

**Seaside Landing Property Owners' Association
Rules and Regulations**

The following Rules and Regulations are in addition to any restrictions set forth in the Declaration of Seaside Landing (the "Association"). In the event of any conflict, provisions of the Declaration shall control. All Rules and Regulations set forth herein apply to all Unit Owners and their family members, invitees, licensees, tenants and employees. They do not apply to the Association as a body.

COMMON AREAS (Grounds, Pool, Hot Tub, Pier, Fitness Center, Members' Club, Hallways and Parking Lot)

- a. **No Obstruction of Ways.** Common sidewalks, driveways, entrances and passageways shall not be obstructed or used for any purpose other than to access to and from units.
- b. **Personal Property.** No items of personal property of any type shall be placed or stored on or in any of the general Common Areas except those items that are common property to all Unit Owners.
- c. **Common Elements.** Nothing shall be done or kept in any Unit or Common Elements which will increase the rate of insurance on the Common Elements or any other Unit without prior written consent of the Board of Directors. No Unit owner shall permit anything to be done or kept in their Unit or in the Common Elements which would result in the cancellation of insurance on any unit or any part of the Common Elements, or which would be in violation of any law. No waste of the Common Elements shall be permitted or committed.
- d. **Exterior Additions.** No wiring, antennas, machines or other items of equipment of any type shall be placed on the exterior of any unit or in or to any Common Area or Limited Common Area. Outdoor holiday lights are permitted on owners' balconies between November 15 and January 15.
- e. **Exterior Alterations.** No alterations, repairs or improvements of any type shall be made to the exterior of any unit or in any of the Common Areas or Limited Common Areas.
- f. **No Hanging of Towels.** No towels, rugs, or similar articles shall be hung or dusted from windows, decks or patios, Common Area or Limited Common Area.
- g. **Clothes lines.** No clothes lines or clothes drying apparatus shall be permitted in or on any decks, patios, Common Area or Limited Common Area.
- h. **Window Coverings.** No owner or resident shall display drapes, curtains or other similar materials hung at windows or any manner so as to be visible from the outside of the building that is not white or off-white
- i. **Cooking and Cooking Devices.** Gas or charcoal grills and camping stoves are not allowed on the owners' balconies or hallways. Electric grills are acceptable for use on owners' balconies. Cooking associated with social functions and events sponsored and approved by the Association may take place in Common Areas that are specifically designated for such use as part of the approval of the social function or event.
- j. **Storage of Hazardous Materials.** No materials shall be stored in or on any Common Area or Limited Common Area in violation of any city, county, state, or local ordinance relating to fire or

building codes or to toxic, hazardous, flammable or dangerous chemicals. Portable gasoline tanks or containers may not be stored in Common Areas or Limited Common Areas.

- k. **Damage.** Any damage to the general Common Areas or to common personal property shall be repaired at the expense of the Unit Owner responsible for the damage. If the Association elects to repair the damage, it shall bill the responsible Unit Owner for the cost of the repairs. The Association shall have the right to place a lien for the repair cost against the unit owned by the responsible Unit Owner if the bill has not been paid within thirty (30) days of presentment.

