

Holton Place Condos HOA, Inc
Rules and Regulation
Amended 5/12/20

1. All decks, porches, patios and balconies as well as the common areas in front of and behind the buildings must be kept clear of trash at all times. The association, in its absolute discretion, reserves the right to remove any items that it considers to be trash and may charge you the reasonable cost of such removal.
2. Under New Hanover County Animal Ordinances* pets must be under the control of their owner at all times. It is unlawful for any owner of a dog or cat to allow it to run at large off the premises of its owner or for a dog or cat to be off the premises of its owner and not under the restraint of a competent person. "All household pets shall be kept on a leash at all times when outside the units" [Article VII Section 3]. Therefore, it is not acceptable for an owner to allow a dog or cat to run free in the common areas or to leave a dog tied up in front of or behind a building unless the owner is present. (Upon Civil Citation, you may be fined up to \$500 for a breach of the New Hanover County Animal Ordinances.)
3. City of Wilmington Ordinances and Holton Place rules state that pet owners are responsible for picking up after their animals as well as any damage caused to lawns, shrubbery or other common property. City of Wilmington fines are \$250.00 on the spot, per occurrence and Holton Place HOA fines are \$100.00 per occurrences after the first warning. Subsequent violations of this rule include revocation of parking & pool privileges.
4. Only passenger cars and standard 2-ton or smaller pickup trucks are permitted in the parking areas. No unlicensed vehicles, motorcycles, campers, trailers, boats, boat trailers, trailer vehicle, or similar vehicle may be parked anywhere at Holton Place [Article VII Section 7]. Wrecked vehicles cannot be parked in Holton Place HOA. All residents must display a current parking decal and must abide by Holton Place Parking Regulations.
5. No car, van, truck, motorcycle or any other vehicle or boat of any description may be washed using the common water supply at Holton Place.
6. Only essential, minor vehicle repairs may be carried out on the premises.
7. We do not allow the consumption of alcoholic beverages anywhere in the common grounds of Holton Place. This means anywhere outside the front door of your unit including the building steps and the swimming pool.

8. No one is permitted to leave or store any personal property including bicycles, motorcycles or any type of furniture in the porches or common areas in front of the units. The HOA, and its authorized representatives, may remove any such items found in violation of this rule without notice or compensation.
9. In accordance with the North Carolina building and fire prevention codes, no grill of any size or description may be kept or used on the second floor decks. No grills may be used within 10 feet of the buildings.
10. No electrical equipment, Christmas Lights or similar may be affixed either permanently or temporarily to any part of the buildings and no screws, nails or any other permanent fixings may be attached to the buildings. However, wreaths may be attached to the unit doors provided only that a temporary fixing is used.
11. No "For Sale, For Rent" or other signs are allowed in unit windows, decks, patios, porches, balconies or any other common areas. [Article VII Section 5]
12. Use of the swimming pool is restricted to owners, tenants and their bona fide guests in accordance with Holton Place Pool Regulations. All pool users must have a current pool fob at all times.
13. You may not commence, erect or maintain any structural additional improvement.
14. Patios and decks may be screened in at the request of and at the expense of individual unit owners, subject to individual approval as stated above.
15. You may not change the exterior color of a unit.
16. You may install a heavy-duty storm door.
17. No noxious or offensive activity shall be conducted upon my unit nor shall you engage in any activity, which in the opinion of the property manager or the executive board is or may become an annoyance or nuisance to the neighborhood.
18. You may not erect an outside radio or television antenna, satellite dish or receiver unless and until the executive board has granted permission for the same.

19. All window curtains, blinds, draperies, shades etc. must appear white or off-white from the exterior. Torn or damaged curtains, blinds, draperies and shades are not allowed.
20. You may not make any alteration or improvement whatsoever to any part of the common areas, including the areas immediately in front of and to the rear of the units.
21. Short term rentals are prohibited. Rentals of less than 30 days are considered both a nuisance and a non-residential use. Renting a unit or offering one for rent on such terms is a violation each day it persists.

THE HOA MAY IMPOSE A FINE OF UP TO \$100 FOR ANY BREACH OF THESE RULES.

If your unit is rented it is your responsibility to ensure that your tenants are aware of and abide by all the Rules & Regulations of Holton Place.

HOLTON PLACE PARKING ADDENDUM

Account must be in good standing to obtain parking passes.
Passes will be revoked if in violation, or if you have an outstanding balance.

All owners, tenants, and visitors of Holton Place are required to abide by all parking regulations established by management, as well as local police and fire marshal.

