

RIGHTS AND RESPONSIBILITIES

When purchasing property in a planned community governed by a Homeowners' Association, you are legally entitled to certain rights and legally bound to certain responsibilities. Your individual rights and responsibilities are based on the laws of North Carolina and the governing documents (covenants and restrictions) for the community.

As an owner at "A Place at the Beach, Atlantic Beach II, Inc." (dba SeaSpray), you are governed by the following North Carolina General Statutes (NCGS):

- NCGS 47A, Unit Ownership Act (for condos created before 10-1-86); and
- Retroactive sections of NCGS 47C, North Carolina Condominium Act for condos created after 10-1-86 (specifically, Section 47C 1-102 (a)).

These statutes provide the specific requirements and directions for the development of the governing documents of a condominium complex.

The governing documents for SeaSpray are:

- Declaration Creating Unit Ownership of Property in Carteret County under the Provisions of Chapter 47A of the General Statutes of North Carolina (created 9-19-79 by the developer, Sands Investments No. 2, Inc. of Myrtle Beach, SC)
- Bylaws of "A Place at the Beach, Atlantic Beach II, Inc."
- Official Rules and Regulations

Every homeowner should be familiar with the aforementioned governing documents of SeaSpray. North Carolina General Statutes 47A and 47C can be accessed at www.ncleg.net. SeaSpray documents can be found on the www.myseaspray.com website under Owner Information Directory.

YOUR INDIVIDUAL RIGHTS AS A PROPERTY OWNER AT SEASPRAY INCLUDE:

- The right to participate in and be heard at Board meetings
- The right to use the common areas and facilities
- The right to elect and remove members of the Board
- The right to inspect and copy HOA Board minutes and financial records
- The right to a hearing should you be accused of violating the covenants and restrictions

YOUR INDIVIDUAL RESPONSIBILITIES AS A PROPERTY OWNER AT SEASPRAY INCLUDE:

- The responsibility to pay your dues and assessment in a timely fashion
- The responsibility to abide by the provisions of ALL governing documents as provided in NCGS 47A-10 Compliance with bylaws, regulations and covenants; damages; injunctions Declaration #17 Nature of Interest in Units and #22 Units Subject to Declarations, Bylaws, Rules and Regulations.

By your acceptance of a deed or your entry into a lease or occupancy of any unit constitutes your agreement to abide by the governing documents for the community.

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