

Association Management of Wilmington
825 Lennon Drive Wilmington, NC 28405
Phone: 910-794-2570 Fax: 910-794-4591
www.amwllc.net

Cornerstone Rules and Regulations 2023

The members of the Cornerstone Condominium Association welcome you to the community. We take great pride in our community and feel certain that you will do the same.

In order to keep the community operating and looking its best, the Board of Directors asks that you observe the rules and regulations listed below. If you have any comments or are unsure of a rule, please call our management company, Association Management of Wilmington, at (910) 397-0092.

Community Rules and Regulations

Amended July 30, 2018

1. Residential Purposes: No unit may be used for anything other than single family residential purposes. Each condominium unit is hereby restricted to residential use by its owners, immediate family, guests, invitees and lessees. Any lease or rental agreement for a unit shall be in writing for a period of at least one hundred eighty (180) days. No owner of any condominium unit shall permit the use of their condominium unit for transient hotel or for commercial purposes.

2. Common Areas: Any common sidewalks, driveways, entrances or passageways shall not be obstructed or used by any unit owner for any purpose other than ingress to and egress from the units. Except as to the areas termed limited common areas, no article or personal property shall be placed on or in any of the general common areas, except for those articles of personal property which are the common property of all unit owners. No furniture shall be permitted on the front porch. Porch furniture shall be permitted on the rear deck of each unit. Unit owners, members of the families, their guests, residents, tenants and/or lessees, shall not use sidewalks, driveways, entrances or passageways as play areas.

3. Insurance: All owners are required to have a HO-6 policy in place at all times. Tenants are required to have an HO-4 policy in place prior to move in. These policies cover your personal contents, loss of use, liability and the deductible in cases where the negligent act of the resident produced the claim. Any claim filed on the HOA's policy that is the result of negligence on the part of the owner may result in the owner being responsible for the deductible.

PLEASE NOTE the change at the 2017 Special Meeting to Association documents. The Association does hereby amend the Declaration by adding the following Subparagraph E(7) to Section 9:

Unit Owners' Responsibilities. It is further defined and clarified that the insurance for the

association is an all-in policy and claims arising within the walls of the condominium unit (with the exception of Acts of God) that are less than the deductible of the Association's Master Policy shall be the responsibility of the Unit Owner. The Association's rules and regulations adopted in 2002 require all Unit Owners and residents to insure their property including personal belongings as well as providing liability insurance in cases where damages done by a Unit Owner or resident in one unit produces a claim in a condominium contiguous to that unit. In all cases, the Unit Owner is responsible for damage in any amount that is less than the deductible of the Association's Master Policy.

4. Fire Hazards: In accordance with city and state fire code, owners are prohibited from maintaining fires to include, but not limited to, charcoal grills, gas grills, hibachis, or tiki torches on any decks, patios, porches, balconies or other appurtenant structures. Electric grills are permitted.

5. Parking: Automobile parking spaces shall be used solely and exclusively for that purpose. They shall not be used for storage of boats, trailers, campers, motor homes, or similar type vehicles, non-operational vehicles, repairing of vehicles, or for any purpose whatsoever other than parking facility. Parking spaces are restricted to passenger cars, passenger vans, and pick-up trucks not exceeding ¾ ton capacity.

6. Vehicles: Vehicles belonging to or being under control of a unit owner or member of the family of guest, tenant, lessee or employee of a unit owner shall be parked only in designated areas. Inoperable vehicles or vehicles without current registration, insurance, or license plates are strictly prohibited on the premises. Any violation of these rules and regulations can result in towing, at the owner's expense. The request to remove a vehicle parked in an owner's space must be in writing per G.S.20-219.2.

7. Pets: No animals, livestock, or poultry of any kind shall be kept or maintained on any lot or in any dwelling except that of dogs, cats, or other household pets, which may be kept or maintained, provided that they are not kept or maintained for commercial purposes and provided further that they are not allowed to run free and are at all times properly leashed and personally escorted. Pet owners are at all times responsible for cleaning up pet waste. Pets shall not be permitted to be tied to any decks or common areas.

8. Pet Violations: After one (1) warning and a scheduled hearing, pet violations may result in a one hundred dollar(\$100.00) per occurrence fine.

9. Garbage: Trash and garbage is to be placed in plastic bags with tops closed and secured. Garbage is then to be deposited in bulk containers for that purpose located in the common area. Trash is not to be accumulated or stored on decks, front porches or in the common area. Residents moving must break down boxes. If the dumpsters will not handle the boxes, it is the resident's responsibility to haul them away.

