

SANDS 1 RULES AND REGULATIONS (approved and revised 2015 Homeowner meeting)

Fire Safety: As per North Carolina State Statute the use of ANY OPEN FLAME DEVICE is prohibited on the decks and within 10 feet of the building (\$100.00 fine). In addition, State Fire Prevention Code prohibits the use of electric devices if they contain loose heat storage material such as LAVA ROCKS or CHARCOAL.

Each unit MUST have a functioning smoke detector and fire extinguisher on the premises. Failure by the Homeowner, their residents, or guests to install and/or maintain these properly functioning devices shall result in the Homeowner being liable for damage.

Decks, Stairways, and Common Areas: No change of any kind (including structural, paint color, etc) no matter how well intentioned shall be made to the exterior of the building or any of the common areas.

Common Areas shall not be obstructed or used for storage

No wiring for antennas, electrical devices, telephones, or the like shall be installed on the exterior of the building.

No objects (including clothing, towels, potted plants, seashells etc) may be placed on deck railings

No signs (including for sale, for rent, etc), advertisements or posters of any kind may be displayed on decks, in windows or elsewhere on the building including common areas

Right of Access to Units: The Homeowner shall provide a working key to the association's Property Management so as to allow ready access to units. The Homeowner, not the condominium association, is responsible for any damage and or fees incurred in obtaining access to the unit if a working key has not been provided.

Such access must be during reasonable hours for the purpose of maintenance, repair or replacement of common elements or any portion of the unit for which the association is responsible. As well, the association may have access to units to make emergency repairs which are necessary to prevent damage to the common elements or to another unit.

Pets and Offensive Activities: Only deeded Homeowners who reside at the SANDS 1 may have pets on site.

All other pets, with the exception of pets which were onsite prior to July 1, 2010, must be removed.

Homeowners are responsible for all damages and offensive activities that the pets kept within their units cause.

No offensive activities which are or become an annoyance to other owners/residents will be tolerated. Any noise that creates a disturbance for any owner/resident may be considered offensive. This includes but is not limited to music, parties and pets.

Parking: All parking spaces are assigned and shall be used only for automobiles. Visitor spaces can only be used by automobiles which display a current SANDS 1 issued parking tag. The SANDS 1 Parking Area Rules and Regulations are an attachment to these Rules and Regulations.

Appliances and Other Equipment: Homeowners are responsible for maintaining all components of mechanical, electrical and water devices within their units. Failure by the homeowner, their residents, or guests to properly install and/or maintain these devices shall result in the Homeowner being liable for all damages.

The Standards of Uniformity for Exterior Installation of a thru-the-wall HVAC unit, a retractable storm shutter and a sliding door/window are an attachment to these Rules and Regulations.

Maximum Occupancy: The maximum number of persons permitted to stay in a SANDS 1 unit is four (4).

Distribution of Rules and Regulations: It shall be the responsibility of the homeowner to provide these Rules and Regulations, as well as the Sands 1 Parking Area Rules and Regulations to residents, guests and rental agents

Penalties: Violation of a rule, as determined by a recorded majority vote of the Board of Directors, can result in a fine to the Homeowner if after a written notification the violation is not corrected. The Homeowner, not the condominium association, is responsible for the cost incurred to repair the damage caused by a violation and or the cost incurred in correction of a violation.

First Offense: Written Warning – Ten days to comply – if and only if there is no risk of damage
Each Following Offense: - \$25 fine