

Beach Club at Whalehead Condominium Association, Inc.

Rules and Regulations

EXTERIOR LIGHTING is not permitted (except for any lighting previously installed in connection with the construction of the buildings, common elements and Units), including but not limited to holiday lighting unless otherwise approved by the Executive Board. All exterior lighting must be no more than 450 lumens which is equivalent to a soft white light.

GRILLS should be cleaned once per week. Only use the grill assigned to your unit. All other grills are prohibited.

HOT TUBS are permitted in the Hunt Club and Mustang Place Sections ONLY but must be approved by the Association before installation and are subject to the available allowable lot coverage required by the county.

FIRE PITS are allowed in the Hunt Club and Mustang Place Sections ONLY, but they must be within the confines of the individual patio area, stored daily after use. Fire must be gas or propane ONLY. Wood fire pits are prohibited.

CAR WASHING - Car washing is not permitted on site.

TRASH

- a. There are three (3) dumpsters for residential use located across from the pool.
- b. Commercial dumpsters are NOT for use by residential unit owners or guests – please only use the residential designated dumpsters located across from the pool.
- c. All trash should be sealed or tied up in trash bags and placed inside of the dumpsters.
- d. All boxes should be broken down before disposal.
- e. No trash should be placed outside of the Unit.
- f. No large or bulk items should be placed inside or at the dumpster's location.

PETS AND DOG PARK

- a. No more than two (2) common household pets.
- b. No outdoor dog houses shall be permitted on the property, including unit patios and in common areas.
- c. Dogs may not be left unattended or left leashed outside the Unit.
- d. Damage to grass due to pets and excessive use is the responsibility of the owner
- e. The following breeds are **strictly prohibited**: Rottweiler, Presa Canario, Doberman, Chow-Chow, Pit Bull Breeds (including but not limited to American Pit Bull Terrier, American Staffordshire Terrier and Staffordshire Terrier) and Wolf Hybrid.
- f. The dog park is for the use of Beach Club at Whalehead owners and guests only.
- g. Pets MUST be leashed when in common areas.
- h. All pet waste MUST be properly disposed of immediately.
- i. Owners are responsible for filling any holes in the dog park that your pet may dig, which may cause damage to the grass.
- j. Owners are responsible for the control of their pets – including but not limited to, excessive barking and aggressive behavior.

Management has the authority to evict trespassers, guests or any other person or animal who poses a threat to the property, another person or animal on the premises

PATIOS/PERSONAL PROPERTY

- a. Only patio furniture, flowerpots, plant stands and approved deck boxes are permitted on the front porch and back patio.
- b. Each unit owner/tenant shall maintain in a neat, presentable and sanitary fashion all limited common areas under their control or designated for their use.
- c. No garbage cans, household supplies, etc. shall be placed on the patios.
- d. FENCING- Mustang and Hunt Club Sections – Please do not lean, place, hang or use as a bicycle rack, any equipment or items including but not limited to, bicycles, surf boards, paddle boards, beach chairs, etc. on any fencing as these items can cause damage to the type of material of the fencing.

PARKING

- a. Owners/tenants shall park in spaces designated for their units only. It is the responsibility of each unit owner to ensure their guests park only in designated areas.
- b. There are two (2) EV Charging Stations with 250-amp plugs located at the last two visitor spaces in front of Building 22, where there is a sign noting the same. **Charge times are limited to One (1) Hour.**
- c. No boat, boat trailer, motor home, travel trailer, camper, van (other than non-commercial passenger vans), trucks (unless licensed as a passenger vehicle and less than three-quarter ton capacity), commercial vehicles (whether or not registered as a commercial vehicle with the State Department of Transportation) or other recreational vehicle may be kept or stored on the Property unless kept or stored on behalf of a Commercial Unit Owner. Any vehicle parked, kept or stored on behalf of a Commercial Unit Owner shall only be parked, kept or stored in the parking spaces adjacent to Commercial Unit 1 or inside a Commercial Unit. The Association shall have the right to tow any vehicle in violation of this Section 8.6 at the Owner's expense.
- d. All vehicles must be operational, free from any leaks of any kind. Any oil or fluid leak and the resulting clean-up will be the responsibility of the owner and/or charged back to said owner.