l. **Vehicles.**

1. Vehicles shall be parked only in appropriately marked parking spaces, and no vehicles shall be parked so as to impede the flow of pedestrian or vehicular traffic. No mobile homes, recreational vehicles, boats, personal watercraft, boat trailers, utility trailers or trailers of any other kind are permitted on the premises. Each parked vehicle must display a valid current license plate and must not be larger than a standard parking space at the Condominium.
 2. **Boats, Trailers, RVs.** Boats, Trailers and RVs may park up to 72 hours in marked spaces on Seashell Lane next to the pump house.
 3. **Portico Parking.** Vehicle parking under the portico is for loading and unloading only and should be limited to no more than 20 minutes.
 4. **Bicycles.** Except when in use, no bicycles shall be kept on the premises other than in a unit, storage room or community bike rack. Bicycles may not be ridden on any Common Areas other than areas designated for motor vehicles.
 5. **Skateboard & Scooters.** No skateboarding or use of scooters shall be permitted on the property.
 6. **Roller Blades & Roller Skates.** No rollerblading or roller skating shall be permitted on the property.
- m. **Drones, UAV use.** Drones and unmanned aerial vehicles must comply with FAA and North Carolina regulations. No operation within 100-feet of the building is permitted. Drones may be flown closer to the building for inspections and survey with prior Board approval. Drones may be launched from the lower yard area or the pier.
 - n. **Disturbances.** Owners and occupants shall exercise reasonable care to avoid making or permitting loud, disturbing or objectionable noises and in using or playing, or permitting to be used or played, musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb or tend to disturb the occupants of other units. Sidewalks, driveways, entrances, foyers, walkways, passageways and elevators shall not be used as play areas. **Any unit remodeling, renovation or construction will not begin before 8:00 AM or continue beyond 5:00 PM Monday-Friday.** Exceptions for work on weekends may be considered by the Board on a case-by-case basis for low-noise work. Emergency air conditioning and plumbing services are permitted anytime. See guidelines for remodeling included herein.

o. **Pets and Animals.** Dogs (see below exceptions), cats or birds may be kept on the property only by Unit Owners with a limit of two pets per unit and subject to the following Rules and Regulations:

1. The following dog breeds are prohibited:
 - i. Rottweiler
 - ii. Doberman Pinschers
 - iii. Pitt Bulls
 - iv. Weimaraner
2. Dogs and house cats must be kept within a unit or on a leash and under the control of their owner while being exercised and walked.
3. Birds are to be kept in a cage or other suitable and secure enclosure within a unit at all times. Snakes and other exotic creatures are prohibited
4. To the extent possible, Unit Owners must not allow their pets to defecate on any Common Area or Limited Common Area. In the event a pet does defecate in a Common Area or Limited Common Area, the Unit Owner or other person in charge of the pet must immediately remove the feces, place it in a tightly sealed container and dispose of the container in an appropriate receptacle.
5. Feeding of wild birds such as gulls, terns, starlings, magpies or any other type of animal is not permitted from the balconies, porches, decks, walkways or any other Common Area or Limited Common Area.
6. Any pet allowed under these Rules which exhibits nuisance behavior, such as excessive barking or aggressiveness, may be prohibited by the Board after notice to the Unit Owner. The Unit Owner shall have an opportunity to appeal the decision to the Board and to be heard by the Board in a hearing called for such purpose.

p. **Signs.** No sign shall be displayed in or on any Common Area or Limited Common Area so that it is visible from the exterior of any unit (including "for sale" and "for rent" signs).

q. **Plants.** No growing plants of any description shall be placed on or removed from the general Common Areas.

r. **Storm Preparation.** Each unit owner is responsible for removing all furnishing, plants and planters located on their Limited Common Area decks or balconies during named storm threats. If furnishings, plant and planters are not removed, repair of any damage done to the property or the property of other unit owners will be the responsibility of the unit owner.

s. **Renters and Guests.** The tenant or guest occupying or visiting a unit assumes the responsibilities of the Unit Owner and accepts and agrees to abide by the Declaration and these Rules and Regulations. Unit Owners are responsible for making their tenants or guests aware of the Rules and Regulations. No unit owner shall rent his Unit for any period less than thirty (30) days. Owners who lease or rent their units shall have a written rental or lease agreement which includes the following provision:

By taking possession of the property, the undersigned Tenant/Guest, and all occupants of the property accompanying him, agree to abide by the Seaside Landing Declarations and the Rules and Regulations and agree to be subject to the enforcement of the same by the Association during the period of occupancy of the property.

