

General Rules & Regulations
Revised April 2025

1. All units shall be occupied and used by unit owners, occupants or renters, for residential purposes only.
 - a. Unit owners are responsible for procuring appropriate insurance coverage to protect their property, which includes an HO6 policy. Unit owners shall provide a copy of the declaration page of their HO6 insurance policy to BAM, either by email or by US Mail, by the last day in February of each calendar year. Failure of a unit owner to comply with this rule may result in a fine being levied against the unit owner.
 - b. Unit owners who rent their properties are responsible for ensuring that their renters carry appropriate renters' insurance coverage. Failure of a unit owner to comply with this rule may result in the unit owner's insurance company refusing to cover certain damages and the unit owner being held personally responsible for such damages.
 - c. Carbon monoxide monitors are required in all units with gas hot water heaters and fireplaces, and such monitors should be mounted low on a wall and plugged into an electrical outlet. This rule does not apply to units with all-electric hot water heaters and fireplaces. Failure of a unit owner to comply with this rule may result in the unit owner's insurance company refusing to pay fire, smoke, water or other damages in the event of a fire and the unit owner being held personally responsible for such damages.
 - d. Smoke detectors are required in all units and unit owners are responsible for maintaining smoke detectors and ensuring they remain operational at all times.
 - e. Unit owners are responsible for proper maintenance of all portions of their unit, Limited Common Elements allocated solely or exclusively to their unit and any and all equipment solely and exclusively serving their unit. In the event a unit owner or any occupants of his unit fail to perform the above-stated responsibility to maintain, repair and replace, then such unit owner shall be solely responsible for the payment of all costs to repair and replace such portions of another unit and Limited Common Elements allocated solely or exclusively to the other unit, that have become damaged or destroyed by reason of their own acts or omissions, or the acts or omissions of any occupant of their unit.

2. No playground equipment may be erected on or within any portion of the Common Areas.

3. A white, heavy-duty storm door approved by the Association Board may be installed and maintained at the front entrance of each unit and at the patio entrance, at the unit owner's expense. An ARC request must be filed and approved prior to installation.
4. No personal items may be placed on or within any portion of the Common Areas. All bicycles must be stored in the bike racks approved by the Fire Marshall.
5. No flower boxes may be maintained outside of individual unit windows nor hung on railings.
6. All exterior light fixtures shall be uniform with white bases, white globes and white exterior light bulbs, including interior porch light fixtures that are the responsibility of the unit owner to repair and replace.
7. Limited Common Elements assigned to the exclusive use of one or more units, for which the unit owner(s) is/are responsible, shall include the following:
 - a. Inside of porches and balconies attached to personal units, including screens, porch doors and light fixtures, shall be Limited Common Elements for the exclusive use of the unit to which they are attached.
 - b. Storm doors, personal front doors and porch doors, outside window glass and screens attached to personal units, shall be Limited Common Elements for the exclusive use of the unit to which they are attached.
 - c. Walkways and stairwells leading to personal unit entryways attached to each building, shall be Limited Common Elements for the joint use of all units located in that specific building. No decorations, plants, benches, tables, statues shall be placed in these areas.
 - d. HVAC systems and associated components shall be Limited Common Elements for the exclusive use of the unit for which the system serves.
8. Unit owners are granted **LIMITED** personalization of areas outside of their units and buildings, as follows:
 - a. Front and porch door wreaths are permitted.
 - b. Flower pots, **only two**, in the immediate areas around personal front door and porch door are permitted.
 - c. Plantings in beds below second-bedroom windows of first-floor units are permitted, provided that all plants, plant material, labor and maintenance, including, but not limited to, watering, weeding and removal of spent plants (i.e., seasonal annuals), as well as the overall neatness of these planted beds, are the financial and physical responsibility of the unit owner. The Landscaping

Committee of the Association Board can supply a list of suggested plants upon request.

- d. Plantings in front of the buildings will be permitted with Board approval **ONLY**. A flowerpot on each side of their building's main entrance below the carriage lights is permitted. If there are other semi-common areas in which you would like to plant, you must first seek board approval before trowel meets soil. All plants, plant material, labor and maintenance, including, but not limited to, watering, weeding and removal of spent plants (i.e., seasonal annuals), as well as the overall neatness of these planted beds, are the financial and physical responsibility of the unit owner.
 - e. One personal decoration around unit owners' personal entryway and in permissible mulched areas, are permitted, but limited to the following:
 - i. One small garden flag.
 - ii. One small garden sculpture, not to exceed 12" in height and width.
 - iii. One decorative "shepherd's hook"-type pole for hanging baskets and hummingbird feeders. Existing regulations prohibiting all other types of bird feeders (i.e., seed and suet feeders) remain in effect.
 - iv. Any and all decorations must be free from advertising, foul symbols, foul language, derogatory symbols and derogatory language.
 - v. If the Association Board, in its absolute discretion, considers something to be inappropriate or outside of the parameters and limitations set forth above, the unit owner will be asked to immediately remove such decoration. Failure of a unit owner to comply with these rules or a request to remove any decoration may result in a fine being levied against the unit owner.
9. Unit owners are responsible for securing storage of any and all personal items in the case of major weather events such as storms, high winds and/or hurricanes. Failure of a unit owner to comply with this rule may result in the unit owner being held personally responsible for damages caused by said unit owner's unsecured personal items.
10. Unit owners are responsible for the actions of their dependents, guests and renters/lessees. Parents will be responsible for any and all property damaged or destroyed by their children or pets.
11. Radios, stereos, television, cell phones, or other similar devices, as well as animals, must not be louder than normal conversation level in a unit with its doors or windows open. Normal conversation levels should be used everywhere on the property. Loud noises must be avoided at all times, especially between the hours of 11:00 p.m. and 08:00 a.m.
12. No yard sales are allowed, unless the Association plans a community yard sale event.

