

VILLAGE AT SOUTHPORT
CONDUCT RULES AND REGULATIONS

REVISIONS (*in Bold*)– Effective September 29, 2022

- Goals:**
- 1) to preserve the look and feel of the Village, a condominium complex.
 - 2) to protect homeowners, their guests and visitors.

Notes:

- Owners who rent their unit are responsible for ensuring that renters know, understand and abide by all Rules and Regulations, Covenants, By-Laws and Restrictions. **Contact Management Company or visit website (www.villageatsouthport.net) for an electronic copy.*
- As noted in Article V, Section 2 of the Covenants, “in the event that the need for maintenance, repair, or replacement is caused through the willful or negligent act of an Owner, his family, guests, invitees, or tenants, the cost of such maintenance, replacement, or repairs shall be added to and become a part of the assessment to which such Unit is subject.”

Policy Regarding Open Fire Burning

1. Grilling not permitted on unit balconies. Grilling permitted in parking area, but grills must be located out from under parking area ceiling at least 15 feet from buildings. (see NC Fire Prevention Code 508-4)

Motor Vehicle and Parking Rules

1. Parking areas are for vehicle/boat parking, not storage. Orderly storage of items like bicycles, fish cleaning stations and freestanding hose reels are permitted, however, hoses/reels shall not be hung on the walls. Entrance/egress must not be impeded. Parking areas are not the same as your garage at home, they’re part of the overall “look” of the Village. Any damage to the parking area including Haz Mat spills or oil drainage from a vehicle is the responsibility of the owner.
2. All loose items in parking areas must be tied down. If something stored in the parking area can blow around in a storm, it will; the owner will be responsible for any damage to personal and/or condominium property.
3. All vehicles must maintain current registration/tags and be in operable condition. This includes boats and boat trailers.
4. The designated boat parking area along the back of our property is available so that small boats/watercraft will not need to occupy and/or crowd undesignated parking spaces around the immediate vicinity of our buildings. The use of this area will indicate acceptance of all applicable guidelines for this space.

This recreational facility is available for properly maintained watercraft, not to exceed boats longer than 25 feet. They **MUST** display 2-inch high lettering/numbers designating the owner’s unit number on the tongue of the trailer and all applicable tags and registrations **MUST** be current.

If and when any boat, trailer or watercraft parked in this area evidences neglect (*lack of unit identification, expired tags or registration, disrepair, leaking, and/or damage to Village*

property) and/or any safety hazard the Board will take action(s) in order to protect the property value of the community-at-large and or public safety. In these circumstances, the Board may contact and allow the owner a specified amount of time to correct the matter or the Board may have the watercraft, trailer or boat removed at the owner's expense.

Refer to Article V, Section 2 of the Covenants regarding responsibility for damages occurring to or in this area.

In addition, use of this recreational facility for The Village at Southport property owners is contingent upon HOA fees being current. See Article II, Section 2: (a) in our Covenants, Conditions and Restrictions.

5. Only temporary vehicular parking not to exceed one week allowed in unassigned spots under Buildings 4 (612) & 5 (614). No boats and/or trailers are allowed in these unassigned spots. Parking in these unassigned spots under Buildings 4 & 5 is subject to first come, first serve.
6. Storage of contractor vehicles, contractor work boats, contractor work/cargo trailers and equipment, excluding contractor's personal transportation, are prohibited from parking on The Village of Southport property.
7. Any work performed on vehicle(s) which is subject to oil or fluid spill is not allowed.

Guidelines for Responsible Pet Ownership

1. Pets must be on leash (per By-laws, also a City of Southport ordinance). Pet waste must be picked up.
2. Pets are not allowed in the pool area.
3. Owners are encouraged to call Southport Animal Control at 910-279-1863 to report animals off leash.

Guidelines for Balcony Etiquette

1. The overall attractiveness of The Village at Southport is to be enhanced by neat, clutter free balconies.
2. As a matter of safety and building maintenance, no item (including flower pots, planters, etc.) shall be placed and/or attached and left unattended on the top of any balcony rail. Garlands, Christmas lights and other holiday decorations that are attached to the balcony are exempt from this rule.

