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FOR REGISTRATION REGISTER OF DEED:
REBECCA P. SMITH
NEW HANOVER COUNTY, NC
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Prepared by: Charles D. Meier

Return to: Charles D. Meier
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Wilmington, NC 28401

STATE OF NORTH CAROLINA

RULES AND REGULATIONS OF
AVALON OAKS

COUNTY OF NEW HANOVER

HOMEOWNERS' ASSOCIATION
(Effective July 11, 2007)

The purpose of the following Common Areas Rules and Regulations is to promote the recreation, health, safety, welfare, common benefit and enjoyment of all residents of Avalon Oaks and Avalon West regarding the Common Elements, Common Areas, Pier and Boat Dock Facility, and fifteen (15) Pedestrian Access Easement of Avalon Oaks ("Common Areas").

1. Access to Common Areas is limited to Lot Owners of Avalon Oaks and Avalon West, their tenants, family and accompanied guests only, who are current with assessments to Avalon Oaks. Avalon Oaks HOA reserves the right to prohibit the use of the Common Areas by Lot Owners of Avalon Oaks and Avalon West who are not current on their assessments to Avalon Oaks.
2. Persons under the age of 12 shall be supervised by an adult at all times when using the Common Areas and waterway.
3. No gasoline powered golf carts are allowed on Common Areas.
4. No motor vehicles (cars, motorcycles, any gas operated vehicle) shall be allowed on the Common Areas. Any watercraft to be launched shall be transported to the water via non-motorized means (ex: pulled by hand or golf cart) when using the Common Areas. Only non-motorized watercraft less than fourteen (14) feet in length belonging to a Lot Owner in Avalon Oaks or Avalon West may be launched from the Common Areas. In an

- emergency such as a hurricane, Avalon Oaks residents only may utilize the Common Areas for launching or removal of watercraft.
5. All Lot Owners shall use consideration and common sense to keep noise at a reasonable level when using Common Areas. No boisterous activity or loud music is permitted as to avoid disturbing other Lot Owners.
 6. Swimming is done at your own risk. Dangerous obstructions and sharp objects that are not visible during high tide are scattered in the area could pose a hazard to swimmers and watercraft.
 7. No docking of any watercraft outside of the six (6) designated boat slips shall be permitted, nor shall any watercraft be tied up, anchored or allowed to remain overnight within the riparian corridor of the Common Areas. No watercraft may be stored on, allowed to remain overnight or attached to Common Areas except watercraft owned by an owner of a boat slip within said boat slip.
 8. All watercraft shall be removed when a hurricane WARNING is issued. Damages caused by any watercraft not being removed shall be assessed to the watercraft owner.
 9. Crab Pots shall be marked with Lot Owners name and meet Wildlife Resources Requirements for use.
 10. Docks should be washed down after cleaning fish or crab pots.
 11. Lot Owners are responsible for all guests' and family members' safety and conduct during their visit. This includes any damages to Common Areas.
 12. All Lot Owners are responsible for keeping Common Areas clean and free of trash.
 13. Access to Common Areas is not to be blocked by vehicles, recreational equipment or any other object.
 14. No alterations to Common Areas shall be done without the written consent of the Avalon Oaks HOA.
 15. Pets in Common Areas shall be on a leash and cleaned up after at all times.
 16. Only licensed drivers shall drive golf carts.
 17. No personal property shall be stored on or around the Common Areas
 18. No Lot Owner may conduct or hold any party or gathering of more than ten (10) persons on the Common Areas without the written permission of the Avalon Oaks HOA.
 19. No fires, camping or cooking shall be allowed on the Common Areas without the consent of the Avalon Oaks HOA.
 20. No signs (except those erected by the Avalon Oaks HOA) shall be placed on nor any commercial activity conducted upon the Common Areas.
 21. No activity shall be conducted which despoil or tend to despoil, the Common Areas. No immoral, improper, illegal, noxious or offensive activity shall be carried on the Common Areas, nor shall any nuisance be allowed on the Common Areas, nor shall any activity be conducted upon the Common Areas which reasonably interferes with the peaceful and proper use of the Common Areas. The Avalon Oaks HOA shall, in its

good faith discretion, have the power and authority to decide what constitutes a nuisance or improper use of the Common Areas.

- 22. Violators of these Rules and Regulations shall be subject to fines and termination of their privileges to use the Common Areas to the fullest extent permitted by law. Lot Owners are responsible for the conduct of their tenants, family and guests.

Note: Access to the Common Areas via Windy Hills Drive is limited to Avalon Oaks residents and guests only. All other permitted users must use the fifteen (15) Pedestrian Access Easement.

These Rules and Regulations were adopted by a majority vote of the Board of Directors the 11 day of July, 2007.

AVALON OAKS HOMEOWNERS' ASSOCIATION

By: Paulina M. Headlee

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

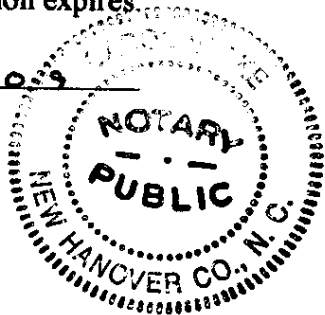
I, CAROL BLAKE, a Notary Public in and for the State and County aforesaid, do hereby certify that ~~CAROL BLAKE~~ PAULINA M. HEADLEE personally came before me this day and acknowledged that he/she is VICE PRESIDENT of Avalon Oaks Homeowners' Association, a corporation, and that he/she, as VICE PRESIDENT, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 15th day of AUGUST, 2007.

Carol Blake
Notary Public

My Commission expires:

5/6/09





REBECCA P. SMITH
REGISTER OF DEEDS, NEW HANOVER
216 NORTH SECOND STREET

WILMINGTON, NC 28401

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State of North Carolina, County of New Hanover

DOCUMENT OF
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