



Prepared by: The Preserve Condominium Association Inc

Return To: CAMS, 3960 Executive Park Blvd. Suite 8, Southport, NC 28461

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

RULES AND REGULATIONS OF THE
PRESERVE CONDOMINIUM
ASSOCIATION
(APPROVED March 6, 2020)

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Definitions: For the purposes of this document the terms "Preserve Condominium Association" and "Association" shall mean The Preserve Condominium Association, Inc; the terms "Board" and "Executive Board" shall mean the 'Association's Board of Directors; the terms "Unit Owner" and "Owner" and "lot owner" shall mean the legal owner of record of a condominium unit in The Preserve at Oak Island; the terms "lot" and "condo" shall refer to a condominium unit in The Preserve at Oak Island; the terms "common elements" and "limited common elements" shall mean property not held in individual/private ownership; the term "Resident Host" shall refer to Unit Owners or authorized Lessees.

I. RULES AND REGULATIONS:

- a. In order to keep the community operating and looking at its best the Rules and Regulations are listed below. These Rules and Regulations are consistent with those outlined in the Covenants, Declarations and Bylaws of the Association and were adopted by the Board pursuant to Article VII, Section 1 of the Bylaws. Additional or supplementary Rules and Regulations may be promulgated and amended from time to time by the Board or the Association, as more fully provided in the Bylaws and/or the Condominium Act.
- b. Courteous behavior is expected from everyone using The Preserve amenities.

II. COMPLIANCE:

- a. Each Unit Owner and Occupant shall comply with all applicable provisions of the North Carolina Condominium Act, the Declaration of the Association including as previously and hereafter amended, the Association's Bylaws including as previously and hereafter amended, the Articles of Incorporation of the Association, and these Rules and Regulations. Failure to comply shall be grounds for action by the Association. Such action may include suspension of voting rights and/or community privileges and/or imposition of financial penalties and/or enforcement by any legal means, including injunction and recovery of monetary damages. Additionally, an aggrieved Unit Owner, or any other person adversely affected, may take action for recovery of damages, injunction or other relief. All Unit Owners are responsible for the actions of their dependents, guests and lessees. Each Unit Owner is required to have the Rules and Regulations on their premises at all times. Each Unit Owner is also required to forward a copy of any Lease Agreement to CAMS, 3960 Executive Park Blvd., Suite 8, Southport, NC. 28461; Attention: The Preserve Community Manager.

- b. Lessee: Lessees are required equally with Lessors (Owners) to abide by these Rules and Regulations, which must be attached to or otherwise fully incorporated in all leases and furthermore, these Rules and Regulations must be furnished to each Lessee by the Lessor prior to any lease being entered into. The Owner is required to provide a copy of each signed lease to CAMS along with the address, email and phone number contact information of Lessee. Lessees cannot sublet condos without the prior written consent of the Board.

III. ENFORCEMENT AND PENALTIES:

- a. Any violation of the Declaration, Bylaws, Articles of Incorporation or these Rules and Regulations by Unit Owners, dependents, Lessees or guests shall be subject to the procedures outlined in 47C-3-107.1 of North Carolina Condominium Act, Article 3.
 1. 1st Offense will be a warning letter
 2. 2nd and Subsequent Offenses will result in an Adjudicatory Hearing. Initial fines will be \$100 per day subject to recommendations by the Adjudicatory Committee. Guidance will follow State Statute 47C-3-107.1.
 - "State Statute 47C-3-107.1. Procedures for fines and suspension of condominium privileges or services. Unless a specific procedure for the imposition of fines or suspension of condominium privileges or services is provided for in the declaration, a hearing shall be held before the executive board or an adjudicatory panel appointed by the executive board to determine if any unit owner should be fined or if condominium privileges or services should be suspended pursuant to the powers granted to the association in G.S. 47C-3-102(11). Any adjudicatory panel appointed by the executive board shall be composed of members of the association who are not officers of the association or members of the executive board. The unit owner charged shall be given notice of the charge, opportunity to be heard and to present evidence, and notice of the decision. If it is decided that a fine should be imposed, a fine not to exceed one hundred dollars (\$100.00) may be imposed for the violation and without further hearing, for each day more than five days after the decision that the violation occurs. Such fines shall be assessments secured

