

HARBOUR POINTE CONDOMINIUMS

Rules & Regulations

As of September 16, 2024

Your Board of Directors welcomes the assistance of all unit owners/residents in the enforcement of these Rules & Regulations. Violations should be reported in **writing** to the Management Company of the Harbour Pointe Condominium Association, and not to the Board of Directors. The Management Company will issue notice of violation to the violating unit owner (and rental management company when/if applicable) and any appropriate committee. Unit owners are responsible for the compliance of their guests, invitees, and residents.

General Rules:

1. The sidewalks, entrances, roadways and similar areas of the Common Areas shall not be obstructed nor used for any purpose other than for ingress and egress and to and from the Condominium; nor shall any carts, bicycles, carriages, chairs, tables, toys, playground equipment, or any other object stored thereon, any of these violations will be subject to a \$100 fine and/or immediate removal/disposal of any such item(s). ***All personal property of unit owners/residents must be stored in their respective units.***
2. Toilets and other plumbing shall not be used for any other purpose other than those for which they were constructed. No sweeping, rubbish, rags, or other foreign substances shall be thrown in them (Please note, FLUSHABLE WIPES ARE NOT SAFE TO FLUSH AND ARE NOT PERMITTED). The cost of any damage resulting in misuse shall be borne by the unit owner/resident responsible for the damage.
3. No flammable items, combustible items, or explosive fluids, chemicals, or substances shall be kept in any common areas or storages areas of a building.
4. To maintain a uniform and pleasing appearance of the exterior of the buildings, no awnings, canopies, shutters, glass enclosures or projections shall be attached to the outside walls, doors, windows, roofs, or other portions of the buildings or on any common area unless otherwise approved by the Association in writing. Window screens, if broken, must be repaired or removed.
5. No unit shall have any aluminum foil placed in any window or glass door, or any reflective substance on any glass; except as approved by the Association in writing for energy conservation purposes.

6. Where curtains are other than white or off-white, they must be lined or “under draped” in which liners are approved by the Association in writing. All blinds should be the White Faux Wood Style Blinds.
7. No radio, television, or other electronic installations may be permitted in any unit which interferes with the television or radio reception of another unit. No exterior antennae/dish shall be mounted on the building or in a common area without written approval of the Association.
8. No noxious or unusual odors shall be generated in such quantities that they permeate to other units or to the common areas. Normal cooking odors reasonably generated shall not be deemed a violation of this regulation.
9. Per North Carolina Fire Code; No charcoal burners/grills or open flame cooking device is permitted within 10 feet of any condo building. Electric grills are permitted with sufficient distance from all walls so as not to damage the property.
10. There shall be no solicitation by any person or organization anywhere in the condominium complex for any cause, activity, charity, or purpose whatsoever, unless specifically authorized by the Association in writing.
11. Unit owners shall be liable for all damage to buildings caused by receiving deliveries, moving or removing furniture or other items to and from the building.
12. Children will be the direct responsibility of their parents or legal guardians who must supervise them while they are within the condominium complex. Full compliance with the Rules & Regulations and all other Rules of the Association shall be required of such children. No one is permitted to color, chalk, or put any type of graphite on any portion of the common areas to include sidewalks, buildings, parking lot, etc. A fine of no less than \$100 may be imposed by the Association along with any cost associated with repairs.
13. Unit owners/residents are not permitted on the roofs for any purpose.
14. Unit owners/residents, their families, and guest(s) shall not appear in, nor use any common areas except in appropriate attire.
15. A 15 MPH speed limit within Harbour Pointe Condominiums shall be adhered to by residents and guests. This is to protect children and residents.
16. No commercial activity shall be undertaken that would impinge on the rights, comforts, or convenience of other residents.
17. No objects may be draped or hung from any balcony or rear patio area to include clothing, towels, sheets, diapers, etc.

18. No signs of any kind shall be visible from any condo windows except for one (1) Fore Sale/For Rent sign unless otherwise approved by the Association in writing.
19. No trash of any kind is to be left in front of condo doors, stoops, porches, breezeway areas, stairwells, etc. for any period of time.
20. **Normal household waste/garbage** shall be securely contained in plastic bags and immediately disposed of in the trash compactor located across from the mailbox area. If the compactor is jammed or not working **DO NOT** leave trash anywhere on the grounds. Contact the Management Company immediately so repairs can be made promptly.
21. Effective October 1, 2009, any of the following items must be taken directly to the appropriate recycling location: **Used oil, refrigerators/freezers, antifreeze, tires, lead acid batteries, computer equipment, televisions, mattresses, furniture, etc.** Residents may visit the following website for more information and handling instructions if needed.

<http://www.co.cumberland.nc.us/solidwaste>

22. Every unit owner/resident and/or occupant shall comply with the Rules & Regulations as set forth herein or amended. Failure of a unit owner/resident or occupant to so comply shall be grounds for action, which may include, without limitation or action to recover sums due for damages, injunctive relief, or any combination thereof.
23. The Board of Directors at its discretion may change, add or delete Rules & Regulations as determined necessary.

Pet Policy:

The maintenance, keeping, boarding/raising of animals, livestock, poultry or reptiles of any kind regardless of number, shall be prohibited within any condo unit or upon the common areas except as outlined below.

