

Received 5/26/2021

SEASPRAY CONDOMINIUMS RULES AND REGULATIONS

All owners, guests and renters using or visiting any unit at SeaSpray Condominiums shall observe the following Rules and Regulations.

1. Parking

- a. Each unit is allowed parking spaces for two motor vehicles only, but this is not guaranteed. All vehicles must display current SeaSpray parking decals/tags or be subject to be towed at the owner's expense. Any individual whose vehicle is towed or booted should contact Gray's Towing Service directly at 70 West, Havelock, NC 28532. Phone: 252-447-9783.
- b. Vehicles are prohibited from parking on the grass, other landscaped areas and the sewage treatment field.
- c. Boats, trailers, campers, or similar vehicles to include unlicensed and/or inoperable vehicles not "road worthy" are not allowed at any time on the condominium property and shall be towed at the owner's expense within one hour of notice to vacate the property. Any vehicle that does not have a current license plate and/or is not in a "road worthy" condition will be deemed abandoned and will be towed at the vehicle owner's expense. The "road worthy" determination is at the discretion of the SeaSpray Board.
- d. No vehicle can remain on the premises for more than 14 days when the owner is not in residence unless a longer period is allowed by the SeaSpray Board.
- e. New owners will be issued, at no charge, all required parking decals and passes from the management company. If an owner rents the unit, it is the responsibility of the owner or their rental agency to supply the parking pass.
- f. The owner's decal must be placed on the driver's side of the windshield. All guest and renter hang tags must be placed on the rear-view mirror or dashboard.
- g. If the vehicle is traded or sold, the decal should be returned to the management company for a free replacement. Lost or stolen owner decal or guest passes will be replaced for a fee. Damaged passes will be replaced free of charge upon presentation of the damaged pass.
- h. Roller blades, roller skateboards, or scooters are not allowed in the parking lots or hallways.
- i. The basketball court area should be accessible at all times.

2. Common Elements

- a. Owners or tenants shall not alter in any way any common element located on the condominium property except as allowed in paragraph b. below.
- b. Balcony exterior walls and floors
 - (1) Only a total of three items may be installed on the balcony: one decorative feature on the back wall, one flag (USA, sports or seasonal only) OR one windsock mounted on the corner 4 by 4 support beam. A flag or windsock may be displayed only when the owner or tenant is in residence. In addition, shades may be installed.
 - (2) No items may be placed on the balcony handrail or draped over the balcony at any time.
 - (3) Beach articles or towels may be dried on the balcony if hung inside and below the handrail height while the owner or tenant is in residence.
 - (4) Hanging or drying laundry is never allowed.

- (5) PIGEON CONTROL – OWNERS MAY ATTACH UP TO THREE (3) SINGLE LINES OF MONO-FILAMENT OR FISHING LINE ON THE BALCONY TO KEEP THE PIGEONS OFF THE BALCONY.
- (6) Any items placed on the balcony must be installed using caulked over stainless steel screws.
- c. No personal property belonging to occupants of units shall be stored in any hallway or stairway. Only the ceiling storage bins on the balcony may be used for permanent storage. Outdoor tables and chairs may be housed on the balcony. Other personal property may be temporarily stored on the balcony while the owner/guest or renter is in residence. Bikes must be stored in the bike racks located behind the SeaSpray Office Building.
- d. Hallways, entrances, entry doors and walls beside the entry doors
- (1) Hallway entrances to units shall not be used for storage of any items at any time.
 - (2) One small sign in addition to the unit number sign may be placed on the wall next to the entry door.
 - (3) Key boxes should be installed between the louvered door and the entry door.
 - (4) Wreaths may hang on the louvered door only.
 - (5) One doormat is allowed outside the entry door.
 - (6) No items may be placed on the hallway handrails or the handrails leading to the unit entrances.
 - (7) In case of conflict, the type of flag and/or the size of the owner sign will be at the discretion of the SeaSpray Board.
- e. Liability for damage to any common elements or to other units
- (1) An owner who by his negligence, neglect or misuse causes damage to other units or to the common elements shall be responsible for all damages thus caused.
 - (2) Any damages to or soiling of common elements by vendors hired by owners shall be the responsibility of the owner to clean up or repair at the owner's expense within seven (7) days from notification to the owner by management.

3. POOL

- a. The pool hours are 10am-10pm during the "in season." No access to the pool is permitted during the "off season."
- b. Owners, guests and renters using the pool must wear the appropriate wristband. Failure to show the appropriate wristband is subject to lost pool privileges. Renters' wristbands are the responsibility of the owner to acquire from the management company. Additional wristbands may be purchased.
- c. Each unit will be given one key card to access the pool. One additional key card may be purchased from the management company. If the key card is lost, you may purchase a replacement from the management company.
- d. Pool Rules:
 - (1) Absolutely NO glass containers of any kind are allowed in the fenced pool area.
 - (2) Smoking is not allowed within the fenced area around the pool.
 - (3) No climbing on the fences.
 - (4) Everyone must use the pool shower prior to entering the pool.
 - (5) Babies and toddlers who are not toilet trained must wear disposable swim diapers while in the pools.