by liens under G.S. 47C-3-116. If it is decided that a suspension of condominium privileges or services should be imposed, the suspension may be continued without further hearing until the violation or delinquency is cured. A unit owner may appeal a decision of an adjudicatory panel to the full executive board by delivering written notice of appeal to the executive board within 15 days after the date of the decision. The executive board may affirm, vacate, or modify the prior decision of the adjudicatory body. (1985 (Reg. Sess., 1986), c. 877, s. 1; 1997-456, s. 27; 2005-422, s. 14).

Please submit all violations of these Rules and Regulations in writing and include the complete mailing and email address to CAMS, Attention: The Preserve Community Manager.

IV. RESIDENTIAL PURPOSES:

- a. The Units shall be occupied and used by Unit Owners and occupants for residential purposes only with twelve (12) month minimum lease and no subletting allowed without the prior written consent of the Board. No commercial business is allowed in units.
- b. All adult Lessees must be on lease and each unit is restricted to two (2) vehicles per unit in parking garage. See Parking Management and Control Policy.
- c. Leases: All leases shall be for an entire Unit, shall be in writing, and shall be subject to the Declaration, Bylaws, and Rules and Regulations, and any failure of the Lessee to comply with the terms of such documents shall be a default under the lease. Any Unit owner who enters into a lease of his/her Unit shall promptly notify the Association of the name and address of the Lessee, along with email and phone number contact information of the Lessee. The Lessee must report make, model and license plate number of each vehicle associated with leased Unit. Lessee is restricted to a maximum of two (2) vehicles in parking garage. Owner is to report Unit number leased, and the term of the lease. Lessees are not permitted to have any pets on the premises.

V. TRASH AND RECYCLE ITEMS:

- a. All Unit Owners, Guests, and Lessees shall carry their personal trash and recycle items to the designated dumpster areas only. No trash or recycle items shall be allowed to be dropped off at the elevators, stairs, walkways or any other location other than the designated dumpster areas. If recycle bins are full, then Unit Owners, Guests and Lessees shall place recycle items in the dumpsters. Under no circumstances shall anyone place recycle items next to recycle bins or next to dumpsters. The recycle bin lids and dumpster doors must be completely closed to contain debris after depositing trash and recycle

items. Boxes must be broken down before being placed in recycle bins. No dumping of trash or recycled material generated off-site is permitted. Commercial dumping is prohibited.

VI. PETS:

- a. Only Unit Owners occupying their premises shall be allowed to keep or maintain cats or dogs as defined herein. Lessees are not allowed to have any pets.
- b. No more than two (2) dogs, two (2) cats, but not to exceed three (3) total animals may be kept by a Unit Owner.
- c. Giant breeds of dogs as listed by the American Kennel Club such as but not limited to Great Danes, Saint Bernards, Irish Wolfhounds, or Mastiffs even as puppies may not be kept or maintained in any Unit or allowed on the Common Elements.
- d. No dogs, even as puppies, of any size regardless of breed that attack, bite, jump, fight or bark excessively and/or aggressively, may be kept or maintained in any Unit or allowed on the Common Elements. Without limiting the foregoing, no "Dangerous dog" or "Potentially dangerous dog" may be kept or maintained in any Unit or allowed on the Common Elements. As used in the prior sentence, Dangerous dog shall have the meaning set forth in N.C. Gen. Stat. § 67-4.1(a)(1) and Potentially dangerous dog shall have the meaning set forth in N.C. Gen. Stat. § 67-4.1(a)(2). Such definitions are set forth below. "Dangerous dog" means a dog that: 1. Without provocation has killed or inflicted severe injury on a person; or 2. Is determined by the person or Board designated by the county or municipal authority responsible for animal control to be potentially dangerous because the dog has engaged in one or more of the behaviors listed in subdivision (2) of this subsection; or 3. Is owned or harbored primarily or in part for the purpose of dog fighting, or any dog trained for dog fighting. "Potentially dangerous dog" means a dog that the person or Board designated by the county or municipal authority responsible for animal control determines to have: a. Inflicted a bite on a person that resulted in broken bones or disfiguring lacerations or required cosmetic surgery or hospitalization; or b. Killed or inflicted severe injury upon a domestic animal when not on the owner's real property; or c. Approached a person when not on the owner's property in a vicious or terrorizing manner in an apparent attitude of attack.
- e. Dogs are not allowed to run free and must be properly leashed and escorted at all times when they are outside the Units. If the escorting person does not pick up the dog waste the owner's dog will be classified as a nuisance dog and will be subject to the provisions set forth herein in addition to fines.