13. No littering is allowed in the community. All garbage must be put in garbage containers, and not kept on balconies, porches, or walkways. No furniture/fixtures are to be placed at or around garbage containers.

14. Vehicles

- a. The Association has the right to have any vehicle towed away at the vehicle owner's expense that does not have a Marshes parking permit and that is parked in a reserved space.
 - b. Only motorcycles, passenger cars and/or trucks of less than ¼ ton shall be permitted to utilize parking spaces. Any unregistered vehicles or broken down vehicles will be towed at the owner's expense
 - c. Recreational vehicles, boats, motorboats, campers, trailers, motor or mobile homes, or similar type vehicles, are expressly prohibited and are not permitted to remain on or in any Common Area at any time.
 - d. No parking of any vehicle of any kind is permitted on landscaped areas, in front of dumpsters or in turnaround areas.
 - e. No mini-bike, motorcycles or vehicles of any type may be used on or in any Common Areas or Limited Common Areas.
 - f. No maintenance or washing of vehicles is permitted anywhere on the property.
 - g. Parked vehicles will be parked in such a manner to remain within the parking space area outlined by white parking lines and forward to the concrete parking wheel stop. No parallel parking across parking space or along curbs is permitted.
 - h. Only vehicles properly registered for use of the handicapped can use handicap parking spaces.
15. No window air conditioners may be installed or maintained in any window in any building on the property, provided, however, that this rule may be waived upon written notice and direction from the Association Board in the event of special circumstances (i.e., temporary loss of unit HVAC, significant weather events like hurricanes, etc. & elongated power outages over a certain duration), as determined in the Association Board's absolute discretion.
16. No signs of any kind are permitted to be placed or maintained on any exterior part of any personal unit or porch, or placed in any window, or within any portion of the Common Areas or Limited Common Areas without the prior written consent of the Association Board.
17. Each unit shall be equipped with 2" white heavy-duty blinds in all unit windows, which shall be permanent fixtures and remain with each unit when sold and may not be removed. Any additional window treatments must be located on the interior side of these

blinds and not between them and the window. Only beige or white outdoor blinds or curtains are permitted to be used on interior porches.

18. Animals/Pets

- a. No animals, livestock or poultry of any kind shall be kept or maintained on any lot or unit or in the Common Areas except for a maximum of three (3) dogs or cats or other household pets at any time; provided that such pets are not maintained or kept for commercial purposes, as determined in the Association Board's sole and absolute discretion, and do not disturb or annoy residents; and provided further that, notwithstanding the foregoing, the Association Board may exclude any pet which the Association Board, in its sole and absolute discretion, deems to be a nuisance to other unit owners or the Association, as the owner of the Common Areas.
- b. New Hanover County Ordinances state that: It shall be unlawful for any owner of a dog, cat or ferret to allow it to run at large off the premises of its owner. Upon an animal services officer's observation of a dog, cat, or ferret running at large, or off the premises of its owner and not under the restraint of a competent person, the officer may, at his discretion, impound the dog, cat, or ferret or return it to its owner. Pets will be reported to the New Hanover County Animal Control Officer if unleashed.
- c. Pet owners must dispose of any solid pet waste within plastic bags to be placed in trash containers. Wilmington City pet waste ordinance stipulates that pet owners must fully and immediately clean up after pets. The City imposes a fine of \$250.00 per occurrence of non-compliance.
- d. Walking dogs or other permitted pets within five (5) feet of HVAC units is prohibited.
- e. Signs for 'Scoop the Poop' or similar are authorized in gardens and mulched areas. The type and location of such signs shall be coordinated with the Association Board and approved by the Association Board in advance.

19. Outdoor Grilling

- a. Only electric grills are allowed to be used on interior porches. The use of any type of gas or camping grill is prohibited.
- b. Non-gas grills such as charcoal, hibachi or wood are permitted to be used outside in the Common Areas, so long as such non-gas grills are set-up and used at least ten (10) feet away from any outside structure.
- c. Use of any approved outdoor grill, as set forth above, must adhere with the following safety and courtesy guidelines:
 - i. Any approved grills must be monitored at all times when in use, and care must be taken to minimize excessive smoke from grills.

- ii. Used grilling materials such as ashes and charcoal must be disposed of properly. All used grill materials must be completely cooled and disposed of only in metal trash containers and dumpsters. No grilling materials may be disposed of or placed in grass, mulched, marsh, shrub and/or Common Areas.

20. The City Fire Marshall makes inspections yearly of the sprinkler system, fire alarms, fire extinguishers and checks for any other fire safety violations to the Common Areas and Limited Common Areas. Violations will be reported to BAM, who is responsible for issuing a courtesy notification of said violation to the unit owner. The City Fire Marshall is responsible for ensuring said violation is remedied; failure on the part of the unit owner to correct the violation will result in the issuance of a citation, for which the fines are the responsibility of the unit owner.