



McGinnis Point Owners Association Inc

RULES AND REGULATIONS

Revised August 2020

1.0 General

It shall be the responsibility of individual owners and the Board of Directors to prevent the development of any unclean, unsightly, or unkempt condition in the buildings or grounds. Any activity which may be dangerous, unpleasant, and destructive or which in any way decreases or diminishes the safety and enjoyment of others, or of the common areas, shall be prohibited.

2.0 Bylaws

Copies of the Declarations and Bylaws may be obtained from the Association Manager or the website (www.camsmgmt.com). A copy should be kept in each unit for reference. Owners should be familiar with the Declarations and Bylaws governing the development and must comply with those documents. The Board of Directors is responsible for enforcing these Rules and using the legal remedies as provided by the Bylaws.

3.0 Complaints

Complaints regarding the management of the Association or violation of these Rules and Regulations should be made in writing and given to the Manager.

4.0 –Responsibilities of the Architectural Control Committee

In accordance with the Declaration (see Article VII) and Bylaws of the Association, there shall be no alterations visible from the exterior of the unit without the express written consent of the Architectural Control Committee. Alterations shall include, but are not limited to the following:

- Structural Additions: (a) Porches (screened and/or glassed), (b) Decks, (c) Fences
- Yard, siding, or porch sculptures/art

4.1 Responsibilities of the Landscaping Committee

Residents are permitted to plant annuals and perennials on their property. The Landscaping Committee must approve any plants that are higher than 3 feet or expected to grow higher than three feet.

Residents must cooperate with the landscaping service in their general maintenance. Requests for additional work beyond general maintenance by the landscaping service should be submitted to the Landscaping Committee.

The Town of Pine Knoll Shores must approve any tree removal.

5.0 Rental Rules

- Owners may rent their units for a period of time not less than six months. Owners are responsible for the actions of their tenants.
- Renters must be provided with a copy of these Rules and Regulations.
- Unit owners are responsible for the conduct of persons renting, their guests and pets.

6.0 Parking- clarified 8-22-2018.

- Each unit has two parking spaces for use by autos, SUVs, and small trucks only.
- Boats, trailers or jet skis are not allowed in the driveways. Overflow parking is available at the pool and tennis courts. The overflow parking area is for people using the pool and tennis courts as well as guests visiting owners/renters. The maximum allowed time to park in the overflow parking area is 10 days. This area is not to be used as long term parking for owner or rental vehicles.
- Parking of any vehicle or trailer is not allowed on the shoulders of the roads, lawns or on grassed or mulched areas.
- Motor homes, campers, and trailers may be parked at the Overflow Parking Area by the tennis courts and pool for no longer than ten (10) days
- Violators may be towed.

7.0 Noise

Unit owners, their renters, and guests shall limit the level of noise that is audible to other residents in the McGinnis Point neighborhood, so as not to be disruptive. This includes, but is not limited to music, appliances, voices, and pets. Pine Knoll Shores has quiet hours from 11 pm to 7 am and the police enforce this ordinance.

8.0 Pets

- Residents are allowed to keep pets, as long as said pets are not a nuisance to the community (such as excessive barking dog).
- Pets are not allowed in the common portion of the development unless on a leash.
- The owner of each unit is responsible for assuring that any pet staying within a unit is not a nuisance to the community and that pet waste is properly disposed.
- No pet is allowed in the pool or tennis court area.

9.0 Keys

- If the locks on your unit are changed, the owner or resident must make two (2) copies of the new key and give them to the Association Manager. In case of emergencies or required service the Manager will use unit keys to enter units.
- Owners or renters should receive key(s) to the pool gate, beach access gate, and tennis courts from the previous owner when moving in. If not, please contact the Association Manager to obtain copies of these keys.

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10.0 Cable

Cable television service and wireless internet is provided thru Spectrum Cable and a bulk account (billed to the Association) with each owner paying their pro-rated share of the discounted charges quarterly is billed and managed by the Management Company. The bulk account fee increases every January by 5%.

- If owners or renters want services in addition to the bulk package, including additional cable channels, faster internet speeds and/or additional equipment, they should contact Spectrum directly. Owners or renters will need to set up an individual account for services beyond the bulk package negotiated by the Association.
- External antennae and satellite dishes are not permitted.
- When selling your unit, do not call Spectrum to disconnect the bulk service from your unit. You will only turn in all equipment associated with the bulk account and terminate any additional services provided by your personal account. New owners will need to get equipment registered in their name to set up the bulk account. Details about the services provided by the Bulk account can be seen on the CAMS Website, after logging in.

11.0 Clothing

Clothing, bathing suits, towels and other paraphernalia may not be hung from an outside clothes line, or over decks, railing or fences.

12.0 Beach Access

- The McGinnis Point Beach Access is available for owners or renters and their guests.
- Guests are defined as people who are spending the night or who are accompanied to the McGinnis Point amenities by owners or renters.
- Access to the beach is only by the walkway provided. Crossing the dunes at other locations and climbing on the sand dunes is NOT allowed per NC law.
- NC law prohibits disturbing or picking sea oats and other sand dune vegetation in order to preserve the dunes and protect beach property.
- Parents are responsible for the conduct of their children.
- All trash is the responsibility of beach access users and must be removed from the beach, stairs, deck, walkway, and parking lot upon leaving.