- f. A nuisance dog is defined as one that excessively or aggressively barks, endangers others, pet owner does not pick up dog waste, or a dog that roots or digs in Common Elements.
- g. Any animal classified as a nuisance by the Board, in their sole discretion, may not be kept or maintained in any Unit and must be permanently removed from The Preserve properties.

VII. VEHICLES:

- a. Only golf carts, passenger cars, motorcycles, and/or trucks of three quarter ton capacity or less shall be permitted to use covered parking spaces. Boats, motor boats, campers, trailers, motor or mobile homes or similar type vehicles and large trucks of over three-quarter ton capacity are expressly prohibited in parking garage spaces and other outside parking areas. Care must be taken to ensure vehicles fit in striped parking spaces. Several longer spaces will be marked with a courtesy sign stating "Please reserve for Maximum Length Vehicles".
- b. No inoperable vehicle or vehicle without current registration, inspection and insurance will be permitted on the Property. The Association shall have the right to have all such vehicles towed at the owner's expense.
- c. TOWING PROCEDURE – The Preserve BOARD has contracted with Yaupon Service for towing services required to enforce the Parking Management and Control Policy. Yaupon Service will be authorized to tow vehicles from The Preserve property only at the direction of Preserve Staff responsible for monitoring onsite parking. Starting on January 1, 2016 any vehicle parked on The Preserve property in violation of The Parking Management and Control Policy will be issued a warning notice of violation of The Preserve Parking Management and Control Policy. This warning will advise the vehicle owner/driver to remove the vehicle from The Preserve property (or affix a proper parking permit or visitor hangtag) within 5 calendar days after which the vehicle will be subject to towing off of The Preserve property at the vehicle owner's expense. Continued violation of this Policy will result in towing without notice and could result in suspension of the violator's existing garage parking privileges following a hearing before The Preserve Adjudicatory Committee. Recovery of towed vehicles can be arranged by calling Yaupon Service at 910-278-6373
- d. No resident may repair or change oil on any vehicles, boat motors, motorcycles or any type of motor on the Property including Common Elements, parking areas and roads. No mobile detailing or washing of vehicles is allowed in parking garage area.
- e. Drivers are to drive cautiously on all roads and parking areas and not exceed the 15 mph posted speed limit and other signs. Drivers must not drive around speed bumps.

