

A PLACE AT THE BEACH OWNERS ASSOCIATION RULES AND REGULATIONS

1. The stairways and walkways of the building may not be obstructed in any manner nor used for any purpose other than ingress to and egress from the individual units.
2. Tenants with a 6mos lease or greater may have pets. Revised July 2024
3. No towels, clothing, or like objects shall be hung from any walkway, deck or balcony at any time for any reason.
4. Quiet time is to be observed between the hours of 10:00 PM and 8:00 AM. No unreasonable noises including but not limited to, loud TV's, stereos, musical instruments, parties, activities, or the like will be permitted if the same will disturb, obstruct or interfere with the rights of the occupants. No nuisance or illegal act in, on or about the property is permitted.
5. All garbage, trash and refuse must be deposited in plastic bags in the dumpster provided. Cigarette butts must be properly disposed of and may NEVER be tossed from any balcony deck, walkway or stairwell.
6. No propane or charcoal grilling of any kind on any deck, balcony, walkway, or under or within 20 feet of any building at any time is permitted. It is against North Carolina fire codes and violations are subject to a \$100.00 fine. Electric grills are permitted.
7. Management and the pest control technician are authorized to access every unit once per month for the purposes of treatment. Refusal of entry is subject to a \$25.00 fine per occurrence.
8. Automobile parking passes shall be used solely and exclusively for that purpose. They shall not be used for boats, trailers, campers, motor homes, inoperative automobiles, or any purpose whatsoever other than parking facilities unless authorized by Management or the Board of Directors.
9. Fireworks are unconditionally prohibited anywhere on the premises at all times.
10. No occupant may keep or store any flammable, combustible, or explosive fluids, materials, or chemical substances except for normal household use.
11. Unit owners, residents, their families, lessees, guests, licensed servants, employees, agents and all visitors shall not at any time or for any reason whatsoever, enter or attempt to enter the roof or the pool equipment room of any building except for the sole purpose of repairing or servicing the air conditioning and heating units, and for that reason only when access is given by Management or their authorized representative.
12. Unit owners may not permit anything to be done or kept in a unit that will increase insurance rates on the property.
13. Unit owners are cautioned that their right to make any addition, change, alteration, or decoration to the exterior appearance of any portion of the building, including decks, balconies or walkways appurtenant to units, is subject to the provisions of the Declaration and By-Laws of the Association.
14. Specifically, all occupants are reminded that written authorization of the Board of Directors is required for:
 - Decoration of furnishing of any common or limited common area.
 - Installation of wiring for electrical, telephone, or the like on the exterior of the buildings.
 - Advertisements or postings of any kind on the property.
15. Window treatments in all units shall be blinds, curtains, draperies, or shutters and shall be white on the side facing the exterior.
16. All Unit owners must furnish Management with keys or key codes for access to their units. Should Management not be able to access a Unit when necessary, owners will be fined \$25.00 each month until operable keys are furnished.

Revised 04 Dec 2021