

# Condominium Rules & Regulations

## *Oak Island Beach Villas*

In addition to the following rules, please keep the following general guidelines in mind when accessing our beautiful beaches:

- Do not go behind, walk over, or hang anything on rope fences or sand fences.
- Do not disturb any sea turtle nest as we are a protected turtle sanctuary.
- Upon departing the beach, please fill in all holes and remove all trash.
- Do not walk on the dunes. Observe designated walkways when in place.
- Clean up after your pet as it is your responsibility to dispose of all waste.
- Remember to only leave your footprints on the beach!

### Activity

No noxious, offensive, unlawful, immoral or improper activity shall be carried on in any unit or in the common elements; nor shall anything be done herein which would be an annoyance or nuisance to other owners or guests.

### Beach

All personal beach gear and belongings, including tents and canopy shells, must be removed from the beach at the end of each day. Please remember that walking on the dunes is strictly prohibited. Fill in all holes and remove all trash upon departure of the beach.

### Children

Children should not play in the parking areas. Children under the age of 12 must be accompanied by adults when outside after 9pm.

### Fireworks

Fireworks are prohibited and carry a \$100 enforceable fine.

### Grilling

Grilling is prohibited on the decks, under the buildings or any other area outside of the designated grilling area. The designated grilling area is located in the recreation areas between the 1200 and 1600 buildings.

### Miscellaneous Items

Items such as hoses, furniture, etc. should NOT be removed from their current locations.

### Noise

Quiet must prevail at all times, particularly after 10pm. Please do not use profanity out of respect for the children in the community.

### Parking

Parking on OIBV property is by permit only. Vehicles **MUST** be parked within marked spaces with an OIBV parking pass displayed on the dashboard of the front window of the vehicle. MRA issues parking passes at arrival. Vehicles not displaying a valid permit are subject to towing at guest expense. Vehicles must be operable and have current license plates and tags. Abandoned, unlicensed, wrecked, or inoperable vehicles of any kind are subject to tow at owner's expense.

There are no owner, renter, or guest designated or reserved parking spaces. Parking is on a first come, first use basis. Vehicles cannot block, or be parked in, fire lanes or designated loading areas around the stairwells.

Large vehicles (19' to 24') must park in the horizontal spaces near the road frontage behind the 1100 building. Extra large vehicles (exceeding 24') are not allowed. Reserving parking spaces is not allowed.

Golf carts, boats, water motor crafts, trailers, and/or RVs should not be parked or stored on the premises. Water motor craft parking is restricted to the road frontage area behind the 1100 building but does require prior approval through MRA.

Do not block stairs, storage rooms, HVAC units, showers, trashcans (poly carts), or other vehicles not in your party. Unauthorized or improperly parked vehicles will be towed at guest expense.

Please note that the failure to display your parking pass could result in ticketing and/or towing.

### Pets

No guest pets are permitted in the Oak Island Beach Villa community.

### Pool

The hours of pool availability are posted on the pool entrance door. Weather permitting, the pool is generally open for the summer season from Memorial Day to the first week in October. Anyone entering the pool after closing hours or off season are trespassing and the Police may be called.

**Use of an issued Access Card is required to enter the pool area at all times. MRA will issue this card/pool pass at arrival. The pool and lounge area is for the exclusive use of owners,**

**guests and renters of the Oak Island Beach Villas. Please do not open the gate for anyone NOT in your party.**

Proper swimwear must be worn while in the swimming pool. Street clothing, jeans, shoes, cut-offs, gym clothes, casual shorts and thongs are not allowed to be worn in the swimming pool. Be courteous to others. No diving, skateboarding, running, pushing, wrestling, shouting or fighting shall be permitted in the pool and lounge areas.

Use of the pool is at your own risk as there are no lifeguards. A parent or guardian must accompany children under the age of 13. Infants and children who are not toilet trained and adults who are incontinent must wear a clean diaper covered by a separate rubber/vinyl pants or a disposable swim diaper. If the pool is contaminated due to an absence of protective wear, the Unit card holder may be subject to a \$100 fine and the cost of decontamination of the pool.

No person having any diseases of the eyes, ears, nose, throat, skin, or any communicable disease should use the pool.

Bring your own pool chairs and remove them when you leave the pool area. No pool furniture is allowed in the pool. The Association and/or MRA is not responsible for any loss or damage to personal property. All personal items should be removed when you leave the pool area. Please note that there are NO toilet facilities located in the pool area.

The following items are NOT permitted at the pool or in the pool and lounge area:

- Glass containers
- Smoking is prohibited
- Animals or pets
- Radios or playing devices (except for personal electronic devices with headphones)
- Toys or flotation devices including but not limited to beach balls, rafts, frisbees, noodles, etc. Child safety and/or flotation assistance devices such as arm floaties, puddle jumpers and life jackets are permitted.

All trash should be taken with you when you leave or should be disposed properly in a trash bin. Please recycle and use the cigarette butt receptacles.

Please note that the OIBV HOA reserves the right to deny use of the pool to anyone at any time. They also reserve the right to close the pool for any safety or maintenance reason.

**Guests who were issued a pool pass by MRA should return this pass to the office at departure. Failure to return the parking pass will result in a fine assessed to your guest account with MRA.**

### Railings

No articles may be shaken, hung or dumped from the outside railings. Please do not feed the birds from the railings.

### Skateboards, Rollerblades or Skates

No such items are permitted on the grounds.

### Storage

Guest storage is provided on a per property, owner pre-approval basis. If the storage room is available to guests, a key will be provided in the unit. Toys, bicycles etc. must be stored under the buildings, to the rear of the building out of sight and away from stair areas, not on the decks. Do not lock anything to cables, pipes, or conduits.

### Trash

Littering is prohibited. Household trash must be placed in the proper recycling bin or dumpsters located around the property.

### Walkways

Use walkway accesses to and from the beach. Walking or playing on the dunes is a violation of North Carolina state law.

*Last Updated: 04/18/2023*