VIII. PARKING: (refer to Parking Management & Control Policy)

- a. All vehicles parked on Preserve property must exhibit an official Vehicle Parking Permit or a valid Visitor Parking Hangtag approved by The Preserve Homeowners Association Board of Directors. Exception: Service vehicles with business/service name clearly exhibited on the vehicle will be allowed to temporarily park on The Preserve property while providing said services.
- b. Two static-cling type Vehicle Parking Permits will be issued to each Unit Owner upon satisfactory completion and submittal of the approved Application for Vehicle Parking Permits. Parking permit application forms are available from and should be submitted to CAMS Client Services by regular mail, FAX or email for approval and issuance of authorized static-cling Vehicle Parking Permits, Visitors Parking Hangtags, and Bicycle Parking Decals. All Vehicle Parking Permits, Visitor Parking Hangtags and Bicycle Parking Decals will be issued only through CAMS Client Services and are subject to BOARD approval. Vehicle Parking Permits for cars and trucks are to be exhibited on the lower left side of the front windshield such that they are fully and clearly visible from outside the vehicle to Preserve Staff responsible for monitoring onsite parking. Replacement static-cling Vehicle Parking Permits, Visitor Parking Hangtags and Bicycle Decals will be available for a fee.
- c. Motorcycles, scooters, golf carts and other such conveyances are considered to be "vehicles" for the purposes of this policy and the issuance of Vehicle Parking Permits as described above. Vehicle Parking Permits for motorcycles, scooters, golf carts and similar vehicles are to be exhibited on the lower left side of the windshield. If the vehicle does not have a windshield, the Parking Permit must be placed in a location that is fully and clearly visible to Preserve Staff responsible for monitoring onsite parking.
- d. Motorcycles and other motorized vehicles with excessively loud exhaust systems will not be allowed to park in any of the garages on The Preserve property.
- e. Bicycles – Each Owner must request Bicycle Parking Decals if they wish to use the bike racks that are provided by The Preserve and that are located in each parking garage. Bicycle Parking Decals can be requested on the Application for Vehicle Parking Permits discussed previously. Only bicycles with approved decals can use The Preserve bike racks. Bicycles that are not displaying a parking decal, or that are not in serviceable condition while using The Preserve bike racks, will be removed and turned over to the Oak Island Police Department as derelict bikes. Under no circumstances can bikes be chained or otherwise secured to railings, banisters, stanchions, pipes, etc. on The Preserve property. Bikes found locked to anything other than the provided bike racks will be removed and turned over to the Oak Island Police Department as derelict bikes. Bicycle Parking Decals are to be exhibited on the rear fender. If the bike does not have a rear fender, the sticker/decal must be placed in a location that is fully and clearly

visible to Preserve Staff responsible for monitoring use of The Preserve bike racks.

- f. Two Visitor Parking Hangtags will be issued to each Unit with an approved Application for Vehicle Parking Permits on file with CAMS. Visitor Parking Hangtags are intended for use by visitors parking a vehicle in the parking garage for more than one day (24 hours). Visitor parking privileges are intended to be short-term, and typically would not include more than fourteen calendar days per visit. All Visitor Parking Hangtags will be issued only by CAMS Client Services and are subject to Board approval. Visitor Parking Hangtags must be placed on the vehicle rearview mirror or dashboard, or in such a location where it is fully and clearly visible from outside the vehicle to Preserve Staff responsible for monitoring onsite parking.
- g. Parking of any kind shall be prohibited except in spaces designated for such parking by being paved and striped. The Association reserves the right to designate parking for each Unit.
- h. No parking is allowed in front of dumpsters or in the turnaround area located behind building 3. The turnaround area is for loading and unloading only and for temporary service vehicles providing active service calls to Units. No overnight parking is allowed, no campers or motor home parking is allowed, no boat parking is allowed, no trailer parking is allowed, and no long term parking is allowed.

IX. STORAGE IN OUTSIDE AREAS:

- a. All Unit Owners' property not stored in their unit must be stored in their separate storage room. Common area outside of each storage room must be kept clear. Only patio furniture is allowed on private balconies.
- b. The main entry breezeways, where the stairs and elevator lead, are the walkways for all residents on the floor of that building. Residents on balcony floors may use chairs to sit outside provided they are removed immediately after use. This ensures that nothing will impede entrance or egress during emergencies. Walkways that do not lead to an exit are exceptions to this rule. All breezeways including the dead-end breezeways are blown off by maintenance personnel to remove pine needles and other plant debris from walkways. Be careful not to impede the cleaning and/or maintenance of breezeway areas with excessive outdoor furniture, rugs, carpet, and plants. These areas were not intended to hold a complete roomful of furniture. Any potted plants or other vegetation or decorations will be kept to maintain a neat appearance. Owners are responsible for timely removal of any plant debris. All furniture in breezeways, limited common elements and common elements must be removed during storm events.

X. GRILLS:

- a. Town of Oak Island fire regulations and insurance issues dictate that open flame grills (gas or charcoal) may not be stored or used on balconies under any circumstance. Propane tanks and grills containing propane tanks are not allowed on private balconies or in storage units. Electric grills are permitted.
- b. The charcoal grills located behind each building are for resident's use only. The user must clean the grill after each use, and properly dispose of ashes after they cool.