Note: All residents are held completely responsible for their occupants and guests.

Parking Rules and Regulations

- Each condo is permitted to have up to 2 parking decals (1 parking decal per legal driving occupant). Sticker should be placed on the Front glass on the driver side.
- All vehicles are required to register with management and to obtain a current registration, sticker, and insurance. If you obtain a new vehicle, you must notify management and register it immediately or you may be towed.
- All vehicles must be properly parked and display a designated parking permit decal.
- Any vehicle improperly parked will be towed at the owner's expense.
- Any vehicles at Holton Place without parking decals must park in designated visitor parking spaces or on the street. **Exception: A resident/owner may allow a temporary guest to park in their numbered space only for a short time. If a temporary guest is parked in another unit's numbered space OR in any other resident space, they will be towed at the owner's expense.**
- Any change in vehicle requires a new form to be filled out and turned in.
- All parking decals must be returned when tenants move out - \$50 will be charged for any unreturned decals.

IMPROPERLY PARKED VEHICLES WILL BE TOWED

- Vehicles not parked within the parallel lines or other lines marking spaces for parking.
- Unauthorized vehicles parked in a handicapped space (including, the diagonal lines adjacent to handicap space).
- Vehicles parked in designated "NO PARKING" areas, such as, blocking fire lanes, fire hydrants, entrance or exit travel lanes, trash dumpsters, maintenance or service areas, or blocking other vehicles.
- Any vehicle parked in a resident space without a parking decal.
- All vehicles must have current license plates to avoid being towed.

Holton Place Pool Rules & Regulations

(Any violation of these rules **MAY** cause fines or revocation of pool privileges)

1. **SWIM AT YOUR OWN RISK:** All persons use the pool and the pool area at their own risk. Management does not assume responsibility for any accidents or injury in connection with such use.
2. **NO LIFEGUARD ON DUTY AND NO DIVING ALLOWED.**
3. **Normal operating hours are 8:30am-8pm everyday during pool season ONLY.** The pool may **NOT** be used outside pool hours, and, at the discretion of management, may be closed at any time due to mechanical breakdowns, operational difficulties, or weather conditions (*no swimming during lightning storms*). Prior notification of pool closing will not be given.
4. **Person age 14 years and under may use the pool only if accompanied by a responsible adult.**
5. **Dressing must be done in the apartment and greaseless suntan lotion must used instead of oil types.**
6. **Pets are not allowed** in the pool area or on deck.
7. **ACTIONS THAT WILL NOT BE TOLERATED, INCLUDE:** Purposely disturbing other patrons; Abusive and threatening language; Running; Pushing; Wrestling; Ball Playing; Vandalism of pool, pool area, and bathrooms (including removal of bathroom supplies).
8. **The following items are not permitted in the pool area or deck at all times:**
 - ❖ Wheeled vehicles, Cut-offs, thongs, surfboards, inflatable mats, life jackets, etc.
 - ❖ **No alcohol or illegal substances are permitted in the pool area.**
 - ❖ **NO GLASS OF ANY KIND** is allowed in the pool area.
 - ❖ **No street footwear** will be permitted on the concrete apron portion of the pool area, and **all swimmers must shower before entering the pool.**
 - ❖ All trash, cigarette butts, matches, etc. must be put in the container placed by pool area. Please keep the pool clean.
9. ****Tenants**** Unit owners are responsible for all actions of their tenants and guests, therefore, any cost for damages will be charged to the responsible party (and ultimately the unit owner).
10. **Admission shall be refused** to anyone with *skin abrasions, cold, cough, communicable diseases, inflamed eye infections or those wearing bandages.*
11. Each household is given **two wristbands**. If additional guests are visiting, permission may be given at the discretion of management (if there is sufficient room at the pool at the time of the request). Residents must accompany guests at all times. (Management reserves the right to limit or discontinue guests from attending the pool at their discretion.)
12. Holton Place unit owners, and HOA management, consider the pool an added facility, therefore, **residents, and their guests, must agree to make no claims against management and/or owners for any loss of life, limb, or property.** The owner, and/or his agent, will not be responsible for loss or damages of any personal property. All persons using this facility **do so at their own risk, and agree to all written and posted rules and regulations.** Any person, resident or guest, may be barred from the pool area at the discretion of management for any violations of rules and regulations, which constitute a hazard to others or a danger to the property.

(There is an emergency phone located on the wall around the corner from the Men's restroom)