

Dear Owners of Pelican Watch,

Everyone needs to know and respect the rules designed to preserve and protect our owner's investments and keep things peaceful and predictable in Pelican Watch. These rules are in conjunction with the Rules in the Bylaws. We are trying to clarify what has sometimes been a gray area and address more common problems.

1. Allow owners to wash their cars in Pelican Watch Driveway only.
2. Lawns, public decks, walkways, grass, and common areas. Owners nor renters may store things overnight (games, toys, beach equipment).
3. All painting and siding colors, modifications, structural changes, must be submitted in writing to the board of directors for approval.
4. In the off-season, trash pickup is on Monday and recycling is on Friday. In season (Memorial Day to Labor Day) trash collection is on Monday and Friday and recycling is on Friday. The Town of Southern Shores requires two working trash cans, (three if you're renting), and one recycling can (two if you're renting). They must be in good working order and have tops and wheels that roll freely. Trash cans must remain under your house out of sight if possible and brought in from the street as soon as possible after they are emptied.
5. Outside lighting cannot be directed or infringed upon a neighbor's property. Lighting should be as unobtrusive as possible and harmonious with the overall appearance of the Pelican Watch. Seasonal lighting and decorations must be removed within 30 days.
6. Any alteration, addition, or enclosure that affects the views of others must be approved by the immediate neighbors and any other unit owner affected. Then it may be submitted to the board of directors. Any changes, signs, lettering, decorations, or personal effects must be consistent and harmonious with the rest of the neighborhood.
7. Rental units must post the rules in their units. These rules will be supplied by the board of directors on a magnetic sheet to go refrigerator.
8. Patios and decks may not be used for storage and must be kept reasonably clean and free from unsightly objects. Outdoor furniture or accessories should be well-maintained. Rusted, broken, poorly maintained furniture or accessories must be removed or repaired/restored to like new condition. Decorations and personal effects must blend in with the neighborhood and reflect the general character of Pelican Watch. Plants And their containers must be well-maintained. Any under-house storage must not be visible to the neighbors or from the street.
9. Pets will be permitted on the premises as follows:
 - A. Unit owners will be permitted pets in the unit. Unit owners must additionally provide a release indemnifying the Association, Board of Directors, and other tenants from any responsibility or problems caused by their animals.

B. No pets are permitted when the unit is rented, and you must advise your rental company to put that in the ad.

C. Pets must always be sufficiently under control so as not to create a nuisance to owners or occupants of other units. This includes barking.

D. You must pick up your pet, within Pelican Watch, and on the Beach. Violations will result in a fine for each offense to the unit owner.

If you have guests who use your unit, and you let them bring pets you must inform them of these rules.

10. Please do not park or let your guests park on the grass. We have new sprinklers and septic systems. You will be responsible for any damage or repairs needed.

11. No basketball goals, whether they are permanent, portable, existing, or temporary are allowed in Pelican Watch. The town of Southern Shores provides several parks which have tennis courts, basketball courts, playgrounds, etc.

12. The following procedures shall apply for the enforcement of Pelican Watch rules and regulations:

A. First advisement, which explains the nature of the violation and the required correction of action.

B. The second advisement to the homeowner advises them again of the violation and the required correction of action and that a monetary penalty (fine) of up to \$500 will be levied unless the violation is remedied.

C. A third advisement is provided if the violation is again repeated, or not corrected, and another fine assessed. The homeowner is advised they have 14 days to request a hearing to contest the fine.

D. Subsequent advisements are provided as needed until the violation is resolved. Each notice also results in the assessment of a fine. This can also result in a lien on your property.

E. Compliance, Costs, and Expenses. All Unit owners, their families, guests, invitees, and all other persons on the Pelican Watch property shall comply with these Regulations.

The cost of repairing any damage resulting from noncompliance with the Rules and Regulations caused by a Unit Owner, his family, guests, and invitees shall be paid by the Unit Owner. After notice and opportunity to be heard, the Board of Directors may fine Unit Owners for each day of noncompliance with the Rules and Regulations, Bylaws and Declaration, and each Unit Owner shall be responsible for the legal expenses of the Association in enforcing compliance with the Rules and Regulations, Bylaws and Declaration, including without limitation any breach by the owner, members of his family, guests, and invitees.