XI. HAZARDOUS USE AND WASTE:

- a. Nothing shall be done to or kept in any Unit or the Common Elements that will increase any rate of insurance maintained with respect to the condominium. No Unit Owner or Lessee shall permit anything to be done to or kept in his/her Unit or the Common Elements that will result in the cancellation or increase in cost of insurance maintained with respect to the condominium, or that would be in violation of any law, or that will result in the commitment of waste (damage, abuse or destruction) to or in any Unit or the Common Elements.

XII. YARD/GARAGE SALES:

- a. Yard/Garage sales are strictly prohibited under all circumstances.

XIII. SIGNS PROHIBITED:

- a. "For Sale," "For Rent," "For Lease," or other advertising signs are not permitted. However, lock boxes are permitted on unit entrance doors.
- b. Real Estate Open House signs are approved on the day of the open house. Additionally they are to be displayed no sooner than one hour prior to open house and removed no later than one hour after conclusion of open house.

XIV. COMMON ELEMENTS RULES/ PLAY AREAS.

- a. Children are not to play (skateboard, skate, hover board, bike ride, rollerblade, etc.) on roofs, elevators, stairs, hallways, and parking garages or in or around the mail boxes.
- b. The Common Elements may be used for playing so long as it does not destroy grass or planting and is not too loud so as to be an annoyance or nuisance to the neighborhood. Owners will be responsible for replacing any Common Element property damaged or destroyed by their children, themselves, their guests, their pets, or their Lessees.

- c. No permanent or semi-permanent playground or athletic equipment should be erected on Common Elements unless granted with written approved by the Board.
- d. No permanent outdoor furniture, charcoal grills, cleaning or gardening equipment, swing sets, umbrellas, tents, playhouses or similar personal items will be placed or remain in the Common Elements.
- e. Breezeway water spigots and garage electrical outlets are for maintenance use only. Owners, Lessees and Visitors are not permitted to use these water spigots and garage electrical outlets.
- f. Owner Responsibility for Common Element Property: When Owners do work themselves or hire private contractors to provide work or service, all contractors must report to the on-site Facility Manager during regular working hours Monday through Friday. The Facility Manager is the authorized specialist to lock out elevators for moving purposes during regular working hours. Owners are responsible for the cleanliness of the common areas used every day during the project and immediately upon completion of your work or move. Owners are responsible to pay for all damage inflicted on Common Elements such as but not limited to elevators, breezeway walls, railings, parking garage plumbing, sewer lines, electric outlets, water spigots, roof areas where HVAC units are positioned, and any damage done to turf from driving vehicles on non-paved grounds. All repair work required to these Common Elements and Services must be authorized and/or provided by The Preserve Homeowners Association and are done with due diligence using reasonable and customary practices and procedures. Owners are warned that any penetration of the Exterior Insulation and Finish System, EIFS, (looks like stucco walls) requires an appropriate sealant such as NP1 to seal all holes on private balconies. Report Common Element damage to on-site Facility Manager.

XV. USE OF LIMITED COMMON ELEMENTS

- a. Limited Common Elements assigned to the exclusive use of one or more Units shall be kept in a clean and orderly manner. Residents will keep balcony and patio, if applicable, neat and clean at all times and not store, hang or drape rugs, towels, laundry, wash or other household items on the railings or other portions of said balcony or patio. Residents will respect the rights of others, exercising due care while sweeping dirt, rubbish, trash or other items to make sure that such does not fall onto the property or ground below, or in any way annoy occupants of other Units.
- b. The Board may act as it deems necessary as to the Limited Common Elements in the same manner as it would protect the Common Elements.

XVI. NOISE:

- a. Being respectful and thoughtful of one's neighbors is especially important. Measures must be taken to keep from disturbing the peace and tranquility to which your fellow neighbors are entitled. Radios, stereos, TVs, or pets should not be heard louder than normal conversational level in another Unit with its doors and windows open. Patio usage should be monitored so that noise is not above normal conversational level. Loud noise should be avoided at all times, but especially between the hours of 11:00 p.m. and 8:00 a.m. If a resident is disturbed by excessive noise they should call the police.

XVII. NUISANCES:

- a. No noxious or offensive activity shall be carried on within a Unit or Limited Common Element or Common Element, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- b. Fireworks of any kind are strictly prohibited.

