

Rules for All Decked Out

1. The unit is one of four in a quadruplex, which is in a quiet family-oriented area. Renters may use the unit **only** in a quiet manner and must be respectful of the owners of the other units.
2. The property has common areas shared with the other units, including a driveway, stairs, grass areas, a pier, and a floating dock. Renters may use the boat slip, which comes with the unit; it is the one on the far right when facing the water. Renters may use the driveway only for vehicle access and may not congregate on, park vehicles, or store any items the driveway area. Renters may not use the grass areas and may not place items on the grass areas. Renters may share the use of the pier and floating dock (but not the other three boat slips) with the other three owners and their guests, in a reasonable and respectful manner.
3. The number of guests that renters may have in the unit and/or on the property at any time is limited to 2 people. The guests may not be on the property more than 3 hours a day. Guests of renters may not be present when the renters are not present. Guests of renters may not be on the property before 8:00 am or after 10:00 pm and may not spend the night. No parties are allowed.
4. No loud noises are allowed, including loud music, loud TV volume, slamming doors, stomping, or yelling. Before 8:00 am and after 10:00 pm are considered “quiet hours” and renters must be especially quiet during that time. Noises above a normal conversational volume will be considered “loud”.
5. Parking is limited to 2 vehicles, which are **only** allowed to park in the carport for the unit (the one to the far right when facing the water). The dimensions of the entry to the carport area are **7’ 4” (H)** and **8’ 9” (W)**, which will accommodate almost all passenger vehicles. However, some unusually large vehicles or those with roof racks may not fit, and in that case, renters will have to park such vehicles in public parking at their own expense off the property. Renters may not park in the parking spaces on the property located outside of the building or in the driveway area under any circumstances. Guests of renters may not park on the property and must use public parking on the street or otherwise, subject to availability of parking. Public parking is usually by permit or parking fee which are not provided as part of the rental and are controlled by the Town of Wrightsville Beach. Vehicles on the property in violation of these rules are subject to towing at the owner’s expense.
6. Renters must keep any personal items such as paddle boards, towels, and beach chairs in the carport area for the unit, in the storage room for the unit, or inside the unit, when not in use, and may not leave them on the pier or floating dock, the grass areas, or anywhere else on the property. However, boats (up to 24 feet), paddle boards, and similar items may be tied to the pier in the boat slip for the unit.
7. Grilling by renters is not allowed, either indoors or outdoors, on the property.
8. Neither renters nor their guests may bring pets on or into the property without prior specific permission from the rental manager and sufficient documentation.
9. Fireworks are not allowed.

10. No illegal activities are allowed.

11. Renters must follow all rules and regulations for the unit which are approved by the Homeowner's Association for the unit, as if they were an owner of the unit. However, in the event of a conflict between these rules and the rules of the HOA, the stricter rule will prevail. A copy of the HOA rules will be provided upon request.

Bryant Real Estate reserves the right to terminate the lease and access to the home at any time if evidence of abuse, misuse, failure to comply with the above rules, noise ordinance violations or unethical behavior is being exercised towards, or within, the property.