

BREAKERS HOA RULES AND REGULATIONS
REVISED SEPTEMBER 2012

1. The “official” Breakers HOA parking stickers or paper passes must be displayed on all vehicles. Do not park in front of garage doors unless it is your unit. Towing is enforced 24/7/365. The towing company is Atlantic Recovery. Cash or credit cards are the terms of payment. The paper parking passes must have the unit number on it and be facing forward so it can be read from outside your vehicle. **Replacement paper parking passes is a \$50 charge.**
2. No boats, trailers, campers, unlicensed vehicles, inoperable vehicles. All vehicles must have current tags and must be operational or they will be towed. **ONLY 2 PARKING SPACES PER UNIT.**
3. NC Fire Code 504.8 prohibits grilling on the decks and states grills must be 10 Ft. away from any structure. Do not leave grills unsupervised. A grill is provided for your use behind the A bldg, near the pool area.
4. No offensive Activity, which may become an annoyance to other residents, will be tolerated. Please respect other’s privacy and quiet. Offensive behavior includes loud noise from any source, animals, pounding on walls, loud parties, musical equipment, and use of obscene or suggestive language or behavior. Any illegal behavior will not be tolerated. After hours noise issues from residents or animals should be referred to Carolina Beach Police.
5. No personal items are to be kept or stored in the common areas. Decks, hallways, stairwells, and the parking area are not storage areas and should not be left in unsightly condition. Bikes, toys, etc will be removed and disposed of if stored in the common areas without notice.
6. Owners may have pets. Renters may have pets with owner’s written permission. Pets must be leashed and must be walked away from the buildings. **ALWAYS CLEAN UP AFTER YOUR PET.** Any pet problems or disturbances will be dealt with individually.
7. No articles may be hung or dried from the decks. No clotheslines on deck. No one shall beat or shake rugs or sweep debris from decks on units below.
8. Decks must not be left in unsightly condition. Decks are not storage areas. Only outside exterior patio furniture is allowed. **ONLY WHITE ROPE LIGHTING IS ALLOWED ON THE DECKS AND IT MUST BE SECURED UNDERNEATH THE RAILING AND INSIDE THE PICKETS.** No one is allowed to display colored lights except during the Christmas season (Thanksgiving until January 15). Flag poles and flags may not be attached to the buildings.
9. The swimming pool closes at dusk. Please shower before entering the pool to minimize sand in the pool. No child under the age of 12 is permitted in the pool area without an accompanying adult. Small children should have proper swim attire. **NO GLASS AND NO PETS IN THE POOL AREA.**
10. No one may make changes to the exterior of any building or the landscaping without the written consent of the Board of Directors. The owner will be held financially responsible for any clean up and/or repair cost. Do not attach satellites to the exterior on any building. Littering caused by pets or residents and leaking fluids from vehicles will also be the owner’s financial responsibility. The dumpster is located in front of the north side of B bldg.
11. No not feed the birds, pigeons or seagulls on the grounds or decks.
12. Fireworks are unconditionally prohibited.

The above rules apply to all unit owner, guests, and tenants. Report any rule violations or property problems to the Breakers HOA Manager. These rules are designed to make The Breakers a pleasant and safe complex.

HOA Management 910-458-8881