

Sea Colony HOA Rules and Regulations

Effective June 15, 2020

In order to maximize personal health, safety, welfare and enjoyment and to insure good property maintenance and management; the following rules and regulations shall be observed by all Sea Colony residents, residents' guests and tenants. These Rules and Regulations are in addition to, and not a replacement of, the Sea Colony HOA Declaration and Bylaws.

Pool Rules and Regulations

The pool area is closed from dusk to dawn.

The pool door must be kept closed. The door cannot be propped open.

Children under the age of 12 must be accompanied by an adult and under adult supervision.

Only residents, tenants and residents' guests are allowed in the pool area. Tenants' guests are not allowed in the pool area.

No glass containers are allowed in the pool area.

No smoking in the pool area including electronic cigarettes.

Running in the pool area and diving into the pool is not permitted.

No Boisterous or rough play.

Climbing on or jumping over the pool fence is not allowed.

Swimming diapers are the only diapers allowed in the pool.

No persons with skin, eye, ear, or nasal infection allowed in the pool.

All persons using the pool do so at their own risk.

NO LIFEGUARD ON DUTY

If music is played, the volume should not be objectionable to others.

Pet Rules and Regulations

Tenants and tenant's guests are not allowed to have pets in the units or on the common/limited common property areas.

Owners are allowed to have household pets ordinarily kept in homes, in the units or on the common/limited common property areas.

All pets shall be properly registered, vaccinated, and display at all times proof of same as required by law. Such pets may not be kept or bred for any commercial purpose and shall have such care and restraint as is necessary to prevent them from being or becoming obnoxious or offensive on account of noise, odor, unsanitary conditions, or other nuisance.

All dogs allowed on the common areas must wear a collar with a tag identifying the owner.

Pets must be leashed, and owner accompanied when outside of the unit on common property areas.

Pets are not allowed in the pool area.

Waste from pets must be disposed of by the owner immediately and put in the dumpsters located at each end of the parking lot. Waste from pets cannot be put in the trash cans located next to the grilles or swimming pool area.

Parking Rules and Regulations

Parking at Sea Colony is only allowed for residents, residents' guests, tenants, and service vehicles.

Parking is restricted to passenger vehicles and trucks up to 3/4 ton belonging to residence, their guests, and tenants. Unauthorized vehicles will be towed at vehicle owner's expense.

Parking permits do not guaranty available parking spaces.

All vehicles parked on the property must always display a Sea Colony Parking permit on the dashboard. The parking permit must be face up with valid dates and contact information. Vehicles not having the appropriate parking permit or proper placement of the permit will be towed at the vehicle owner's expense.

Service vehicles who do not have commercial signage must have the appropriate parking permit as specified in the HOA's parking permit document filed with the HOA's management company.

Golf carts must be parked in a valid parking space with a parking permit. Electric golf carts cannot be charged on the property. Golf carts in violation of this rule will be towed at the owner's expense.

Motorcycles must be parked in a valid parking space with a parking permit. Motorcycles in violation of this rule will be towed at the owner's expense.

Trailers other than boat trailers cannot be left in the parking lot overnight and will be towed at the owner's expense.

The only designated parking spaces on the property is under the building for the first-floor units. Vehicles parking under the building must allow access to the storage spaces.

All vehicles must be maintained in an operative condition at all times with a current license plate and registration. Any vehicle not displaying a current license plate and registration will be towed at its owner's expense.

Unless authorized in writing by the Board of Directors of Sea Colony, any vehicle appearing to have been unmoved for a period of thirty (30) days will be deemed to be abandoned and will be towed at its owner's expense.

Boat trailers and boats on trailers are permitted to be parked for a period not to exceed thirty (30) days without the express written consent of the Board of Directors. Such vehicles are to be unhitched and parked in the spaces immediately adjacent to highway 421 (unless properly parked in a reserved garage space). Boat trailers cannot take up more than one parking space. Written consent for extended stay of properly validated and permitted boats and trailers may be granted by the Board of Directors for a period not to exceed one hundred eighty (180) days. Additional periods of "extended stay" may also be granted subject to review and written consent by the Board for each extension period. All trailers and boats are subject at all times to the parking permit, current license plate and registration requirements as pertain to other vehicles stated above and violations are subject to towing at the expense of its owner.

Styles and types of Sea Colony Parking Permits may be changed from time to time. All unit owners are responsible to:

1. Know what permit is currently being used according to the HOA's parking permit document on file with the HOA management company.
2. Display the current permit properly.
3. Make their guests, tenants, and rental agents aware of this parking regulation.
4. Provide guests, tenants, and rental agents with the appropriate Sea Colony Parking Permits.

Smoking Rules and Regulations

Smoking is not allowed on walkways, stairs, in the lobby, elevator, and pool area. Cigarette butts cannot be dropped on the ground.

Grilling Rules and Regulations

Three grills for use by residents, their guests and tenants are located in the grassy areas.

Do not leave hot Coals unattended.