Guidelines for Fire Pits

If Owners decide to use a fire pit onsite, the following regulations must be followed:

1. **Prior to owner operating a fire pit onsite, they must submit for authorization a form acknowledging rules and agreeing to abide by all rules.**
2. **Fire Pits are to be operated in compliance with City of Southport Regulations.**
3. **Only smokeless pits are authorized with Solo & Breoo being the preapproved brands.**
4. **Pits must be set up at least 15 feet from anything flammable when burning.**
5. **Per Southport regs, open fires are only allowed in conjunction with cooking.**
6. **Traffic and access must not be impeded.**
7. **When left unattended or not in use, the pit must be covered with the manufacturer's lid for that particular fire pit.**

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General Rules of Owner/Guest/Renter Conduct

1. Unapproved signs, on units or vehicles, not allowed (per By-laws). *Contact Management company for approval specs.*
2. No party or other noise after 11pm (City of Southport ordinance). Report disturbance to Police and HOA Board. This includes obnoxious and/or dangerous behavior at ANY time.
3. Internal hallways must be kept clear of personal belongings, other than doormats. Exceptions must be approved by the HOA Board.
4. We are ALL responsible for keeping our property/investment secure.
5. *Upstairs owners should consider how their actions might affect their downstairs neighbors.* This includes balconies and interiors. Footsteps and water both trickle down. Be careful of things that might blow off your balcony and injure someone below. Downstairs neighbors need to be reasonable. For those upstairs owners who have already installed hardwood floors, your floors and your downstairs neighbors should be protected with noise-absorbing area rugs.
6. Water faucets at the ends of the buildings are for common area maintenance only. If owners wish to wash their cars and/or boats they must install a water faucet billable to their unit.
7. Common sense will prevail. If it would bother you it probably would bother someone else.
8. As of April 30, 2007, hardwood floors can not be installed in top-floor units. Carpeting in top floor units can only be replaced by other carpeting. **MODIFIED in 2022 to include the use of LVP (luxury vinyl plank) or LVT (luxury vinyl tile) flooring if installed per specs and approval of downstairs neighbor is obtained in writing in advance.**
9. Walkways, Hallways, stairs and parking areas must not be obstructed.
10. These rules may be added to, or repealed, at any time by the Board of Directors.
11. The HOA Board is the final arbiter if individual homeowners can not work out their differences.
12. Abusive language, intoxication, boisterous conduct or vandalism will not be tolerated. Personal radios may be played at a very low volume only. No exceptions!

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Revised September 2022

Rules and Regulations for Use of Swimming Pool

NO LIFE GUARD ON DUTY!! Everyone who uses the pool does so at his or her own risk!! The Association is not responsible for the loss, theft of, or damage to anyone's personal property.

1. Only residents and their guests may use the pool. In no case shall the usage of the pool by invited outside guests preclude or interfere with the usage of the pool by any resident. All guests must be accompanied by a resident with the exception of overnight houseguests and members of immediate owner's family. (*Immediate is defined as owner's parents, siblings or children/grandchildren.*) The owner/host is responsible for the conduct of his/her guests.
2. The pool will be open from 8:00am until 8:00pm. ENTRANCE is only through the pool gate. It is each pool-users responsibility to insure that the pool gate is locked. Problems have occurred after the pool closes with non-authorized person/s using the pool. Keeping the gate locked will directly address this problem.
3. No glass containers or breakable objects permitted- cans and plastic or paper glasses/cups are permitted. No littering – put all trash in the containers provided.
4. Smoking or vaping is prohibited at the pool.
5. No pets permitted within the pool fence at ANY time.
6. Abusive language, intoxication, boisterous conduct or vandalism will not be tolerated. Personal radios may be played at a very low volume only. No exceptions!
7. Everyone must rinse before entering the pool.
8. Tables are provided under the covered area for food and eating purposes.
9. Children under 12 years of age must be accompanied, supervised, and protected by a responsible person at least 16 years old and able to swim.
10. Proper swimming attire must be worn in the pool (no cut off jeans or other filter clogging clothing.)
11. Children not "toilet trained" must wear disposable swim diapers, rubber pants or lined bathing suits and must be continually watched by their parent (or sitter). Should an "accident" occur, they must make every possible effort to remove the "evidence" promptly and notify the management company at 454-0700.
12. No diving into the pool – no pushing, shoving, or running anywhere in the pool area.
13. Please be courteous and refrain from use of floatation devices during peak usage. The Board reserves the right to have any floatation devices removed immediately at their discretion.
14. Owners, their guests, renters, and/or other tenants may not use the swimming pool if HOA fees are in arrears. See Article II, Section 2: (a) in our Covenants, Conditions and Restrictions.