POOL

- a. The Pool is Open from 9am to Dark.
- b. No Running.
- c. No Boisterous or Rough Play.
- d. No Diving Allowed in Areas of the Pool Less than 5 Feet Deep or in Pools Not Approved for Diving.
- e. Children Should Not Use the Pool Without Adult Supervision.
- f. Adults Should Not Swim Alone.
- g. No Persons Under the Influence of Alcohol or Drugs Should Use the Pool.
- h. No Persons with Skin, Eye, Ear, or Nasal Infection Should Use the Pool.
- i. No Animals or Pets Allowed in the Pool or on the Deck.
- j. No Glass Allowed in the Pool or on the Deck.
- k. No lifeguard on duty. All Persons Using Pool Do So at Their Own Risk. Owners and Management are Not Responsible for Accidents or Injuries.
- l. Pool is For Private Use. Members and Guests Only.
- m. Management Reserves the Right to Deny Use of the Pool to Anyone at Any Time.
- n. No swimming when lightning is present.

PICKLEBALL COURT

- a. The pickleball court is open from 8am-8pm. The last reservation is at 7pm.
- b. Reservations are required.
- c. Two (2) Hour time slot maximum.
- d. Be respectful of residents surrounding the pickleball court.
- e. Keep noise to a minimum.
- f. All trash must be picked up and disposed of when you leave.

CLUBHOUSE

- a. The Clubhouse hours are 7am – 9pm.
- b. Smoking and the use of tobacco products is prohibited. This includes cigarettes, e-cigarettes, vaping, etc. Smoking is also prohibited within 20 feet of entrances/exits.
- c. Air Conditioner, fans, lights, and any appliances must be turned off when you leave.
- d. Be considerate of others.
- e. Horseplay, loudness, and/or offensive language is not allowed.
- f. No pets are allowed in the Clubhouse.
- g. No loud music or other noise. Noise should not be heard from the outside.
- h. Owners are responsible for all damage and cleanup costs.

FITNESS CENTER

- a. The Fitness Center hours are 7am - 9pm.
- b. Equipment must be handled with care. Individuals abusing the equipment will be denied access to the fitness center and may be held financially responsible.
- c. Adult supervision is required for minor children.
- d. Immediately report in writing any malfunctions.
- e. Equipment must be wiped down after use.
- f. No food or drinks are allowed in the fitness center. Water is permitted but must be in a covered container.
- g. Air Conditioner, lights, and fan must be turned off when leaving fitness center.
- h. No wet clothing or wet swimsuits allowed in the fitness center.
- i. Be considerate of others.
- j. Horseplay, loudness, and/or offensive language is not allowed.
- k. Individuals using the fitness center acknowledge they are using the facility at their own risk and agree to assume all risks of injury.
- l. Athletic shoes must be worn.
- m. Equipment must not be moved without prior approval.
- n. Smoking and the use of tobacco products is prohibited. This includes cigarettes, e-cigarettes, vaping, etc. Smoking is also prohibited within 20 feet of entrances/exits.

Beach Club at Whalehead Rules and Regulations

WHEREAS, Article 8.13 of the Declaration and Section 7.1(a) of the Bylaws for Beach Club at Whalehead Condominium Association, Inc. gives the Declarant and/or the Board of Directors the powers and duties necessary to conduct the affairs of the Association and to make such architectural rules and regulations as the Directors deem in the best interests of the Association; and

WHEREAS, for the safety and security of the units and/or buildings, to prevent unnecessary damage and to ensure the enjoyment of all Owners and Guests; and

NOW, THEREFORE, BE I RESOLVED that the following rules are adopted by the Association effective **January 1, 2025** and notice of their adoption shall be given to the membership with a 15 day notification. The below does not remove any other rules and/or resolutions previously in place.

Owners shall be responsible for the acts and omissions of their Tenants, guests and contractors.

Penalties for violations may include one or more of the following: (a) Denial of use of the Common Areas, (b) Monetary fines in an amount not to exceed one hundred dollars (\$100) for the violation, for each day more than five days after a hearing decision that the violation occurs, (c) Removal or other disposition of offending property if it is on any of the Common Areas at the expense and risk of the Owner of that property, who, after reasonable notification has failed to remove same, shall be deemed to consent to such removal or other disposition. In case of emergency, such removal or other disposition may be done without notification to the Owner. Fines imposed shall be due and payable within thirty (30) days following the date of imposition of the fine. Unpaid penalties and interest thereon may be added to the next annual assessment for the property owned or inhabited by the violator, and collected and recovered in the same manner as is provided in the Declaration and in the By-laws, as amended from time to time. Such fines shall be assessments secured by liens under G.S. 47F-3-116.

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David Maso, President

12/17/2024

Date