



## 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 experiences 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, in writing. If the Managing Agent cannot resolve your concerns, they will be referred to the Association's Board of Directors.

Thank you for your cooperation.

Sincerely,

The Point Emerald Villas Board of Directors

Revised July 2016

1. DEFINITIONS:

Occupant shall mean any owner of a condominium, his invitees, guests, or any tenant occupying unit.

2. COPIES OF RULES FOR INVITEES, GUESTS AND TENANTS:

Rental agents shall forward a copy of these Rules and Regulations to lessees and renters prior to such lessee or renter leaving home with unauthorized pets, boats, campers and trailers. Each unit owner shall make available to his invitees, guests or tenants a copy of these Rules and Regulations in a prominent place in the unit.

3. PETS:

No pets allowed on Point Emerald Villas premises other than pets belonging to CONDO OWNERS. First offense of this rule incurs an immediate \$100 fine with no warning! ONLY POINT EMERALD VILLAS CONDO OWNERS are permitted to have properly registered pets at Point Emerald Villas. Renters and/or guests are NOT allowed to bring a pet onto the premises. Owner registered pets must display the appropriate tag on their collar, be on a leash in common areas, and abide by the "Point Emerald Villas Pet Policy Rules and Regulations" at all times.

4. BOATS:

No boats or boat trailers of any kind or nature are allowed on premises at any time, for any reason.

5. CAMPERS AND TRAILERS:

No house trailer campers, camping trailers, fold-up or pop-up type camping trailers, utility trailers, tag-a-long trailers or any other trailer or camper of any kind or nature are allowed on premises.

6. MOTORHOMES:

Motorhomes are *NOT* allowed on the premises. (A motorhome is defined as any motorized vehicle that is capable of providing self-contained living facilities such as but not limited to sleeping, cooking, self-contained toilets, etc., for overnight accommodations.)

7. GRILLS AND/OR OUTDOOR COOKING:

Cooking, charcoal grilling and/or open flames grills are *NOT* allowed on any balconies or common hallways.

8. USE OF COMMON AREAS:

All common areas, including but not limited to the parking lot, hallways, stairs, and landscaped areas shall be used for *ONLY* the purpose or purposes intended.

- A. Do *NOT* leave items stored in the walkway when the unit is *UNOCCUPIED*.
- B. When the unit is *OCCUPIED*, items shall *NOT* be placed in the walkways in a manner which will impede the area.
- C. Bicycles or motorized vehicles may *NOT* be parked in the hallways for any amount of time.
- D. Please remember *NOT* to block the entrances to sidewalks and ramps when parking your vehicle.
- E. Park in designated parking stalls only.
- F. Washing or cleaning of vehicles of any type is *NOT* allowed on the common areas.

9. SWIMMING POOL RULES AND REGULATIONS:

- A. The pool will be open from 9:00 a.m. until 10:00 p.m.
- B. Please shower before entering the pool.
- C. Running in the pool area is *NOT* allowed.
- D. Elevated diving in pool from decks, benches, furniture, fence, etc. is *STRICTLY PROHIBITED*.
- E. Surfboards, inner tubes, floats or other items of a like nature are *NOT* allowed on the pool area, EXCEPT for small floats or float like devices used by small children who cannot swim.
- F. No glass is allowed in the pool area.
- G. Pool furniture shall not be removed from the enclosed pool area.
- H. Owner shall be required to replace at their expense any furniture that is maliciously damaged or removed by any occupant in his unit.

10. WATER SUPPLY AND PLUMBING:

In order to minimize the potential for damage to common areas and adjacent units, the water supply to each unit must be turned off when the unit is unoccupied for more than 48 hours. It is the owner's responsibility to ensure that they, their guests, rental agents or property managers comply with this requirement. In the event of a water or plumbing leak, the owner, guests, rental agent or property manager is required to notify the Association manager and the on-site manager immediately to facilitate assessment of damage to common areas and adjacent units. (Reminder to turn off icemakers and water heaters when turning off the water.)