XVIII. ARCHITECTURAL RULES:

Owners are financially responsible for maintaining and replacing, when required: doors, windows, dryer vent systems, HVAC systems, smoke detectors, doorbells, private balcony light fixtures, private balcony electrical outlets, water heaters, and all HOA approved architectural improvements. A maintained list of HOA Approved Owner Financed Items is located in the CAMS portal under "Documents".

- a. **EXTERIOR CHANGES.** No exterior additions to or change or alteration or modification of the exterior of your Unit are allowed without the express written approval of the Board of Directors.
- b. **TEMPORARY STRUCTURES.** No structure of a temporary character, trailer, tent, shack, garage, barn or any other outbuilding may be placed on the Property at any time either temporarily or permanently.
- c. **SATELLITE DISHES.** Over the Air Reception Devices (OTARD), including, but not limited to, satellite dishes, antennae for televisions, radio, citizen band, ham radio, or any other exterior fixture or appliance or electronic device for transmission or receipt of communication signals shall not be placed on or attached to a Common Element. Satellite dishes of less than one meter may be placed on or attached only on the roof. All such installations shall be in accordance with FCC Rules and all associated costs be borne by the Unit Owners. Access to roof areas and installation of anything on roofs must be coordinated with The Preserve maintenance staff. The Unit Owner shall notify CAMS prior to installation of the satellite dish. Contact the CAMS Community Manager at 910-256-2021 to obtain a notification form.

- d. **WINDOW TREATMENTS.** Only beige or white curtains or blinds will cover the windows. No flags, banners, or sheets will be allowed as drapes, curtains, or coverings.
- e. **OUTDOOR CEILING FANS.** The approved wet rated outdoor ceiling fans are listed in the CAMS portal under "Documents" titled "HOA Approved Owner Financed Items". There can be no more than two ceiling fans per balcony. Fans must not hang down from the ceiling more than 12 inches. Outdoor code requirements must be met. The appearance of the fans must be maintained with no visible rust. Failure to maintain the appearance of the fans may result in a fine to the owner and removal of the fan/fans and associated repairs are at the owner's expense.
- f. **OUTDOOR SHADES.** The approved outdoor balcony retractable sunshades are listed in the CAMS portal under "Documents" titled "HOA Approved Owner Financed Items".
- g. **BALCONY OUTDOOR SIDE PRIVACY PARTITIONS.** The approved balcony outdoor side privacy partitions are listed in the CAMS portal under "Documents" titled "HOA Approved Owner Financed Items".
- h. **STORM/SCREEN DOOR.** The approved full view tempered glass storm door with retractable screen is listed in the CAMS portal under "Documents" titled "HOA Approved Owner Financed Items".
- i. **BALCONY TEMPORARY DECORATIONS.** Only temporary holiday decorations are allowed on private balcony railings. All such decorations must be removed within two weeks of holiday date.
- j. **BALCONY LIGHTS.** The approved replacement balcony light fixture is listed in the CAMS portal under "Documents" titled "HOA Approved Owner Financed Items". From time to time the HOA will make bulk purchases of the balcony lights and offer to Owners for purchase.
- k. **REPLACEMENT WINDOWS.** The approved single and double hung replacement window options are listed in the CAMS portal under "Documents" titled "HOA Approved Owner Financed Items".
- l. **REPLACEMENT SLIDING PATIO DOOR WITH SCREEN.** The approved replacement sliding patio door with screen is listed in the CAMS portal under "Documents" titled "HOA Approved Owner Financed Items".