10. Exterior Structures & Installations: No owner, resident, or lessee shall install wiring for electrical or telephone installation or for any other purpose, nor shall any television or radio antennae, machines or drainage lines be installed on the exterior of the units. Satellite dishes are permitted; however they must not be installed in common areas.

11. Exterior Construction: No work of any kind shall be done upon the exterior of the building or upon the general or limited common areas by any unit owner, except as may be expressly authorized by the Association.

12. Noise Ordinances: Owners and occupants shall exercise reasonable care to avoid making or permitting to be made 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 a manner as may disturb owners, tenants, or occupants or other units. This also includes noises and disturbances made by "barking" and other noises of animals on the property. The New Hanover County noise ordinance must be observed. "Article III, Section 11-54, Section 11-55, Section 11-56, and Section 11-58.

13. Clotheslines: No clotheslines or clothes drying apparatus may be erected or constructed or put up on common areas or limited common areas.

14. Storage: The Association assumes no liability for, nor shall it be liable for, any loss or damage to articles stored in any common area or other storage area.

15. Hazardous Materials: No unit owner or occupant may store any materials which would be in violation of any city, country, or state, or local ordinance relative to fire, to building codes, or to toxic, flammable or dangerous chemicals on common area or limited common area.

16. Damages: Any damage to the general common areas or common personal property caused by a unit owner, member of their families, or their guests, tenants or employees, shall be repaired at the expense of the unit owner.

17. Signs Prohibited: No owner or resident shall permit any sign, lettering, or advertisement to be exhibited, displayed, inscribed, painted, or attached in any manner to any part of the building, lot, common area, or property of the Association without written consent of the Association. "FOR SALE" or "FOR LEASE" signs are strictly prohibited.

18. Light Bulbs: All light bulbs or other lights installed in any fixture located on the exterior of any building or any lot shall be clear, white, or non-frost lights or bulbs.

19. Driving: Drivers are to drive cautiously in the common area and obey posted speed signs.

Amended February 24, 2007

20. Pets: The pet policy is further clarified to prohibit the housing of pets of any kind by tenants in rental units. Property owners may own pets with the size limited to 25 pounds per animal.

Adopted November 2009

21. Fire Extinguisher: Every condominium MUST have a working fire extinguisher at all times. The fire extinguisher is mandatory. In addition to any fines levied by the city Fire Marshall, condominium owners may be liable for damages to their property and to the property of others.

Adopted November 2011, Revised June 2013

22. Night Watchmen: Should at any time a noise complaint require action from the night watch service which results in the night watchman making a second visit to enforce the quiet and peaceful enjoyment of all residents, the owner will have a fine hearing.

Adopted November 2014

23. All hot water heaters must be changed a minimum of every 10 years and any damage to any condominium resulting from hot water heaters older than 10 years old will be considered negligence and is the responsibility of that homeowner.

24. All owners that lease their units must have their tenants sign that they have received the Rules and Regulations and present a copy of the signatory page to the management company showing receipt of the same.

Amended Pet Rule November 2015

Resolution to amend the pet rule, that only owners can house domestic animals (cats and dogs only) on the property. The new rule will allow owners of units the right to rent their units to pet owners. The limit on size is 40 pounds and no more than 2 pets shall be housed in any dwelling. The owner must submit the description of the pet to the management company for any tenant that they allow to house a pet on the property on the Rental Registration Form. Motion by Pat Maloney and seconded by Dot Armstrong.

Amended Window Rule April 2017

25. All new mini-blind replacements must be 1 inch or 2-inch faux wood or vinyl.

Added October 2020

26. Interior flooring needs to remain the same as what was originally installed on the second and third floors in each building. Board of Directors approval is required beginning January 1, 2021 for flooring changes in all second and third floor units. Any noise transference increase will result in warnings, fines, and possible re-flooring.

Violations: Any violation of rules by owners, their guests or tenants, the OWNERS shall be subject to the following:

1st Offense- Warning and Board of Directors Hearing

2nd Offense- \$100.00 Fine (each occurrence)

Swimming Pool Rules and Regulations

The pool is a major expense to all homeowners. We have included this abbreviated list of rules for quick reference. For more detailed information, please refer to the covenants and restrictions.

Pool is for residents and accompanied guests only

There is a limit of four persons at any time from one condominium.

No food is permitted inside of the pool fencing.

No smoking is permitted inside the pool fencing.

No glass containers of any kind are permitted inside the pool fencing.

An adult must accompany children under the age of 18.

AMW, LLC Company Information:

Nick Joseph - Sales / Management Email: nick@amwllc.net Phone: 910-397-0092

Phone: 910-538-9529

Jill Rhoad

Fran Murphy –

Email: jill@amwllc.net

Phone: 910-538-9530

Phone: 910-794-2570