11. BALCONIES:

The balconies shall be used for the purposes intended and shall *NOT* be used for hanging or drying laundry, cleaning rugs or household items or for storage purposes. Occupants are only permitted to use the balconies for the drying of beachwear such as towels and bathing suits IF HUNG ON A LINE THAT IS BELOW THE RAILING HEIGHT.

12. ALTERATIONS:

Occupants must obtain prior written approval from the Associations before making alterations and/or additions to any of the common elements.

Occupant are *NOT* allowed to undertake any item of painting, repair or maintenance to be provided by the Association unless in an emergency situation or pursuant to written approval of the Association.

13. ANNOYANCES:

- A. Children shall play and run in the yards, not in the halls.
- B. No occupant may make or permit any disturbing noises in the units or the common elements nor do anything that would interfere with the rights and comforts of the other occupants.
- C. Occupants staying in a unit with hard wood, ceramic tile, or any other hard flooring must be mindful of their neighbors below by *NOT* stomping, running, or slamming doors within the unit as sound does carry.
- D. No occupants may play any radio, musical instruments, phonograph, or television set in his unit or on or about the condominium premises in such a manner as to disturb or annoy other occupants.

- E. Any activity or creation of any condition which may cause damage or injury to any persons or property within the condominium or which may be contrary to the general health, safety and morals of persons within the condominium is strictly prohibited.

14. ANTENNAE:

No radio or television antennas nor any wiring for any such purposes may be installed on the exterior of the building or upon the common elements without prior written consent of the Association.

15. GARBAGE:

Disposition of garbage and trash shall be only by the use of garbage disposal units or by the use of trash receptacles supplied by the Association. No garbage shall be left or stored in the hallways. Garbage and trash shall be placed in plastic bags before depositing in the dumpsters located in the wooded area near the sewage treatment plant.

16. SIGNS:

No signs, advertising, or notice of any kind or type whatsoever, including but not limited to "For Rent" or "For Sale" signs shall be permitted or displayed on the exterior of any unit nor shall be posted or displayed in such a manner as to be visible from the exterior of any unit, except as permitted by the Association.

17. DRAPERIES AND WINDOW TREATMENT:

All window and/or sliding glass door treatments (color coordinated Venetian blinds, window shades, draperies, etc.) must have either a white or off-white backing that shows from the exterior of the units.

18. DUNES:

Boardwalks must be used when going to the beach. *The dunes are our greatest protection and we must protect them.* It is unlawful to cut any vegetation from the dunes. There is a \$200.00 North Carolina fine for doing so.

19. TENNIS COURTS:

- A. Tennis courts are available for owners and guests on a first come, first serve basis.
- B. When others are waiting, please remember to limit your playing time to an hour.

C. Proper tennis attire must be worn. Tennis shoes only (no jogging shoes).

20. OPERATION OF VEHICLES:

No vehicle of any kind including but not limited to automobiles, motorcycles, mopeds, trucks, bicycles and skateboards may be operated in an unsafe manner on the property of the condominium. All speed limit signs shall be observed.

21. PARKING:

The marked parking spaces shall not be used for extended parking of cars or vehicles.

22. SKATEBOARDING, BICYCLING AND ROLLERBLADING:

Skateboarding, bicycling and rollerblading are restricted to paved areas *ONLY* (excluding the tennis courts).

23. VIOLATIONS:

Any violations of the foregoing rules and regulations may result in a fine, which will be special assessed to the owner in addition to all other legal remedies as provided by the master deed, the Association by-laws of the state of North Carolina.

Said fine may be assessed repeatedly upon failure of owner or member to correct the infraction after notice by the Association. All fines that are levied shall be collected in the same manner as common expense or maintenance charges. Any occupant accused of violations and assessed a fine has a right to appeal to the grievance committee. Said grievance committee shall be composed of three owners appointed from time to time by the Association. The committee shall hear the accused violation of these rules and regulations.

THE RESIDENT MANAGER LIVES IN UNIT D-107 AND IS RESPONSIBLE FOR THE ENFORCEMENT OF THESE RULES AND REGULATIONS

