

PAMLICO POINT CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

(From Bylaws, Article X)

Section 10.1 Entertaining. All parties or other activities conducted indoors or outdoors must end on or before 11:00 PM; the Renter or Owner hosting the party is responsible at all times for the noise level; the Renter or Owner is responsible for all cleanup; the cleanup must be conducted immediately, neglecting to do so will result in the cleanup being outsourced at a cost to the owner; the Renter or Owner is responsible for any damage to the property that is the result of the entertainment activities; no grill, BBQ, or other open flame cooker is permitted on the balconies, decks, or stairs; and extreme caution should always be exercised when using these under the building or in grassy areas.

Section 10.2 Parking Automobiles/Boats/RVs. Parking spaces are on a first come, first served basis; there are no assigned parking spaces; all parking under the building and in the paved lot is perpendicular to Hwy 12; Parking in the overflow area (grass lot) is parallel to Hwy 12; any vehicle blocking another vehicle will be towed at the expense of the blocking vehicle's owner; parking under the building is permitted for those vehicles meeting the maximum height limitation; vehicles may not be parked partially under the building and partially in the driveway; a vehicle is not permitted to block an exit from the stairways or the walkway between the stairways; if a Renter or Owner has multiple vehicles, one should be parked in the overflow area (grass lot); all vehicles must be legally tagged and maintained in good running order; no continual oil, antifreeze, or other fluid's seepage onto Association property will be allowed; no vehicle washing, repair, or long term storage is allowed on Association property; RVs cannot be parked on Association property.

Section 10.3 Personal Property. Renters' and Owners' personal property must be collected and stowed on a daily basis, including, but not limited to: beach equipment, fishing gear, children's toys, tools, coolers, and windsurfing gear; no personal property is to be stored in boxes, crates, or other storage containers outside of the individual's unit and designated storage locker; storage containers are not permitted on the balconies, stairs, decks, parking lot, or grassy areas.

Section 10.4 Pool Area. The rules posted on the pump-house wall represent North Carolina state law, and are to be followed without exception; Renters and Owners will be considerate to others in their use of loud musical devices, the volume of voices, and use of inappropriate language; Owners and Renters will clean up personal trash and waste when leaving the pool area; nonresidents may not use the swimming pool if not accompanied by a Renter or Owner; keys to the swimming pool are to be issued only to Owners and to Renters for the duration of their stay only; children should never be left alone at the swimming pool and all who enter the pool will exercise safe conduct at all times; any Owner or Renter who engages in the willful destruction of property at the pool, or any other Common Element, will be suspended from the use of said Pool or Common Element, and will be financially responsible for the damage (vis. Art. VII, Sect. 7.1 (a) 1988).

Section 10.5 General. Individuals are expected to pickup and discard all waste created and left on the grounds, i.e. cans, bottles, papers, bags, wrappers, cigarette butts, etc.; Individuals should clean the fish cleaning table immediately after use; all water spigots and outside showers are required to be completely shut off after use; report maintenance needs to an officer, board member, or our maintenance vendor as soon as observed; a renter or non-owner is never permitted to make decisions on behalf of the

Association, its Board, or Members; nor can any unit owner or lessee enter into any contract, or purchase any license, permit, or other official entitlement in the name of the Association, without a vote of approval by the Executive Board. It is imperative that anyone curbing pets on the premises clean-up after their pet.

Section 10.6 American and State flags and political sign displays. Notwithstanding any provision in any declaration of covenants, pertaining to the following:

10.6.1 American and North Carolina Flag. ... no restriction on the use of land shall be construed to regulate or prohibit the display of the flag of the United States or North Carolina, of a size no greater than four feet by six feet, which is displayed in accordance with or in a manner consistent with the patriotic customs set forth in U.S.C. 5-10, as amended, governing the display and use of the flag of the United States unless any restriction is passed by sixty-six percent (66%) of unit owners at an annual or special meeting. The restriction shall be written on the first page of the instrument or conveyance in print that is in boldface type, capital letters, and no smaller than the largest print used elsewhere in the instrument of conveyance. The restriction shall be construed to regulate or prohibit the display of the United States or North Carolina flag only if the restriction specifically states: "THIS DOCUMENT REGULATES OR PROHIBITS THE DISPLAY OF THE FLAG OF THE UNITED STATES OF AMERICA OR STATE OF NORTH CAROLINA : This subdivision shall apply to owners of property who display the flag of the United States or North Carolina on property owned exclusively by them and does not apply to common areas, easements, rights-of-way, or other areas owned by others.

10.6.2 Political Signs. ... no restriction on the use of land shall be construed to regulate or prohibit the indoor or outdoor display of a political sign by an association member on that member's property, owned exclusively by the member, unless a restriction is amended by sixty-six percent (66%) of unit owners, and causing the restriction to be written on the first page of the instrument or conveyance in print that is in boldface type, capital letters, and no smaller than the largest print used elsewhere in the instrument or conveyance. The restriction shall be construed to regulate or prohibit the display of political signs only if the restriction specifically states: "THIS DOCUMENT REGULATES OR PROHIBITS THE DISPLAY OF POLITICAL SIGNS:" Even when display of a political sign is permitted under the subdivision, an association (i) may prohibit the display of political signs earlier than 45 days before the day of election and later than seven days after an election day, and (ii) may regulate the size and number of political signs that may be placed on a member's property if the association's regulation is no more restrictive than any applicable city, town, or county ordinance that regulates the size and number of political signage on residential property. If the local government in which the property is located does not regulate the size and number of political signs on residential property, the association shall permit at least one political sign with the maximum dimensions of 24 inches by 24 inches on a member's property. For the purposes of this subdivision, "political sign" means a sign that attempts to influence the outcome of an election, including supporting or opposing an issue on the election ballot. This subdivision shall apply to owners of property who display political signs on property owned exclusively by them and does not apply to common areas, easements, rights-of-way, or other areas owned by others. (2005-422, s. 18; 2006-226, s. 14(b); 47C-3-121)