THE VILLAGE AT SOUTHPORT

Procedure for Enforcement of the Declaration and Bylaws

Condominium Rules and Regulations

Adopted July 9, 2011

1. In the event that a unit OWNER and another unit OWNER, guest or tenant cannot resolve a disagreement with respect to the violation of the rules or in the event that law enforcement officers are called to enforce the legal rights of any OWNER (“dispute”), the aggrieved OWNER may notify the Association Manager and/or the President of the association of the dispute. The President may require the complaint to be presented in writing.
2. The President shall informally contact the alleged breaching OWNER of the condominium unit, even if the dispute is with the occupant of the unit that is a guest or renter and notify them of the problem that exists. In the event that the President is not satisfied that the dispute is resolved or in the event that conduct occurs causing the problem again, the President shall then notify all the parties that the dispute still exists and the Board shall appoint, a disinterested unit OWNER as Hearing Agent. That Hearing Agent shall set a date, time and place for a hearing and will give both sides an opportunity to be heard and present evidence with respect to the dispute.
3. Subsequent to the hearing, the Hearing Agent may impose fines or other sanctions which shall be collected as provided or as the collection of assessments. A fine can be imposed which cannot exceed up to \$100 for each violation and for each day it exists. Notice of the action of the Hearing Agent shall be given to the Association Manager and the President of the Board.
4. In the event that the aggrieved OWNER or the OWNER against who the complaint has been made disagrees with the sanction imposed, either may appeal to the full Board by delivering written notice of an appeal to the Association Manager within fifteen (15) days after the date of the decision. The Board may affirm, vacate, or modify the prior decision of the Hearing Agent.
5. The 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 with out further hearing until the violation or delinquency is cured.
6. The Board may take any other reasonable actions that it deems necessary to maintain the community spirit and good will among the OWNERS.

THE VILLAGE AT SOUTHPORT

General Reminders for Owners & Residents Updated September 2022

- 1. Pool is for owners and their houseguests.** Please make sure that all those using the pool abide by the rules and are courteous to other owners/residents. Smoking and vaping is not allowed within the pool fence and foul language will not be tolerated.
- 2. Exterior Modifications.** Approval must be obtained for any **exterior** changes or repairs prior to any work commencing. Please contact LRES with any questions.
- 3. Clutter in the hallways is a safety concern.** Internal hallways must be kept clear of personal belongings, other than doormats. Exceptions must be approved by the HOA Board.
- 4. Cleaning of unit doors is an owner responsibility.** Please take the time to clean your door periodically.
- 5. Decorations secured by nails in the exterior siding and/or trim causes long term concerns for the building.** Please use zip ties and/or “Command” type strips to attach personal items.
- 6. Parking areas are for vehicle/boat parking, not storage.** Orderly storage of items like bicycles, fish cleaning stations and freestanding hose reels are permitted. Entrance/egress must not be impeded. Parking areas are not the same as your garage at home, they’re part of the overall “look” of the Village.
- 7. Be courteous and considerate of your neighbors in regards to noise.** While a certain amount of noise is expected between condos, there have been many reports of upstairs residents disturbing their downstairs neighbors late at night.
- 8. Dumpsters are for resident/owner use only and should not be used for large items. All items need to be placed inside dumpsters.** Items left outside of the actual dumpster will not be picked up by Waste Mgmt and therefore result in extra maintenance fees to the Association, in order to have items hauled off. If dumpster misuse by an owner, tenant or guest is witnessed, owners may be subject to fines.
- 9. Recycling bins are not for general trash or pet waste.** Please only place appropriate items in bins!
- 10. All Pet Owners:** Please remember to pick up after your pet(s). See “Guidelines for Responsible Pet Ownership” listed in your Village at Southport Conduct Rules & Regulations. If you see animals on the property off leash, the quickest resolution is to call animal control. Call 279-1863 to reach the Southport Officer.
- 11. Termite Inspections occur annually.** Vendor requires access to the storage units (or ground floor in 411 Nick’s Way). Notice of the inspection date is distributed in advance and owners are asked to arrange access. If the pest control company cannot gain access to your storage unit any damage caused by termites going forward will be your responsibility.
- 12. Check/inspect all appliance hoses and replace with braided lines when applicable.** In 2015, there was significant damage caused by a leak within a unit which resulted in the owner being personally responsible for replacing a fire monitoring electrical panel. Please check these lines periodically! Additionally, owners are encouraged to treat HVAC condensation lines in order to prevent clogs and pans overflowing.
- 13. Late fees are imposed on the 15th of each month.** 2019 rate is \$25/mth.
- 14. Automatic Draft & Online Payments** are available! Call LRES @ (910) 454-0700 or visit the website for more information.
- 15. Website** - access village news & events, documents, owner directory, meeting minutes, etc. Contact LRES for login info. www.villageatsouthport.net