Use of personal grills of any type that have open flames or hot coals is strictly prohibited on decks, walkways, under buildings or within ten feet of any part of the buildings' exterior.

Garbage/Trash Rules

All garbage/trash is to be put in plastic bags with tops tied and put in dumpsters at either end of the parking areas

No furniture or construction debris allowed in the dumpsters or around the dumpsters. The fee for disposing of such items will be charged to the responsible owner

Littering is not allowed.

Conduct and Activity Rules and Regulations

No immoral, improper, offensive, or illegal conduct, and unreasonable noises shall be made of any unit or of the common and limited common areas. The Board may determine in its good faith discretion the type of conduct that is immoral, improper or offensive, and what noises are unreasonable, despite the subjective nature of such determination.

Do not feed birds from decks, walkways parking areas, or lawns.

Bicycles or other items cannot block access to the storage spaces, staircases and cars parked under the building.

Damage to the common and limited common areas will be charged to the responsible owner regardless whether it is caused by accident, negligence or misconduct.

Stairways and walkways must be kept clear of all items.

No exposed flame of any nature shall be allowed on staircases, walkways, and decks.

Nothing can be thrown/dropped from staircases, wooden sidewalks, and decks.

No items of any type can be hung on any handrails including decks, walkways, and landings.

Drones cannot be operated on the property

Owners, their guests, and tenants must allow the exterminator access to the unit according to the extermination schedule.

Owners must provide the HOA with a key to their condo for entry of the unit in the event of an emergency. Combination locks on the condo units must have a physical key override.

No pods or contract dumpsters are allowed on the property.

All laws, zoning ordinances and regulations of all governmental authorities having jurisdiction of the unit shall be observed.

No floor covering of any type or size are allowed on east (ocean) facing decks, including carpets and rugs.

Nothing can be put in the elevator that is wider or taller than the door opening.

No flammable liquids are allowed in units or in storage areas.

Nothing may be attached to decks, rails, buildings, or grounds.

The placement of advertising in common property areas is strictly prohibited. Flags, decorations, antennas, etc. may be attached to common, limited common and unit property only with specific written approval of the Board.

All exterior lights on Sea Colony property are to be white.

No commercial business may be conducted within the units, nor advertised on Sea Colony property or any other type of media.

Structural modifications may be made only with written approval of the Board of Directors.

Hurricane Preparation Rules

1) 48 hours in advance OR when a Watch becomes a Warning (whichever is first), the web administrator will post to website a notice to all homeowners and rental agents that they have approximately 12 hours to secure their decks and units (at the 36 hour mark). This means taking everything off the deck.

2) At 36 hours prior to the storm, the HOA's contractor will remove items off the deck noting the unit number so the owner can be charged accordingly for not securing their decks and protecting the building.

3) IF A MANDATORY EVACUATION IS CALLED FOR: 4 hours prior to beach shut down, the owner is required to turn off the main electric breaker and main water line valve in their unit to avoid problems. This is to be sure that nothing sparks or was damaged during the storm that causes a fire or flood. We would hate to make it through a hurricane and then the building floods or burns down from damage that could have been avoided.

4) IF A MANDATORY EVACUATION IS CALLED FOR: 4 hours prior to beach shut down, the elevator will be taken to the top floor and shut off there.

Fine Policy

An excerpt from NCGS § 47C (North Carolina Condominiums Act):

§ 47C-3-107.A. Procedures for fines and suspension of condominium privileges or services.

Unless a specific procedure for the imposition of fines or suspension of condominium privileges or services is provided for in the declaration, a hearing shall be held before the executive board or an adjudicatory panel appointed by the executive board to determine if any unit owner should be fined or if condominium privileges or services should be suspended pursuant to the powers granted to the association in G. S. 47C-3-102(11). Any adjudicatory panel appointed by the executive board shall be composed of members of the association who are not officers of the association or members of the executive board. The unit owner charged shall be given notice of the charge, opportunity to be heard and to present evidence, and notice of the decision. If it is decided that a fine should be imposed, a fine not to exceed one hundred dollars (\$100.00) may be imposed for the violation and without further hearing, for each day more than five days after the decision that the violation occurs. Such fines shall be assessments secured by liens under G. S. 47C-3-116. If it is decided that a suspension of condominium privileges or services should be imposed, the suspension may be continued without further hearing until the violation or delinquency is cured. A unit owner may appeal a decision of an adjudicatory panel to the full executive board by delivering written notice of appeal to the executive board within 15 days after the date of the decision. The executive board may affirm, vacate, or modify the prior decision of the adjudicatory body.

Consistent with the applicable provisions of NCGS § 47-C, the Sea Colony Homeowners Association has promulgated the following fine policy to be applied to violations of the Declaration, Bylaws, and Rules and Regulations.

1st Violation - Written Notice of Violation (warning)

2nd Violation - Written Notice of Violation and \$100.00 fine

Subsequent - Written Notice of Violation and \$100.00 fine