

In order to maintain the grounds and building exteriors to protect the appearance and market value of all owners property Rules and Regulations have been established.

### CLBV Rules and Regulations

1. Unlawful and Disturbing Noises/Practices: No unit owner shall make or permit any unreasonable noise that will disturb or annoy other residents; or permit anything to be done which will interfere with the rights, comfort and convenience of other residents.
2. Trash and garbage shall be placed in sealed plastic bags and placed directly in the trash dumpster. Arrangements for the removal of bulky items such as mattresses, furniture, appliances, construction materials, etc., must be made by the individual condo owners and shall be stored inside their unit until the day it will be collected.
3. Barbecuing: No gas or charcoal grills are allowed on the front and rear decks of your unit.
4. Defacing of property: Signs, notices, advertisements, or any alteration of exterior surfaces shall not be placed, inscribed, or exposed on any window, door, or other exterior parts of unit, or on the common areas. Specifically excluded from this regulation are seasonal decorations (during the month of the holiday) and "For Sale" signs, in accordance with the Declaration of Covenants, or as approved in writing by the Board.
5. Rental Property: All unit owners who rent to a tenant shall: (1) provide the tenant with a copy of the By-laws and Rules and Regulations, (2) include in the lease agreement a provision that the tenant has been given said copies, has read and understood, and agrees to abide by these documents, (3) notify the Board of Directors in writing that the unit is tenant-occupied, giving the name(s), address and phone number of the occupants, and (4) provide to the Management Agent and/or the Board the name of any agent retained by the unit owner to manage the unit for him/her. The unit owner is



responsible at all times for the enforcement of the established guidelines.

6. Vandalism: Unit owners and their families, tenants, and guests shall not deface, remove, or destroy, or permit the defacing, removing or destruction of any element of the common areas.
7. Only neutral color updated outdoor furniture is permitted on decks.
8. Only white hurricane shutters are permitted with prior approval of the board.
9. Curtains and/or blinds on the lake and ocean side need to be white.
10. For safety reasons, no potted plants should be set on upper deck rails.
11. No hanging plants are permitted.
12. Common area landscape is to be altered, supplemented and maintained by the landscape contractor only.
13. No flags are allowed without prior approval of the Board with the exception of the American flag. No flags are to be mounted on the T111. They should be mounted on the deck railings with prior approval from the Board.
14. Maximum occupancy per unit is six (6) persons.
15. Quiet hours are to be observed between 11:00PM and 7:00 AM
16. No towels, linens, garments, etc., are to be hung from lake side and ocean side deck railings.
17. No clothes lines are permitted on the decks.
18. No personal articles of any type or kind may be left in the stairways, or under the building. It will be removed and disposed of after 24 hours.
19. Replacement of sliding glass doors, entrance doors, storage doors, and windows need prior approval from the Board.
20. If an owner puts congregated plastic above his deck he needs prior approval through the board and also from the unit above him. It needs to be painted the same color as the T111 (exact paint color is provided by the management company) for uniformity within units.
21. Each Guest/Owner is responsible for the proper conduct of all members of his or her party and should be certain they understand and observe all Rules and Regulations.
22. No unit owner shall hang anything from the T111 on their decks, outside in the stairwell, or anywhere on the building.
23. Front and back decks shall not be used to store items.



# Carolina Lake Beach Villas

## RULES and REGULATIONS

### 1. INTRODUCTION

Carolina Lake Beach Villas Homeowners Association (CLBV HOA) is providing this to the residents of Carolina Lake Beach Villas as an introduction and quick reference to the Rules and Regulations, Parking Policy, and Collection Policy for our community.

The Following Rules and Regulations have been adopted by the Board of Directors of the Carolina Lake Beach Villas Condominiums in accordance with the Covenants and By-laws to not only protect the architectural integrity and harmony of the community, but also to promote the safety and welfare of residents and to maintain an acceptable quality of life.