- t. **Pool, Fitness Room, Members Club and Kayak Storage.** Rules for the pool, members club and kayak storage are included herein and are adopted and incorporated herein by reference.
- u. **Non-Smoking Facility.** Seaside Landing is designated as a Non-Smoking Facility. Smoking and Vaping in the common areas of Seaside Landing is prohibited. Violators will be subject to fine(s). Vendors and contractors may smoke in the designated smoking area by the pump house.
- v. **Enforcement.**
 - 1. **General.** The violation by any Unit Owner, his tenants and guests, of these Rules and Regulations shall entitle the Association to impose fines, pursue injunctive relief or any other remedy permitted by the Declaration or the laws of the State of North Carolina.
 - 2. **Fines/Procedure.** If the Association proposes to enforce a violation of the Rules and Regulations by means of a fine, prior to imposing any fine it shall first provide a written notice to the Unit Owner, specifying a set hearing date for the unit owner to discuss the violation with the Board of Directors or Board appointed representative, the nature of the violation, the means by which the violation may be remedied, the time in which the remedy must be affected and completed. If the violation continues following the time within which it should have been cured or remedied, or if a subsequent like violation occurs, the Association may impose a fine of up to \$100.

POOL AND SPA RULES

- a. **Pool and Spa hours.** 8:00 am – Dusk
- b. **Pool and Spa use.**
 - 1. Swim at your own risk. No lifeguard on duty.
 - 2. The pool/spa is for the exclusive use of the Members and their invited guests.
 - 3. If an emergency occurs use the 911 phone located at the pool.
 - 4. Children under the age of 14 require adult supervision present at the pool at all times.
 - 5. Proper swimwear is required. Infants must wear special disposable diapers made specifically for swimming.
 - 6. Health Regulations require the pool to be closed, sanitized by the pool maintenance company, and tested for sanitary condition prior to reopening if the pool has been used as a restroom.
 - 7. Diving is prohibited.

8. Glass is prohibited in the pool area. Owners or guests are responsible for paying to have the pool drained, cleaned and inspected for use if glass breakage occurs. Please use plastic cups.
9. No animals except service animals as defined by the ADA are permitted in pool area or on pier.
10. The life rings and other safety equipment are for emergency use only.
11. Remove all trash and personal items when leaving the pool area.
12. Close umbrella when you leave the pool area and **return furniture to its original** position.
13. Remove personal umbrella from pool deck when no longer in use.
14. Owners and their guest are expected to comply with all State Laws. Damages caused by the Owner or their guest will be the responsibility of the Owner.
15. Do not reserve chairs if not in use for more than 30-minutes.
16. Do not place rafts or large inflatable toys in pool when other people are in the pool. Use of safety and exercise flotation devices are acceptable anytime. Remove all toys when leaving the pool area
17. Keep pool gates closed and locked. Do not prop open.

MEMBERS CLUB GUIDELINES

- a. The Members' Club at Seaside Landing is a common facility for the exclusive use of the property owners (Members) and guests.
- b. The Members' Club is open for use from 6:00 AM to 11:00 PM
- c. Children under 16 years of age may not use the Members Club facilities unless accompanied by an adult Member.
- d. Smoking and/or use of tobacco products are prohibited.
- e. A Member in good standing of the Association may reserve or rent the Members Club by completing and submitting a Reservation Form through the property manager.
- f. Members are responsible for any damage to the facilities. Abuse of the Association's rules, guidelines, and facilities may result in fines and or forfeiture of the Members' right to use the facilities.
- g. **Clean up, turn off the lights and lock all doors when leaving the Members Club.**
- h. **Leave ceiling fans and dehumidifier running and do not change the HVAC settings to prevent mold growth.**

FITNESS CENTER GUIDELINES

- a. The Fitness Center is for the exclusive use of the Members of Seaside Landing Property Owners Association and their invited guests.
- b. Members and their invited guests use the Fitness Center at their own risk.
- c. Seaside Landing Property Owners Association is not responsible for any injury that may occur to individuals using the fitness center and/or equipment.
- d. Proper athletic attire must be worn at all times.
- e. Food and gum are prohibited in the Fitness Room.
- f. Water and sport drinks in sealed plastic containers are permitted.
- g. Members and their guest are requested to leave the facility as clean, or cleaner, than they found it when they have completed their exercise.
- h. Fitness Room users are required to wipe down equipment after use with provided disinfectant wipes
- i. Please observe a 30-minute time limit if another user is waiting for a machine,