XIX. SWIMMING POOL RULES AND REGULATIONS:

- a. **Warning:** No Lifeguard on Duty.
- b. **Warning:** Swim at your own risk.
- c. **Warning:** The Association is not responsible for the loss, theft, or damage to anyone's personal property.
- d. **Warning:** No Diving. No Pushing. No Shoving. No Running.
- e. **Pool Hours: Sunrise to Sunset** during the announced pool season.
- f. A maximum of six (6) persons from each Unit including Residents and their Guests may use the pool at one time.
- g. The Unit Owner is responsible for the conduct of their Guests and/or Renters and their Guests.
- h. The entry gate must be closed each time you enter or exit the pool. Do not allow people to enter the pool who don't have proper credentials.
- i. All children under the age of 16 must be accompanied by an adult.
- j. Children not yet toilet trained must wear special pool toddler diapers to prevent contamination. No disposable diapers are allowed. Report pool contamination to CAMS.
- k. All swimmers must wear swimsuits that are specifically made for swimming. No cut-offs jeans or other filter clogging clothing is allowed.
- l. Everyone must shower before entering the pool.
- m. Life rings and other safety equipment are for emergency use only.
- n. Refrain from using floatation devices during peak usage times.
- o. Smoking or vaping are prohibited on the premises.
- p. Glass containers or breakable service ware are not allowed in pool area.
- q. Cans, plastic or paper cups are permitted in pool area.
- r. No littering is allowed. Deposit trash in appropriate receptacles.
- s. Abusive/profane language, intoxication, boisterous conduct or vandalism will not be allowed.
- t. Only music with headphones is allowed.

- u. Use of rollerblades, skateboards, bikes, scooter or similar equipment is not allowed in pool area.
- v. Pets are not permitted in pool area.
- w. Report any violations and/or unsafe conditions to CAMS. Violations by Unit Owners, their Dependents, their Guests, their Tenants and/or their Tenant's Guests shall be subject to the fines stated in the Rules and Regulations Compliance Enforcement and Penalties section of this document. In addition, Fitness Center, Pool and Clubhouse privileges can be revoked by the sole discretion of the Board.
- x. Everyone must observe all local, state and federal laws at all times.
- y. Report any illegal activity to the Police
- z. Anyone not adhering to the above rules will be asked to leave the pool area.

XX. CLUBHOUSE RULES AND REGULATIONS:

- a. The clubhouse is for many different types of activities but in all cases a standard set of rules must be followed by Unit Owners, Lessees, Guests and Staff for the protection of the clubhouse itself.
- b. **Clubhouse Hours: 6:00 A.M until 11:00 P.M.** unless the clubhouse has been reserved for private use.
- c. Only Unit Owners are allowed to reserve the Clubhouse for private use. Clubhouse reservation documents are available on the CAMS website under the documents heading.
- d. **Warning:** The Association is not responsible for the loss, theft, or damage to anyone's personal property.
- e. **Warning:** Everyone who uses the Clubhouse does so at their own risk.
- f. Smoking or vaping are prohibited on the premises.
- g. Everyone must use their FOB to enter the Clubhouse. You are responsible for any Guests you open the door for to gain entry into the Clubhouse. Be prepared to show your FOB and identity verification to any Unit Owner requesting FOB and Identity verification.
- h. Do not allow people to enter the Clubhouse with you that you do not know. You are responsible for people you allow into the facility. It's important for all Clubhouse users to have proper credentials with them (FOB and identification).

- i. All Clubhouse Guests must be accompanied by a Unit Owner or Lessee who is responsible for their Guests' conduct.
- j. All children under the age of 16 must be accompanied and supervised by an adult.
- k. Users of the Clubhouse must be courteous to other Residents.
- l. Glass containers, breakable service ware, artwork, furniture, lamps and other decorative items must be handled with care and respect.
- m. No littering is allowed. Deposit trash in appropriate receptacles.
- n. Event Clubhouse users must remove all trash from the Clubhouse and deposit it in the community dumpsters.
- o. Abusive/profane language, intoxication, boisterous conduct or vandalism will not be allowed.
- p. Music is allowed at a reasonable volume but be respectful to other Clubhouse occupants.
- q. Use of rollerblades, skateboards, bikes, scooter or similar equipment is not allowed in the Clubhouse.
- r. Pets are not permitted in the Clubhouse.
- s. When kitchen equipment including the sinks, counter tops, refrigerators, ovens, microwave ovens, cook tops and cabinets are used they must be cleaned after each use and all dishes, flatware, or like items must be properly put away.
- t. All bathrooms are to be kept clean after use of the facilities, showers, or sink areas. Any need for bathroom supplies must be reported to CAMS.
- u. No Unit Owner or Guest shall enter any storage closet or service room for any purpose unless granted written approval to do so. (Refer to the clubhouse reservation agreement).
- v. Report any violations and/or unsafe conditions to CAMS. Violations by Unit Owners, their Dependents, their Guests, their Tenants and/or their Tenant's Guests shall be subject to the fines stated in the Rules and Regulations Compliance Enforcement and Penalties section of this document. In addition, Fitness Center, Pool and Clubhouse privileges can be revoked by the sole discretion of the Board.
- w. Everyone must observe all local, state and federal laws at all times.
- x. Report any illegal activity to the Police.
- y. Anyone not adhering to the above rules will be asked to leave.

