

## House Rules

### 1. Unit Boundaries and Maintenance Obligations.

The house rules coincide with the definitions of unit boundaries as per North Carolina General Statutes that govern condominiums, Chapter 47C North Carolina Condominium Act and paragraph 1.16 from our IHA Declarations.

As such, the Unit owner is responsible for all maintenance, repairs and costs of those repairs within their unit as the above define.

The IHA is responsible for the maintenance; repairs and replacement of all IHA owned property outside those defined unit boundaries and is defined as “Common Elements”. Common elements are used by and serve all unit owners. They are defined in NC Chapter 47C and paragraph 1.6 of our Declarations. Unit owners share 1/18<sup>th</sup> ownership of the Common Elements. The Association dues are used for maintenance and repair of the “Common Elements” with the exception of the following – “Limited Common Elements”. A unit owner can make no changes to any Common elements or LCE’s without permission from the board.

Within the “Common Elements” are “Limited Common Elements”. These Limited Common Elements or (LCE)’s are exterior areas outside of the unit used exclusively by the unit owner or less than all the unit owners. LCEs are defined in NC Chapter 47C and 1.11 of our Declarations. As such, the IHA is responsible to make sure the repairs are done but the cost of those repairs is the responsibility of the unit owner that the LCE serves.

### 2. Pets

Unit Owners can keep a pet in the Condominium but must comply with these rules:

Pets allowed are limited to dogs and cats. Two pet per Unit are allowed.

No pets are allowed on the pool deck or in the pool.

Pets must be kept on a leash at all times when not inside a Unit. Pets cannot be tied up to any of the decks, stairs, railings, pilings or pool gazebo.

All pet droppings on the Condominium must be picked up and placed in the trash.

Pets must not become a nuisance. This includes constant barking or meowing.

### **3. Main Entry Doors**

Main entry doors may be painted provided the color is white. If the Unit Owner wishes to change anything within his unit area LCEs, he must obtain board approval before making the change. This includes all things described as LCE's in NC Chapter 47C and IHA's Declarations.

### **4. Exterior Clothes Dryer Exhaust Hoods**

These are IHA's responsibility.

### **5. Pest Control**

The Association maintains a blanket pest control contract for all the Units.

### **6. Pool, Outside Shower and Fish Cleaning Table- Open and Close Dates**

The swimming pool shall be open the Saturday one week prior to Memorial Day and shall close on the Saturday three weeks following Labor Day. The outside showers and the water to the fish-cleaning table shall be functional April 1 through December 1.

### **7. Cooking Grills**

To avoid the risk of fire, cooking grills of any and all kinds are absolutely prohibited on any part of the Condominium buildings. Owners may use the permanently installed grills located at the ground level for both buildings.

### **8. Common Decks**

In order to provide for unobstructed escape in the event of fire, to maintain a consistent/clean appearance, and to prevent objects from becoming missiles in storms, no items whatsoever shall be placed on the decks, stairs and rails shared by Unit Owners. However, identifying Unit numbers, signs, plaques, wreathes and the like may be installed on or near the main entry door, provided that they are securely fastened.

### **9. Limited Common Element Decks**

Unit owners may install clotheslines, flagpoles, wind socks, a porch swing and the like on their Limited Common Element Deck provided that all such items are well secured so as not to become missiles in storms. The Board may direct the removal of any objectionable item.

## **10. Satellite Antennas**

Direct to home satellite dishes that are less than one meter (39.37”) in diameter may be installed on an Owner’s deck within the area of the Owner’s exclusive use, but must not protrude beyond the boundaries of the deck railing. No changes to Limited Common Elements or Common Elements may be made in order to facilitate the installation of the dish.

## **Maintenance Recommendations**

### **1. Frozen/Burst Water Pipes**

Unit owners are strongly urged to shut off the water supply to their Units during the winter months, especially January and February. If water piping freezes and bursts, and then later thaws out when the weather warms, there is a water leak equal to an open faucet, which can obviously cause a great deal of damage depending on the location of the break.

### **2. Icemaker Water Supply Tubing**

Unit Owners are strongly urged to check their refrigerator’s icemaker water supply tubing. Unit owners are encouraged to install a large spring coil of solid copper tubing, or a special stainless steel braided tubing assembly, both of which are readily available. The cheap plastic tubing normally installed by appliance vendors is prone to failure (burst), which can then release hundreds of gallons of water before finally being discovered and stopped. The result is collapsed ceilings in the Unit’s below, lost rentals, and expensive repairs at the offending unit owner’s expense.

### **3. Dryer Vent Tube Cleaning**

Dryer vent tubing should be cleaned yearly as per the recommendations of the fire marshal.

### **3. Recommended Marathon Water Heater**

Marathon hot water heaters are guaranteed not to leak. It has a lifetime warranty for the tank. Hatteras Electric sells them. These tanks will help prevent costly owner repairs due to leaking hot water tanks.