KAYAK STORAGE

- a. Kayak storage is available for all owners and guests on a first come first serve basis. Seaside Landing Property Owners Association is not responsible for theft of kayak or personal equipment.
- b. Kayaks must be properly secured to prevent them from becoming air-borne in high winds
- c. Do not store unsecured paddles, life preservers or other items in kayaks. Items found on the ground will be disposed if not promptly claimed
- d. Kayaks shall be removed from the storage racks before a named storm and stored in the owner's unit. This is to prevent high water from lifting the pier posts out of the ground. Call a neighbor to secure your kayak if you are not able travel to secure your kayak.
- e. Owners are responsible for damage caused by their kayak to the grounds and building.

EMERGENCY PHONE NUMBERS

ALL MEMBERS ARE ENCOURAGED TO BE ALERT FOR POSSIBLE THEFT AND THE PRESENCE OF STRANGERS

PLEASE REPORT ANY SUSPICIOUS ACTIVITY BY CALLING 911 IMMEDIATELY

CAM Property Manager - **910-579-5163**

Police: Brunswick County Sheriff—**910-253-2777**

Fire: Sunset Beach Fire Department. **911** Emergency ONLY; **910-579-2456** non-emergency

Guidelines for remodeling at Seaside Landing

Continuous improvement and updates within units is encouraged at Seaside Landing. Remodeling of units increases value for all owners. There are however challenges with remodeling noise disturbing neighbors and contract workers damaging common property elements. These guidelines are offered for owners to communicate to their contractor expectations of the Property Owners Association while performing work at Seaside Landing.

Guidelines:

1. The owner shall review and provide the contractor with a copy of these guidelines. The owner shall sign a copy of Attachment 1.
2. The contractor responsible for work in your unit shall review guideline expectations, sign a copy Attachment 1 and post it on the front door while work is in progress.
3. The lead contractor shall communicate expectations to all sub-contractors prior to work commencing.
4. Parking is allowed under the portico is limited to 20 minutes.
5. Work hours within the community are Monday through Friday between 8 AM to 5 PM.
6. Work activities that generate dust performed on the owner's balcony front hallway shall be frequently cleaned and fully cleaned at the workday end. Such activities include sawing and drywall cutting.
7. Oversized work vehicles can be parked outside of the parking lot. The Seaside Landing POA assumes no risk due to theft or vandalism of contractor vehicles.
8. **Waste water from remodeling activities shall not be poured down the parking lot storm drains.**
9. Cleaning paint brushes and tools shall be performed either off-site, within the owner's unit or on the east side of the building behind the dumpster. Cleaning paint brushes in front of the building or parking lot is not acceptable.
10. Waste water and solids from tile cutting, tile grout, tile thin-set, shower base grout, and dry wall compound are to disposed of off-site. It is acceptable to dispose up to 5 gallons of waste solids per day in the community dumpster as long as the product is dry or contained.
11. Elevators shall not be overloaded by volume or weight. Elevator loads should be less than 2000 lbs.
12. Material transport carts should have inflated rubber tires to prevent damage to tiles in the elevator lobbies.
13. Demolition waste shall be transported down the stairs or elevator in trash cans or demolition bags.
Demolition debris shall not be thrown off the balcony or hallway.

14. Demolition waste shall be transported to the local dump. The community dumpster may be used for household waste disposal. All boxes should be broken down and lay flat.
15. Any damage to common property shall be reported to CAM. The cost of repair is the responsibility of the owner.

Attachment 1
Work in Progress

Start Date: _____

Expected Finish Date: _____

Owner Name: _____

Owner Mobile Phone Number: _____

Contractor Name: _____

Contractor Mobile Phone Number: _____

I have reviewed and understand the Seaside Landings remodeling guidelines and will abide in accordance with them.

Owner: _____

Contractor: _____

Guidelines for mold prevention at Seaside Landing

Mold grows in damp dark areas. Typically mold growth happens when the relative humidity exceeds 70% and temperature is above 60 °F. These conditions regularly happen at Seaside Landing from April to October. The following are suggestions that may prevent mold growth in your unit when unoccupied.