- z. The propane grill located just outside the pool area is for resident's use only. The user must turn off all burners, close the tank valve, and clean the grill after each use.
- aa. The wash station across the street from the clubhouse is for resident's use to rinse sand off after returning from the beach. All users must return the hose to its holder and turn off the water valve after each use

XXI. FITNESS CENTER RULES AND REGULATIONS:

- a. The Fitness Center is located in the Clubhouse facility. The rules are the same as the Clubhouse but with several additional restrictions due to safety considerations.
- b. **Fitness Center Hours: 6:00 A.M until 11:00 P.M.**
- c. A maximum of four (4) persons from each Unit including Residents and their Guests may use the fitness center at one time.
- d. Children less than 16 years of age are not allowed in the Fitness Center, even if accompanied by an adult.
- e. **Warning:** The Association is not responsible for the loss, theft, or damage to anyone's personal property.
- f. **Warning:** Everyone who uses the Fitness Center does so at their own risk.
- g. **Warning:** There is no attendant on duty.
- h. Smoking or vaping are prohibited on the premises.
- i. Everyone must use their FOB to enter the Clubhouse to use the Fitness Center. You are responsible for any Guests you open the door for to gain entry into the Clubhouse and Fitness Center. Be prepared to show your FOB and identity verification to any Unit Owner requesting FOB and Identity verification.
- j. Do not allow people to enter the Clubhouse that you do not know. You are responsible for people you allow into the facility. It's important for all Clubhouse users to have proper credentials with them (FOB and identification).
- k. All Clubhouse Guests must be accompanied by a Unit Owner or Lessee. The Resident Host is responsible for their Guests' conduct.
- l. Users of the Fitness Center must be courteous to other Residents.

- m. Any malfunctioning fitness equipment shall be reported to CAMS. No one shall attempt to "fix" any of the fitness equipment at any time.
- n. EVERYONE MUST WIPE DOWN THE FITNESS EQUIPMENT THEY ARE USING AFTER EVERY USE.
- o. No glass containers or breakable objects are permitted.
- p. Plastic water bottles or other closed type plastic containers are permitted.
- q. No littering is allowed. Deposit trash in appropriate receptacles.
- r. Absolutely no alcoholic beverages may be brought into the fitness center area.
- s. Abusive language, intoxication, boisterous conduct or vandalism will not be tolerated.
- t. Only music with headphones is allowed.
- u. TVs and all the exercise equipment in the Fitness Center are for the enjoyment of all Unit Owners, Residents and Guests and are not to be moved or repositioned by anyone other than a CAMS authorized person. Free weights are exempt.
- v. All fitness equipment and TV's must remain in the Fitness Center.
- w. Proper attire must be worn at all times in the Fitness Center.
- x. Report any violations and/or unsafe conditions to CAMS. Violations by Unit Owners, their Dependents, their Guests, their Tenants and/or their Tenant's Guests shall be subject to the fines stated in the Rules and Regulations Compliance Enforcement and Penalties section of this document. In addition, Fitness Center, Pool and Clubhouse privileges can be revoked by the sole discretion of the Board.
- y. Everyone must observe all local, state and federal laws at all times.
- z. Report any illegal activity to the Police.
- aa. Anyone not adhering to the above rules will be asked to leave.

Please submit all violations of any of these rules and regulations in writing to CAMS, 3960 Executive Park Blvd, Suite 8, Southport, NC, 28461. Attention: The Preserve Community Manager.