

SCHEDULE A
RULES AND REGULATIONS OF
BEACHWALK SINGLE FAMILY RESIDENCES AND HOMESITES

1. The Declarant/Developers will serve as sole Architectural Control Authority.

2. No exterior of any home shall be changed by any owner in any manner without prior written consent of the Architectural Control Authority, including but not limited to additions, alterations or change to the landscaping, fencing, driveways, walkways, decks and patios.

3. All lawn care, cutting, trimming, mulching, and fertilizing will be performed by a professional lawn care company hired by the Board of Governors and paid through the monthly property owners association dues. Included will be all vacant homesites and common areas owned by the Association. NO EXCEPTIONS to the weekly lawn care service will be granted. All homes and homesites within Beachwalk Subdivision will be maintained by the Association.

Not included in the lawn care service will be tree removal or annual flower planting. Any additional shrub, tree or flower planting will be at the expense of the individual home or homesite owners.

4. Nothing shall be altered or constructed in or removed from the General Common Area or Elements, except upon the written consent of the Board of Governors.

5. All garbage and refuse from the homes or homesites shall be deposited with care in garbage containers intended for such purpose only at such times and in such manner as the Board of Governors may direct.

6. No boats, motor homes, campers, unregistered vehicles or machinery may be parked or stored at any homesite or home except within the garage area of the home.

7. No mailboxes or newspaper boxes will be allowed for any home or homesites at Beachwalk subdivision. A community mailbox center is located at The Clubhouse for all residences. Newspaper delivery can be made to the front door of all homes and townhomes.

8. These Community Rules may be added to or repealed at any time by the Board of Governors.

9. No rentals or subrentals of any units will be permitted for a period of less than twelve (12) consecutive months.

10. The Board of Governors must be given a copy of all leases prior to homes being occupied by tenants, to ensure the enforcement of regulation 9.

11. No commercial business may be conducted from any home/lot in accordance with the Kure Beach Town ordinances.

12. ARCHITECTURAL GUIDELINES:

a. All homes will have roof shingles by Prestige II with the color being "weatherwood blend".

b. All exteriors of homes will be of brick, cedar, impressions vinyl shakes, hard cote, stucco or approved masonry product only.

c. All exterior colors will be approved by the Architectural Control Authority.

d. All homes will be irrigated and landscaped by approved plans upon completion of home. No homes will be occupied prior to completion of landscaping.

e. All builders of homesites located within Beachwalk Subdivision will be subject to approval of Developer/Declarant or its assigns or agents.

No construction will be until prior written approval of Developer/Declarant is given. This restriction is for the protection of the consumer, the residents of Beachwalk and the integrity of the community as a whole.

f. Building Regulations are attached hereto as Schedule B.

**SCHEDULE B
BUILDING REGULATIONS FOR BEACHWALK AT KURE BEACH**

1. All builders are to post a \$1,000.00 bond upon start of each home to be refunded upon completion of the home with satisfactory compliance to all regulations and no damage to common areas, streets or adjacent homesites. Bond monies are to escrowed with Ned M. Barnes, Attorney in Carolina Beach, North Carolina.
2. Building Procedures:
 - a. Locate and gravel driveway to home.
 - b. 1 load minimum of graded gravel to serve as temporary driveway.
 - c. Have one 8 yard dumpster and port-o-let on each job site.
 - d. Locate all utilities, cable, phone, electric and water and sewer by No-Cuts.
 - e. All delivers to job site to be temporary gravel driveway only!
 - f. All construction workers to park on street, off of curb side of street where job is located - NOT ON LOTS OR HOMESITES ADJACENT TO SITE.
 - g. When building site located adjacent to ponds or swells, Silt Fence to be installed by builder to prevent trans/debris or soil run-off from entering ponds or swells.
 - h. Absolutely all trash, construction debris or workers' debris will be placed in dumpster or approved receptacle on a daily basis - THERE WILL BE NO EXCEPTIONS.
3. All plans, specs, exterior finishes and landscaping to be approved by the Developer prior to start of construction - THERE WILL BE NO EXCEPTIONS.
4. Building contractors will be responsible for the conduct of all workers, subcontractors, delivery vehicles and suppliers of service to job site while building in the Beachwalk Subdivision. Any damage to properties, common areas and town owned streets and properties will be the sole responsibility of the Builder deemed to have been responsible for said damages.
5. The Town of Kure Beach does not allow construction activity of any kind on Holidays or Sundays in the Town of Kure Beach. All Building Contractors should obtain a code book from the Town's Building Department prior to the start of construction, to insure adhesion to all Town Codes and Regulations.

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