- (6) Swimming at the pool is at one's own risk.
- (7) No lifeguards are on duty.
- (8) No running in the pool area.
- (9) No rough play in the pool.
- (10) An adult must accompany any child under the age of 12.
- (11) Pets are not allowed in the pool or the fenced pool area at any time.
- (12) All pool furniture (this includes chairs and tables) is on a first come first serve basis.
- (13) All pool furniture must remain within the fenced pool area.

4. Pets

- a. Only owners and their immediate family are allowed to have a maximum of two domesticated pets (ex. 2 cats or 2 dogs or 1 cat and 1 dog) on the property.
NOTE: Snakes, mice, rats or ferrets are not considered domesticated and are not allowed.
- b. **GUESTS AND RENTERS ARE STRICTLY PROHIBITED FROM BRINGING PETS ONTO THE PROPERTY AT ANY TIME.**
- c. Pet immunizations and licenses must be current as required by local jurisdictions.
- d. Each dog must be registered with the management company and an initial registration fee plus an annual renewal fee is required. An identification tag will be issued per dog to be placed on the dog's collar or leash. Identification tags may be purchased for immediate family pets. Cats and caged interior birds do not require registration but will be subject to compliance with these rules.
- e. Registration fees will be waived for assistive animals; however, registration of the animal is required.
- f. No unleashed or unrestrained pets are permitted outside the units.
- g. Pets must be fed and watered inside the owner's unit.
- h. The pet owner is responsible for picking up and removing any excrement. The grassy area behind the office and the outside grassy areas of the East and West Buildings are the **ONLY** locations on the SeaSpray property that dogs are permitted to relieve themselves. All excrement must be picked up **IMMEDIATELY**, placed in a plastic bag, tied and immediately disposed of into the dumpster.

5. Rentals

- a. The owner will be liable for any damages to the common elements or other units and fines assessed due to renter's negligence and violations.
- b. Units shall not be rented to individuals under age twenty-five unless their parents accompany them, or they are married.
- c. Owners are responsible for their renters having full knowledge of these "Rules and Regulations."

6. Tobacco and Smoking Areas

- a. Hallways and stairways are designated non-smoking and this includes vaping.
- b. Tobacco products, lighted or not, ashes or other debris are not to be thrown from the balconies.

7. Trash Disposal

- a. Dumpsters are provided around the property for the disposal of garbage and trash bags.
- b. Care should be taken that no bags leak when taken through the hallways.
- c. **ABSOLUTELY NO GARBAGE IS TO BE PLACED IN ANY HALLWAY, STAIRWAY OR LAUNDRY ROOMS.**
- d. No furniture of any kind, light fixtures or appliances shall be placed in the dumpster. These items must be taken to the landfill.

8. Feeding Birds and Animals – There shall be NO feeding of seagulls, feral cats or any other undomesticated animals anywhere on the property.

9. Outdoor Cooking

- a. Grilling and outdoor cooking are only allowed in authorized areas in the courtyard.
- b. Unit occupants are expressly prohibited from having open fires or cooking of any kind on balconies, hallways, pool area, courtyard deck or walkways.

10. Disturbances

- a. All owners, guests and renters should act responsibly and respectfully so as not to disturb those around them.
- b. Children shall be accompanied by an adult. Running in the hallways is strictly prohibited.
- c. No musical instruments, stereos, televisions, or otherwise shall be played above a normal listening level while individuals are within the unit.
- d. **HOUSE PARTIES THAT CAUSE AN EXCESSIVE AMOUNT OF NOISE SHALL NOT BE ALLOWED.** Excessive disturbances should be reported to the Atlantic Beach Police Department.

11. Major Renovations to Units

Work on renovations to units by outside vendors which creates major noise and/or distraction must be performed during the hours of 8am and 6pm Monday thru Friday.

12. Other

- a. No advertising or political signage is permitted on the SeaSpray property.
- b. Auctions and "For Sale by Owner" signs are prohibited on the property.
- c. The boardwalk should be used to access the beach (a regulation of NC Coastal Area Management, CAMA)
- d. **DO NOT** walk or climb on the dunes (a regulation of NC CAMA).
- e. Owners are responsible for their guests having knowledge of these "Rules and Regulations."

13. Enforcement

Fines will be assessed for violations of these "Rules and Regulations." This does not apply to violations under Parking or failure to wear a wristband at the pool.

14. Compliance with the Architectural Review Committee Guidelines is required of ALL Owners.