It should be remembered that the Rules and Regulations do not replace the By-laws, which the Board of Directors uses as its primary governing document. Both documents are in force. In case of conflict between the wordings of these documents, the By-laws will prevail.

The Rules and Regulations shall apply to all property owners, their residents, family members, tenants, occupants, agents, visitors, employees and guests; and shall be enforced by the Board of Directors in accordance with applicable Covenants and By-laws.

In establishing and maintaining the Rules and Regulations, or Standards, the Board shall make every effort to ensure that they do not affect unit owners' right to the enjoyment of reasonable and unrestricted use of their property or privileges of ownership.

The Rules and Regulations and Standards may be modified, repealed or amended at any time by a resolution of the Board of Directors when deemed necessary in the best interest of unit owners/residents and the community.



## 2. GENERAL INFORMATION

The streets, curbs, sidewalks, lawns and yard areas, trees and shrubs, exterior lighting and parking areas comprise the GENERAL COMMON ELEMENTS. Your Association (CLBV HOA), along with your Management Agent, is responsible for the operational management and oversight of maintenance and improvement of these areas, which are for the EXCLUSIVE use of the individual residents/unit owners and/or their guests.

The LIMITED COMMON ELEMENTS include decks in the front and back of your unit and parking areas underneath buildings, YOU AS A UNIT OWNER OR YOUR TENANT HAVE THE RESPONSIBILITY FOR THE UPKEEP OF THESE AREAS.

## 3. GENERAL RULES AND REGULATIONS

These are the general rules and regulations of the Association.

Any damage to buildings, grounds, or other common areas or to equipment by any owner, tenant guest, family member or pet shall be repaired at the expense of the unit owner. This charge may be assessed in addition to a fine. Unit owners are fully responsible for the actions of their tenants, family members, guests and pets, and shall be held accountable for any damage done to the property.

Common areas: The lawn, walkways, parking space, exterior staircase and hallway, under exterior stairs, shall not be used for storage or be obstructed in any way. No items such as bicycles, boats, or other personal property shall obstruct entrance ways, walkways, parking or other common areas.





## Water Heater Safety Reminders:

We want to remind residents of the importance of monitoring their water heaters.

Water heaters have a life cycle average of 15 years. Residents, especially if their water heater is the original unit, should check these units for any sign of corrosion or leakage. A leaking water heater can cause damage to lower units. Any inside plumbing is the responsibility of the unit owner and could be an expensive repair if a leak occurs and is not caught in time.

When you have the spring and/or winter service of your heating and air conditioning, you should ask the service rep to look at the water heater. Most of these people work for companies that also do plumbing and should be knowledgeable about this.

Unfortunately, many times there are no outward signs of trouble.

Therefore, you should be prepared to shut off the water heater if you have a leak. This would include shutting off the electricity to the unit and closing off the input and output valves. The service rep mentioned above should be able to show you how to do this.

## 4. CONDUCT

Residential Use: All condominium units shall be used for residential purposes exclusively.

No noxious or offensive trade or activity shall be carried on within any condominium unit, nor shall anything be done therein or thereon which may be or become an annoyance to the neighborhood or other owners.

## 5. INSURANCE

Nothing shall be done or maintained in any condominium unit or on any Common Elements which will increase the rate of insurance on any condominium unit or on the Common Elements, or result in the cancellation thereof, without prior written approval of the Board of Directors.

Nothing shall be done or maintained in any condominium unit or on the Common Elements which is in violation of any law.

## 6. ANIMALS AND PETS

The maintenance, keeping, boarding and/or raising of animals, livestock or poultry of any kind, regardless of number, shall be and is hereby prohibited within any condominium unit or Common Elements, except that this shall not prohibit the keeping of dog and/or cats, as domestic



pets, provided they are not maintained, kept or bred for commercial purposes. Only unit owners are allowed to have pets. CLB does not allow renters to have pets.

All pets shall be kept leashed and under the control of their owner whenever they are outside the unit, and shall not be allowed to run free or unleashed at any time, or to otherwise interfere with the rights, comfort or convenience of other residents.

