

## Olde Towne Yacht Club and Olde Towne Condominiums

### Condo and Slip Owner Associations – Rules and Regulations Revised and Updated - September 16, 2008

These rules and regulations are reviewed periodically by the Board of Directors of both associations and may be amended as necessary to better serve and protect the members. Owners that rent their units or slips are required to furnish their tenants and real estate agents, if any, a copy of these rules and regulations, available at the marina office.

#### 100. Noise:

101. After 10 PM (Sunday-Thursday), 12 Midnight (Friday, Saturday & Holidays), quiet time will be observed.

102. Be considerate of your neighbors. Exercise care about loud noise from stereos, TVs, instruments and amplifiers that may tend to disturb others.

#### 200. Parking:

201. Parking spaces are NOT assigned.

202. No parking is allowed on grass areas, in order to protect the sprinkler system.

203. No parking in front of the dumpsters, or in any way that blocks access ramps.

204. No parking is allowed on the fuel pad, so as to not block fuel deliveries.

205. Windshield stickers or parking passes are required to be displayed on your vehicle. Vehicles without stickers are subject to towing.

206. Inoperable or abandoned vehicles are not permitted to be stored on the common grounds. A vehicle with no tag is considered inoperable. Violators will be towed at the vehicle owner's expense.

207. Automobile repairs are not permitted on site except for short service calls, such as flat tire, jump start, etc.

208. No campers, motor-homes, or commercial vehicles shall be parked or stored in the parking lot. This does not apply to short term pick up and delivery vehicles or to vehicles making a service call within the complex.

209. Loading zones are limited to 15 minutes. No long-term parking is allowed in the circle area.

210. If you are going to be away for an extended period and have parked under the building, management must have a key to your vehicle.

211. Boat trailer parking is provided for condo owners only. Boat trailers require parking stickers, which can be obtained from the Marina Office.

212. Boat trailers shall be parked on the grass, west of the crescent shaped parking area. Do not put boats and trailer on the paved parking area.

### 300. Bicycles/Motorcycles:

301. Storage is not permitted on sidewalks, in front of entryways of units or in stairwells. A bike rack is provided.

302. At no time will bicycles be ridden on deck areas, walkways, around the pool or any dock areas. Slip owners may walk their bikes to their boats.

303. Storage of bikes on the docks should be aboard the boat. Bikes left on the dock or finger piers can be an obstacle to everybody walking on the dock.

### 400. Security:

401. All service personnel will be required to sign in and out at the office. A log will be maintained so we know who is on the property at all times. This will apply to service people for the condos or the boats. It is your responsibility to inform these people about this policy. This office also needs your approval to let service personnel into your home or onto your boat. If we are not advised, we will err on the side of caution!

402. Windshield stickers are required to be displayed on either side of the windshield (like an inspection sticker). Attempted removal will destroy the sticker. If you trade vehicles, a new sticker will be provided. Trailer stickers are required to be displayed on the tongue of the trailer. (See paragraphs 205 & 210.)

403. Suspicious behavior or activity should be reported to the property manager. If the suspicious activity requires immediate response call 911. The non-emergency number for the Morehead City Police Department is (252) 726-3131.

404. Please use discretion when revealing our gate code. Follow the "need to know" policy. It is for your protection.

405. If you wish to leave a key to your home or boat with the office, the manager will keep a locked box for resident keys. This could be convenient for you if service personnel need access while you are away, or if an emergency arises.

406. Friends and guests of members are welcome provided they are currently using the member's condo or slip. Otherwise, friends may not use the facility unless the member is present. For example: a person who is a friend of an OTYC member may not use the pool if the owner is in Raleigh. Merely knowing someone at OTYC does not entitle friends to have membership privileges and they will be asked to leave.

### 500. Garbage and Trash:

501. Garbage should not be left on the docks, outside of units, on the walkways or in dock carts. Garbage should be bagged and placed in the Dumpster.

### 600. Destruction of Property:

601. Owners will be responsible for any damage or destruction of common areas and buildings caused by their own act or a family member or guest.

602. Owners will be billed for any expense associated with damaged property including management and staff "emergency" or overtime work hours.

700. Children:

- 701. Children shall conduct themselves in accordance with all the rules and regulations.
- 702. Playing in the stairwells and elevators is forbidden.
- 703. Skateboards and bicycles are not allowed to be ridden on the docks, walkways or under the building.
- 704. Toys shall not be left on any of the common areas.
- 705. Children under the age of 16 must be accompanied by an adult when using the exercise room and sauna.
- 706. Children under the age of 12 must be accompanied by an adult when using the pool or the docks.

