier and Boat Ramp:** Only owners, guests, and their visitors may use the pier or 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 must return trailers to the Boat Storage Area, as appropriate.

20. **Small Craft:** Small craft, such as kayaks, canoes, and paddleboards, must be stored on racks in the Boat Storage Area when not in use for more than 48 hours. Such craft must be rotated every 24 hours from one side of ramp to other on the sound-front grass. Owners of watercraft stored in the small craft storage racks must mark their craft with their unit numbers. Owners who rent must display within their units the Tenant Rules and Regulations, which state that small craft are privately owned and not for public use.