Pets must be vaccinated and kept in accordance with the County Health Department laws and regulations. Contact the Any County Animal Control or the Health Department for more information.

Owners are responsible for all damages caused by their pets to common areas and to the property of others.

#### 7. MOTOR VEHICLE OPERATION

Except as herein provided, no junk vehicle or other vehicle on which current registration plates are not displayed, no trailer, commercial vehicle, camper, or house trailer may be kept on any Common Elements/parking space.

Likewise, no repair or extraordinary maintenance of automobiles or other vehicles may be undertaken on any of the Common Elements. Minor vehicle repair work shall be permitted in emergency cases only, provided that the area is cleaned after repairs have been completed.

Parking policy:

Each unit shall only park 2 vehicles in the covered spaces under the buildings and one car in the other spaces. Unit owners, upon acquiring their unit, should call the Management Company to register their vehicles and request parking sign.

No personal item storage is allowed in any parking spaces/parking areas.

No Boats, RV's, Trailers, Watercraft, Jet Ski's, Motorcycles and/or storage is allowed in any parking spaces/parking area for longer than 7 days from March 1 through October 30. During those 7 days they must not obstruct the walkways underneath building or access to air conditioning units.

Each unit will be given one visitors space pass that has to be displayed when using the visitor's spaces. If the pass is not displayed the management company can have the car towed.



## 8. ENFORCEMENT/PENALTIES

A system of penalties has been established to ensure compliance with the Rules and Regulations of the Association. The Board believes that the enforcement procedure will result in greater community awareness of reasonable conduct that all unit owners have the right to expect from each other. If the violator is not a unit owner, the owner will be provided with copies of all correspondence pertaining to the violation and any ensuing penalties and hearings. The unit owner is ultimately responsible for all fines and the removal of all violations.

Fines may be imposed for violation of any of the above rules, according to the following schedule:

1st violation, after written warning - \$50.00

Repeated violation - \$75.00

The Board of Directors may not impose any fine or infringe upon any rights of a unit owner for violations of the rules until the following procedures have been complied with.

1. If a violation of the rules is alleged in a written complaint to the Board, the Board will notify the alleged violator in writing to cease and desist from the violation. This notification will include: (a) the nature of the alleged violation; (b) the action required to remove the violation, and (c) notification of a grace period of ten (10) days, within which the violation may be removed without penalty. Should the violation continue beyond the grace period, a fine will be imposed.
2. The violator may request a hearing within ten (10) days after imposition of the fine. The request must be made in writing and be addressed to the Board of Trustees. The hearing shall be held in executive session (that is, a closed session) of the Board, and will afford the violator a reasonable opportunity to be heard. The violator may present his/her case to the Board, and the Board will decide, based on the available information regarding the alleged violation, whether or not any fines and/or penalties should be lifted.
3. If a violation is repeated within twelve (12) months of the first notice, a fine will be imposed without a grace period.
4. If any unit owner fails to comply with the Rules and Regulations or By-laws, or with any decision rendered under the Rules and Regulations and By-laws, the unit owner may be sued for damages or injunctive relief, or both, by the Board. The prevailing party in



any such proceeding may be entitled to an award for legal fees, as determined by the court.

A fine will be applied to the unit owner regardless of whether the offender is the unit owner, a tenant, a guest or a household member. The payment of a fine does not relieve the offender of the obligation of correcting the violation. If the Association incurs expenses to correct the violation, this expense will be applied to the unit owner. If the bill is not paid by the unit owner, a higher fine may be imposed.

If this fine remains unpaid, a lien may be placed against the unit in question. This means that the unit cannot be sold unless the fine and all associated expenses in filing the lien are paid, and the lien has been removed. In addition, the Board of Directors may foreclose on a lien if it is deemed necessary. Other penalties for not paying the aforementioned fines and expenses may also be considered including, but not limited to, the following:

A. Suing the unit owner for damages.

B. Imposing criminal penalties through the proper authorities (violations of county or state laws).

