

## Beach Harbour Owners Association

### Rules And Regulations

1. The stairways and walkways of the buildings may not be obstructed in any matter nor used for any purpose other than ingress to and egress from the individual units.
2. All unit owners must furnish management with keys for access to their unit. Should management not be able to access a unit when necessary, owner will be fined \$25 each month until operable keys are furnished.
3. Management and the pest control technician are authorized to access every unit once per month for the purpose of treatment. Refusal of entry is subject to a \$25 fine per occurrence.
4. No towels, clothing or like objects shall be hung from any walkway, deck or balcony at any time or for any reason.
5. All garbage, trash and refuse must be deposited in plastic bags in the dumpster provided for each building. Cigarette butts must be properly disposed of and may NEVER be tossed from any balcony, deck, walkway, or stairwell.
6. Automobile parking spaces 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 the Property Manager or the Association Board of Directors.
7. Unit owners, resident, their families, lessees, guests, licensed servants, employees, agents, and visitors shall not at any time or for any reason whatsoever, enter or attempt to enter the roof or the power 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.
8. No grilling of any kind on any deck, balcony, walk way or under or within twenty feet of any unit building at any time is permitted. This is a North Carolina State Law and is punishable by a \$100.00 fine.
9. Fireworks are unconditionally prohibited anywhere on the premises at all times.
10. No occupant may keep or store any flammable, or combustible or explosive fluids, materials or chemical substances except for normal household use.
11. Unit owners may not permit anything to be done or kept in a unit that will increase insurance rates on the property.
12. Please respect others privacy and quiet at all times, particularly after 11pm on weekends and 10pm on weekdays, and until 8am. No unreasonable noises or illegal act in, on or about the property is permitted.
13. No pets or animals of any kind may be kept on the premises without written authorization of the Board of Directors.
14. Unit owners are cautioned that their right to make any addition, change, alteration, or decoration to the exterior appearance of any portion of any unit building, including decks, balconies or walkways appurtenant to units, is subject to the provisions of the Declaration and By-Laws of the Association.
15. Specifically all occupants are reminded that written authorization from the Board of Directors is required for:
  - Decoration or furnishing of any common area.
  - Installation of wiring for electrical, telephone, or the like on the exterior of the buildings.
  - Advertisement or postings of any kind on the property.
16. Window treatments in all units shall be either blinds, curtains, draperies, or shutters and shall be white on the side Facing the exterior.