800. Pets:

- 801. Pets must be on a leash at all times.
- 802. No pets are to be tied or confined in any of the common areas or docks.
- 803. The pet walk area is west of the crescent shaped parking area. It is the responsibility of the owner to clean up after their own pet.
- 804. No pets are allowed in the Clubhouse or Pool area.
- 805. If, in the sole judgement of the Board of Directors, a pet is causing excessive disturbance or annoyance to other residents, the owner will be asked to remove the pet from the property.
- 806. No pets are to be left out on the balcony if the owner is not in the unit.

900. Exterior Appearance:

- 901. Changing the appearance of any exterior wall, window, door or patio by painting or any other means is prohibited.
- 902. No clothing, towels, linens or any other material shall be dried or spread over the balcony railings.
- 903. No structures such as dog houses, clothes lines, antennas, poles or stakes for tying pets are permitted in the common areas.
- 904. No posters or signs are to be displayed on the common areas, and external structure or wall, or on the docks or pilings. This includes "For Sale" or "For Rent" signs.

1000. Smoking:

- 1001. "No Smoking" applies in the Clubhouse, Marina Office, elevators, elevator lobbies and stairwells.
- 1002. Please use containers provided for disposal of cigarettes.

1003. Do not throw cigarette butts and other tobacco products off balconies. Use a suitable container for disposal.

1100. Clubhouse:

1101. The Clubhouse is not available to rent. Any member can have a function on the premises but the facility cannot be "reserved" so that other members are excluded from the use of the facility. Members may post a notice indicating a scheduled party or function.

1102. The Clubhouse is not to be used for overnight stay.

1200. Dock Rules:

1201. The docks are for the use of members and their guests only. See Marina Office for slip rental.

1202. There are no "courtesy slips" and no free docking. All slips are either owned or rented. Please refrain from docking in a slip that you do not either own or rent or otherwise have permission from the slip owner. Boat owners will be charged the applicable daily rate for any unauthorized overnight docking anywhere in the Marina.

1203. Boats docking in the marina are controlled by the Dockmaster. The Dockmaster will use his discretion on allowing boats at the dock for a short-term tie-up and will probably be more "forgiving" if the boat is away from the fuel dock, than if the boat is at the fuel dock.

1204. Individual slip owners control their own slip. If an individual slip or boat lift owner cannot get his boat back into his slip due to mechanical breakdown or lift problem, he may contact the Dockmaster to determine if he may temporarily dock elsewhere on an emergency basis.

1205. Cleaning of fish is to be done only on the fish cleaning tables, not on the deck or dock.

1206. Be considerate of your neighbors when working on your boat.

1207. Coolers, chairs, fishing equipment, dinghies, and kayaks are not to be stored on the docks.

1208. All slip owners and tenants must have a hurricane plan, proof of insurance, and emergency contact number on file with the dockmaster.

1209. Children under 12 must be accompanied by an adult when fishing on docks.

1210. There shall be no recreational swimming in the marina.

1211. Fishing off docks shall be by rod & reel or cast nets only. No spear guns, bows & arrows, or other weapons are to be used.

1212. All dock boxes (standard 6 ft box) are to match. Dockmaster can supply information.

1300. Pool and Hot Tub:

- 1301. No glass containers are allowed in the pool or hot tub area at any time.
- 1302. All trash and cigarette butts should be put into containers provided.
- 1303. No running or horseplay will be allowed in the pool area.
- 1304. Pool hours will be 6 AM to dusk.
- 1305. Children under 12 must be accompanied by an adult. There is no lifeguard on duty.
- 1306. Please shower before entering pool.

1400. Barbeque Grills:

- 1401. Gas Grills are not allowed on the balconies of the condos or on the docks. Gas grills are provided on the deck for members use.

1500. Dues:

- 1501. Association dues payments are due on the 1st of the month. Late fees of \$20 (plus applicable finance charges) will be charged for payments received after the 10<sup>th</sup>.

1600. Hurricane Policy:

- 1601. Within 12 hours of the National Weather Service listing Carteret County as being placed in a Hurricane Watch, ALL BOATS MUST BE REMOVED from the marina. All condo owners must clear their own balconies.
- 1602. All gear such as dock boxes must be secured or removed.
- 1603. All members who self-rent their slips are responsible for full compliance of this policy from their renter.

1700. Penalties:

- 1701. Failure to observe Rules and Regulations may cause a fine to be levied.

Rules and Regulations as adopted September 16, 2008:

/s/ C.S. Delaney, MD  
President – Olde Towne Yacht Club Homeowners Association (Signature on file copy)

/s/ Harold Amick  
President – Olde Towne Yacht Club Dockowners Association (Signature on file copy)

/s/ D. Fulcher  
Manager – Olde Towne Yacht Club (Signature on file copy)