

## **DRIFTWOOD VILLAS RULES AND REGULATIONS**

Revised 1/1/2020

1. No condominium unit may be used for anything other than single-family residential purposes except as provided in the Declaration for Driftwood Villas Article V, Paragraph E.
2. No owner or resident shall permit any structural modification either internal or external to any unit without the written consent of the Association as provided in Article V, Paragraph B of the Declaration.
3. No owner or resident shall cause or permit to be caused any improvements or changes to the exterior of the building or any of the common areas of the condominium, including, but not limited to painting, staining, electrical wiring, or antennae, lattice work, awnings, canopies, shutters, or other objects, which protrude through the walls of the condominium without the written consent of the Board of Directors.
4. No owner or resident may plant or grow flowers, trees, shrubs, or other vegetation in the common area or attached to the common facilities without the consent of the Board. Vehicles may not be washed on premises.
5. No clotheslines, mops, or laundry of any kind may be hung or exposed outside the living area. No towels or swimwear on deck rails, or balconies, front or rear of buildings.
6. No owner or resident shall permit decks, stairways, front doors, or carports to be left in an unsightly condition.
7. No owner or resident shall permit any signs, lettering or advertisements to be exhibited, displayed, inscribed, painted or attached in any manner to any part of the building or common area or property of the condominium without the written consent of the Board.
8. No owner or resident shall display or install colored lights of any type in fixtures outside the living area, with the exception of holiday lights.
9. No owner or resident shall have drapes, curtains, or other similar material hung at windows or any other manner so as to be visible from the outside of buildings that is not of white or neutral background. Sunshades on decks should fit the space and not be conspicuous when not in use.

10. ONLY unit owners are permitted to keep domesticated animals and only if such animals do not disturb or annoy other residents. If in the sole discretion of the Board, it is determined that a pet is causing excessive disturbance and/or annoyance to other residents, the owner will be required to permanently remove the pet from the premises. Moreover, lessees and guests are NOT permitted to bring pets onto the premises and unit owners will be fined up to \$100 per occurrence.
11. Pets must not exceed a weight limit of 40 pounds.
12. No owner shall permit any animal in the pool area or in the picnic area by the pool; and all owners are required to clean up thoroughly after their pets in all other areas.
13. Owners must constrain their pets (dogs and cats) by leashing or holding and maintain them under control while in the common areas as required by county ordinance.
14. No noxious or offensive activity shall be carried on, which is or may become an annoyance to neighbors. Excessive noise is not permitted at any time. This includes, but is not limited to stereos, televisions, musical instruments, loud noises, noisy parties, and loud voices. Fines may be imposed up to \$100.00.
15. Occupants shall NEVER FEED BIRDS on the Driftwood Villas property.
16. Occupants shall NEVER THROW CIGARETTE BUTTS FROM DECKS OR STAIRS. Please DISPOSE OF IN PROPER RECEPTICAL when at pool area and any common areas.
17. All vehicle parking must be within lined spaces, inside garages, or in carports under buildings, and the parking passes must be displayed or the automobile may be subject to being towed.
18. Automobile parking spaces shall be used solely and exclusively for the purpose of owners and renters parking of single passenger cars, passenger vans, and pickup trucks not exceeding  $\frac{3}{4}$  ton capacity. Boats, trailers, campers, motor homes, larger trucks and inoperable vehicles will be towed away at owner's expense, as will vehicles that are unregistered (non-licensed), uninsured or not inspected according to the vehicle's state of registration.
19. Vehicles are not to be washed or repaired (including fluid changes) on the property.

20. All owners who own golf carts must have their carts tagged by the Department of Motor Vehicles, insured, display a Driftwood Villas HOA parking pass that is secured to the cart, and display a permit from Carolina Beach in order to park the cart on Driftwood Villas property or the owner may be fined.
21. No owner shall utilize drop cords over their balcony or out their window for charging batteries due to fire hazards. Batteries must be charged at the outlets under the buildings and not run across other parking spaces. Fines may be imposed up to \$100.00 per incident.
22. No vehicles or bicycles shall block an owner's storage closet or the owner of the unit may be fined \$100.00 per incident.
23. Parking areas, driveways, stairways, and the common areas must not be obstructed or encumbered by autos, bicycles, toys or other objects.
24. Trash and garbage are to be placed in plastic bags with tops closed and secured. Garbage must be deposited in bulk containers for that purpose located in the common area. At no time is trash to be accumulated or stored on decks, landings, beneath the stairways or in the common areas. Furniture and appliances must not be left on the premises. Contact the Town of Carolina Beach for guidance in the disposal of furniture and appliances.
25. No owner or resident shall keep, sweep, or throw litter in the common area.
26. Owners are held responsible for the conduct of and damage caused by any and all residents and guests of their units. Property damage to the common area and facilities will be assessed to the responsible owner.
27. Regular assessments are due and payable on or before the first of each month. A late charge of \$20.00 of the overdue balance will be added to all accounts received after the fifteenth (15<sup>th</sup>) of the month. The board may also charge 18% per year on outstanding HOA dues balances. Liens will be filed on units with balances equal to or greater than three (3) months past due. Foreclosure actions will precede against units with past due balances equal to or greater than \$1,000.00. All legal fees incurred by Driftwood Villas Homeowners Association to enforce payment of the Homeowners Dues will be charged to the owner. These fees include, but are not limited to: filing fees, attorney fees, postage fees, and any other fees in regard to the same.
28. No unit or part of any unit may be sublet.

29. Owners are responsible for maintaining a minimum temperature of 55 degrees Fahrenheit in the winter months and 78 degrees Fahrenheit in the summer months. Failure to do so could cause freeze damage and /or moisture problems to unit or to adjacent units and may result in unit owner being liable for consequent damages should they occur.
30. Grilling on decks or within 10 feet of the building is prohibited by state law and punishable by fines. Presently, all grilling must be done in parking lot (10ft from building) or areas furnished for that purpose. Grilling equipment may NOT be stored in the common areas or on decks when not in use.
31. Bicycles must be stored in any available racks. Bicycles left on common areas and stairwells and not in racks will be subject to removal. Costs of removal, retrieval and any applicable fines will be the unit owner's responsibility.
32. Unit owners must provide the Association Management with a working key for use in case of emergency and for normal maintenance for both their unit, their shed, and owners closet, if applicable. Once it is discovered the key does not work and an owner has been notified, failure to comply will result in a fine of \$100.00 after two (2) consecutive months and each month thereafter that a key is not in the hands of our property manager.
33. Owners who rent their unit(s) long term should have the rental agency provide to Management a copy of the lease agreement, and owners should also ensure that the rental agency provide to the tenant a copy of the *Driftwood Villas Rules and Regulations*.
34. Owners who rent their unit (s) short term should ensure that the rental agency provide to the tenant (s) a copy of the *Driftwood Villas Rules and Regulations*, and a copy must also be posted inside the unit.
35. Owners are responsible for cleaning out and maintaining their dryer vents to ensure they are lint free. This is a safety issue which can pose a serious fire threat to the building.
36. The Board, at its discretion, may impose fines, as allowable by law, for any violations of the bylaws, and rules and regulations established by the board.