- Keep the air conditioner operating and set no higher than 76°F in June, July and August. This is the most efficient method to maintain humidity below 70%
- The air conditioner has a condensate drain line between the unit and the nearest bathroom sink drain. Ensure the air conditioning drain line is clear at the beginning of the cooling season and once every six weeks during the cooling season. Dust and mold build up in this line blocking flow. It is easily cleared by pouring a quart of water with a half of cup of bleach down the line.
- Have your heating and cooling system periodically serviced.
- Purchasing and using a dehumidifier is encouraged. The heat pumps originally installed were oversized and do not run long enough to adequately remove moisture (short cycle) to desired levels. Use a dehumidifier in addition to air conditioning during hot humid months or periods when outside temperatures are too low for the air conditioner to run long enough to adequately remove moisture from the air.
- The dehumidifier drain can be routed to a sink drain or washer drain.
- Have your unit thoroughly checked following a tropical storm or hurricane for water intrusion. Have additional dehumidification and fans to aid drying carpet or drywall.
- Use information from the table below when sizing a replacement heat pump to remove heat and humidity without short cycling.

Seaside Landing 2020 HVAC load calculation results			
		Calculated Heat Load	Originally Installed
Floors 1-5	3-Bedroom Units	2.04 tons cooling	3 tons
Floor 6	3-Bedroom Units	2.31 tons cooling	3 tons
Floors 1-5	4-Bedroom Units	2.83 tons cooling	4 tons
Floor 6	4-Bedroom Units	3.21 tons cooling	4 tons

Guidelines for unaccompanied guests at Seaside Landing

Welcome to Seaside Landing. We hope you enjoy your visit. Seaside Landing is a community of full-time residents, part-time residents and guests. Unlike detached beach homes, Seaside Landing Condominium owners share the common areas, walls, floors and ceilings. A set of community rules were written with input from owners so we can live together harmoniously. Please familiarize yourself with the synopsis of the community's rules to respect others' peace.

- a. **Obstructions.** Do not store items in the common walkways or stairwell.
- b. **Spills.** Clean up spills or items dropped in common areas.
- c. **Thrown Objects.** Do not throw or drop items from decks.
- d. **No Hanging of Towels.** No towels to be hung on decks or patios.
- e. **Cooking and Cooking Devices.** Gas grills, charcoal grills nor camping stoves are not allowed on the owners' balconies or hallways. Electric grills are acceptable for use on owners' balconies.
- f. **Damage.** Any damage to the general Common Areas or to common personal property shall be repaired at the expense of the Unit Owner responsible for the damage.
- g. **Flooding.** Unclog a stopped toilet using a plunger. Do not attempt to multiple flushes to clear clog. Keep shower door closed. Keep shower curtain inside tub when showering.
- h. **Vehicles.**
 1. Vehicles shall be parked only in appropriately marked parking spaces, and no vehicles shall be parked so as to impede the flow of pedestrian or vehicular traffic. No mobile homes, recreational vehicles, boats, personal watercraft, boat trailers, utility trailers or trailers of any other kind are permitted on the premises. Each parked vehicle must display a valid current license plate and must not be larger than a standard parking space at the Condominium.
 2. **Boats, Trailers, RVs.** Boats, Trailers and RVs may park up to 72 hours in marked spaces on Seashell Lane next to the pump house.
 3. **Portico Parking.** Vehicle parking under the portico is for loading and unloading only and should be limited to no more than 20 minutes.
 4. **Bicycles.** Except when in use, no bicycles shall be kept on the premises other than in a unit, storage room or community bike rack. Bicycles may not be ridden on any Common Areas other than areas designated for motor vehicles.
 5. **Skateboard & Scooters.** No skateboarding or use of scooters shall be permitted on the property.
 6. **Roller Blades & Roller Skates.** No rollerblading or roller skating shall be permitted on the property.