1. Each condo will be allowed to maintain three (3) orderly, domestic pets, no more than two (2) of which may be dogs or cats; of which may not exceed 35lbs. It is expected that all pets are to be inoculated as required by law.
2. The following breeds shall be restricted from residence at Harbour Pointe Condominiums:
Pitbull, Pitbull mixes, Rottweiler, and Wolf breeds. In addition, any animal deemed dangerous and/or that creates recurring nuisances will not be permitted to remain on the property.
3. All pets must be leashed when outside of any condo unit. Pet owners must maintain control of their pets at all times to ensure they do not create a disturbance or nuisance for other residents.
4. Pet owners are responsible for picking up pet waste and properly disposing of it in the trash immediately.
5. All pets shall be registered with the Harbour Pointe Condominium Association.
6. Any pet owner not adhering to the Pet Policy and Rules of the Harbour Pointe Condominium Association is subject to fines and/or legal action which may include, without limitation or action to recover sums due for damages, injunctive relief, or any combination thereof.
7. The Association Board of Directors have final approval for any unexpected issues, concerns, or special circumstances which may arise.

Parking Policy:

To promote resident safety, enhance area security, and to assure equitable parking accommodations, the following rules have been adopted for the Harbour Pointe Condominiums.

Parking Rights & Parking Decals:

1. Unit owners/residents of Harbour Pointe Condominiums are entitled to use available common area parking spaces for approved vehicles. Approved vehicles are conventional passenger vehicles, motorcycles, vans, and trucks. (Note: any motorcycle parked on the property must have proper support or kickstand mount and should not have the kickstand directly on the asphalt without proper equipment to ensure no damage to the asphalt).
2. All vehicles must be parked so as not to prevent access to the sidewalks.
3. All vehicles are required to be registered with the Association and to display a Harbour Pointe issued parking decal in the front windshield of the vehicle in order to be parked on the property. Decals may be obtained from the Management Company during business hours. Parking decals are to be reused in the event of sale or other conveyance of the vehicle, or

when the condo unit is sold, or the tenant moves from Harbour Pointe Condominiums. It is the responsibility of the unit owner to retrieve the issued parking decals.

Visitors:

Unit owners are issued two (2) visitor/guest parking tags that hang from rearview mirrors. These tags are to be given to visitors whose vehicles will be onsite overnight or longer. Unit owners are responsible for retrieving the tags from their visitors.

Restrictions:

1. No storage trailer, boats, or recreational vehicles (RV) may be parked in any common area parking (a trailer is defined as a vehicle which cannot be self-propelled).
2. No moving pod/storage container shall be in the common area parking lot for any period of time without written approval by the Association.
3. No vehicle shall obstruct reasonable flow of traffic or park to block entering or exiting of any other vehicle. No vehicle shall be parked on or driven through any common area of the property that is not designated for vehicle use (i.e. grass, sidewalks, breezeway, etc.).
4. All vehicles must be current with their state registration. Vehicles/motorcycles not used on a regular basis, multiple vehicles, deploying residents, or away for an extended period of time must be parked in the middle parking lot. Furthermore, any resident who may be deploying for a period of time or that may be absent from the home for a long period of time should contact the Association Management Company for assistance in ensuring that no vehicle is towed from the property during deployment or extended absence.
5. All vehicles must be fully operational and able to legally operate on a State maintained road. Disable vehicles will be towed at the vehicle owners' expense without notice. No parked vehicle may be covered (i.e. tarpaulin) in any way.

Vehicle Maintenance:

1. Vehicles may be washed only at the designated area. This area is located adjacent to the trash compactor where a hose is provided for unit owners/residents to use.
2. Simple vehicle maintenance such as waxing, detailing, vacuuming replacing light bulbs, checking tire pressure, changing wiper blades, batteries, performing normal safety checks are permitted. These activities may only be performed in the open common area to the right of the entrance.
3. To protect our environment, maintenance activities where dropping of fluids may occur, such as oil and transmission fluids, or removing multiple parts where as to render vehicle inoperable, are prohibited.
4. Unit owners/residents should contact the Association Management Company before performing vehicle maintenance if they have a question or are unsure if any such action is permitted.

Note: Nothing within this policy shall be constructed to hold the Association, the Board of Directors, nor the Management Company responsible for damage to vehicles or loss of property from vehicles parked in the common areas.

Damages:

Any damage to Harbour Pointe Condominiums common areas by use of any vehicle, including hired and leased moving vans, shall be the responsibility of the unit owner/residents.

Enforcement of Regulations:

In addition to the towing provisions above, breaches of the above regulations are subject to appropriate action by the Management Company. Authorization and supervision will be done by the Management Company and/or the Board of Directors only.

Resident parking privileges for unit owners/residents may be suspended in the event the condo unit owner is:

1. Delinquent in Association dues, assessments or any other charges due to the Association.
2. The owner or is in violation of the governing documents, including the Rules & Regulations or Policies and Procedures.

During any suspension period, any vehicle displaying a parking decal issued to the affected condo unit and parked in any Harbour Pointe parking area may be towed at the vehicle owners' expense without prior notice.

Noncompliance Fines:

Unit owners or their tenant(s) failing to follow said Rules & Regulations will be subject to daily fines until adequate proof of compliance is received by the Association. Note: All fines issued for noncompliance are issued to the condo unit owners.