13.0 Fire Protection

- A working fire extinguisher should be maintained in the kitchen area of each unit. Be sure that smoke alarms are in working order at all times.
- Grills are permitted with careful use and may not be located within 10 feet of a flammable material. They should not be left unattended or present a fire hazard.

- No owner or renter shall use or permit to be brought into any unit any highly inflammable fluids such as gasoline or kerosene or other explosives or articles deemed hazardous to life, limb or property except such products as are

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14.0 Pool

The pool area will be available approximately May 15 through September 30 between the hours of 9:00 am and dusk (defined as 30 minutes after sunset) for use by owners or renters and their guests. Guests are defined as people who are spending the night or who are accompanied to the McGinnis Point amenities by owners or renters.

- No lifeguard will be on duty. Therefore, owners or renters and guests will swim at their own risk.
- No children under the age of 14 should be allowed in the pool without an adult, as dictated by NC State Law.
- Follow the rules as dictated by NC State Law and which are posted at the pool.
- All trash is the responsibility of pool users and must be removed from the pool area and parking lot upon leaving.
- Pool keys should remain in the possession of the owner or renter and not given or lent to others.

15.0 Guests or Parties at the Pool

- The Association reserves the right to limit the number of outside guests of any one unit owner or renter at the pool.
- Requests for use of the pool for parties should be made to the Association Manager at least one week prior to the proposed date, and notice should be posted at the pool.
- The facilities are for the use of all owners or renters and their guests, and exclusive use is not permitted even when a party has been approved.

16.0 Lagoons

Swimming and/or fishing in the lagoons is prohibited. No boats/rafts are allowed in the lagoons.

17.0 Boats

- Boat (Powered by gas or diesel) is available at this time for owners. The trailer must be registered by NCDMV in the owner's name and proof of ownership provided. A lease will be issued at the time of payment of an annual fee, as set by the Board. The fee may be prorated for a portion of a calendar year
- The day dock is available for use by owners or renters and their guests. Boats may be moored overnight, not to exceed one week at a time. Availability of mooring slips are on a first come, first serve basis.

- Empty trailers should not be left at the landing area. Temporary trailer parking is on a first come, first serve basis in the boat storage area for a fee, provided space is available. Requests for annual or temporary trailer parking should be directed to the Association Manager.
- The association takes no responsibility for loss of or damage to any boat, trailer or contents.

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18. Tennis Courts

The tennis courts are available for play by owners or renters and their guests. Guests are defined as people who are spending the night or who are accompanied to the McGinnis Point amenities by owners or renters.

- There is a sheet on the board at the tennis courts for owners or renters and their guests to sign up for times to play (maximum of 1 ½ hours).
- Only one court may be reserved by a guest at any time.
- All players are required to follow the regulations posted at the tennis courts.
- Courts should be brushed and smoothed after play.
- Keys should remain in the possession of the owner or renter and given or lent to others.
- All trash is the responsibility of tennis court users and should be placed in the receptacles that are provided at the courts or removed from the courts.

19.0 Trash

- All trash should be secured in bags with fasteners and either deposited in containers provided for such purposes or placed on the street for garbage collection on Monday morning. Due to wild animals in the area, garbage placed in bags on the street for collection must not be left out overnight. Empty trash containers must be removed by 6:00 pm the day of collection.
- Dumpster space is limited. Monday street collection should be used anytime a resident is present on Monday. Dumpsters should be used when the resident will not be present on Monday morning.
- Large items should not be placed in or around the dumpster and can be disposed of at the county waste management transfer station, located on Hibbs Road off Highway 70 West (approximately three miles west of Wal-Mart).
- A schedule of trash collection, including recycling, may be obtained from Town Hall.
- Please follow recycling guidelines from the Waste Management Company. Receptacles are available for most recyclables at the Town Hall.

20.0 Litter

Each owner or renter and their guests are responsible for disposing of their own trash appropriately when using the community areas, including beach.

21.0 Unit Designation

Other than unit numbers designations, no sign, advertisement, notice or other lettering shall be exhibited or exposed on any part of the unit without the express written consent of the Architectural Control Committee.

22.0 For Sale Signs

No "For Sale" sign shall be allowed, unless said sign is no greater than 2'X 2' in size. No sign shall have a height greater than 3' above the surface of the ground in which it is located. No such sign shall remain on lot, or shall be placed so as to be visible from any public or private street prior to a valid and binding listing agreement being signed with the broker placing said sign on the lot (unless the sign reads "For Sale By Owner"), and any such sign must be removed within three (3) business days following the execution of a valid contract of sale for the property upon which such sign is located, regardless of whether or not the purchase contract contains any conditions.

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23.0 Golf Carts

No recreational vehicles are allowed on the common areas of McGinnis Point.

24.0 Suspension of Amenities

Residents who are delinquent on their dues and/or assessments for more than 60 days are subject to lose their right to use the McGinnis Point amenities (swimming pool, tennis courts, boat ramp, and beach access), unless the Board approves a satisfactory alternate plan of payment.

Approved by the Board of Directors on August 19,2022.