- i. **Drones, UAV use.** Drones and unmanned aerial vehicles must comply with all FAA and North Carolina rules and may not be flown within 100-feet of the building. Drones may be launched from the pier or lower yard.
- j. **Disturbances.** Owners and occupants shall exercise reasonable care to avoid making or permitting loud, disturbing or objectionable noises and in using or playing, or permitting to be used or played, musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb or tend to disturb the occupants of other units. Sidewalks, driveways, entrances, foyers, walkways, passageways and elevators shall not be used as play areas.
- k. **Quiet Time.** Quiet hours after 10 PM. Keep voices low when walking in hallways. Turn music and television down to conversation level. Keep conversations at a reasonable level.
- l. **Pets and Animals.** Dogs (see below exceptions), cats or birds may be kept on the property only by Unit Owners with a limit of two pets per unit and subject to the following Rules and Regulations:
 - 1. The following dog breeds are prohibited:
 - v. Rottweiler
 - vi. Doberman Pinschers
 - vii. Pitt Bulls
 - viii. Weimaraner
 - 2. Dogs and house cats must be kept within a unit or on a leash and under the control of their owner while being exercised and walked.
 - 3. To the extent possible, Unit Owners must not allow their pets to defecate on any Common Area or Limited Common Area. In the event a pet does defecate in a Common Area or Limited Common Area, the Unit Owner or other person in charge of the pet must immediately remove the feces, place it in a tightly sealed container and dispose of the container in an appropriate receptacle.
 - 4. Feeding of wild birds such as gulls, terns, starlings, magpies or any other type of animal is not permitted from the balconies, porches, decks, walkways or any other Common Area or Limited Common Area.
 - 5. Any pet allowed under these Rules which exhibits nuisance behavior, such as excessive barking or aggressiveness, may be prohibited by the Board after notice to the Unit Owner. The Unit Owner shall have an opportunity to appeal the decision to the Board and to be heard by the Board in a hearing called for such purpose.
- m. **Non-Smoking Facility.** Seaside Landing is designated as a Non-Smoking Facility. Smoking and Vaping in the common areas of Seaside Landing is prohibited.

POOL AND SPA RULES

a. Pool and Spa hours. 8:00 am – Dusk

b. Pool and Spa use.

1. Swim at your own risk. No lifeguard on duty.
2. If an emergency occurs use the 911 phone located at the pool.
3. Children under the age of 14 require adult supervision present at the pool at all times.
4. Proper swimwear is required. Infants must wear special disposable diapers made specifically for swimming.
5. Diving is prohibited.
6. **Glass is prohibited in the pool area.** Owners or guests are responsible for paying to have the pool drained, cleaned and inspected for use if glass breakage occurs. Please use plastic cups.
7. No animals except service animals as defined by the ADA are permitted in pool area or on pier.
8. Rand remove all trash and personal items when leaving the pool area.
9. Close umbrella when you leave the pool area and **return furniture to its original** position.
10. Do not reserve chairs if not in use for more than 30-minutes.
11. Do not place rafts or large inflatable toys in pool when other people are in the pool. Use of safety and exercise flotation devices are acceptable anytime. Remove all toys when leaving the pool area
12. Keep pool gates closed and locked. Do not prop open.

EMERGENCY PHONE NUMBERS

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Police: Brunswick County Sheriff—**910-253-2777**

Fire: Sunset Beach Fire Department. **911** Emergency ONLY; **910-579-2456** non-emergency

Guideline to minimize smoke and fumes

Wind causes a pressure difference from one side of the building to the other. The differential pressure is especially strong with wind from the south and a sliding glass or south facing door is open. The differential pressure may cause air from one unit to infiltrate into other units. These guidelines provide suggestions to minimize smoke from spreading to other units in the building.

1. The most effective way to prevent smoke infiltration is to not allow smoking in the unit. Smoking inside owners' units and balconies is allowed. Owners do have the right to not allow smoking by renters and guests inside their unit or on their balcony / deck.
2. Open a front and back (north and south) window when smoking inside the unit. This will greatly reduce smoke from infiltrating into another unit.
3. Keep sliding glass doors closed when smoking on the balcony / deck.
4. Purchase a high efficiency air filter to remove smoke particulate and fumes when smoking in a unit.