

Condominium Rules & Regulations

Ocean Walk

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!

Although requested, we have not received a copy of the condominium community's rules and regulations. A good rule of thumb would be to follow any rules, regulations or restrictions as indicated in the community. In addition, using the other community rules as a guideline may be beneficial.

For specific questions, please email information@rudd.com.

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

No children or guests of an owner, that are under the age of 18, are permitted to occupy a unit unless a supervising adult is in the residence during the entire time of occupancy. All residents and visitors under the age of 18 must be supervised by a responsible adult at all times while in Ocean Walk common areas. The COA is not responsible for the activities or conduct of any owner, guest, tenant, or visitor.

Fireworks

Fireworks, explosives, or other hazardous devices are not allowed anywhere on the property at any time. Those in violation will be subject to disciplinary action by the COA and local law enforcement.

Grilling

Due to fire code and insurance regulations, gas or charcoal grills are prohibited in the following areas: decks, walkways, or under the buildings. There are 2 common areas for grilling, one near the swimming pool and one adjacent to building 1000 near 58th Street. Small size UL approved electric grills may be used on unit decks.

Noise & Nuisances

Everyone should enjoy their time at Ocean Walk. Guests should make reasonable effort and attempt to keep the activities in their unit from disturbing residents staying in other units. Please remember to keep discussions at a volume so as not to disturb other residents nearby.

Parking

Each unit is assigned 2 parking spaces. Unit numbers for under the building parking are indicated by numbered signs located on the wall immediately above the assigned parking spaces. Unit numbers for outside parking along 57th and 58th streets are indicated by unit numbers painted on the pavement. Overflow parking should use the visitor parking at the perimeter of the property.

Parking in a space assigned to another unit, or blocking a space assigned to another unit, will result in the offending vehicle being towed at the offending vehicle owner's expense. The Ocean Walk Condominium Owners Association and Margaret Rudd & Associates, Inc., REALTORS® is not responsible for any damage inflicted to a vehicle as the result of towing.

No one shall store or permit the storage of any flammable oils or fluids such as gasoline, kerosene, or other hazardous/combustible materials on/under the property or in any unit.

During prime rental season (Memorial Day through Labor Day), no boats, boat trailers, camper trailers or motor homes shall be parked or stored on Ocean Walk property. At any other time, guests must secure approval for such vehicles through MRA. When permitted, they shall only be parked in open visitor spaces.

Pets

Pets are permitted on a per unit basis. If the property is deemed as a No Pets property, then no pet is allowed in or on the property. If the property is deemed as Pet-Friendly,

MRA will communicate the rules and regulations for having a pet in an MRA-managed rental and the guest is required to pay a nominal pet fee.

All allowed pets must be leashed at all times in accordance with Oak Island ordinances and pet owners should clean up after their pets. Little bags are available at several locations on the property. Pet owners are responsible for compensating any person hurt or bitten by their pet and will hold the COA and MRA harmless from any claim resulting from any action of their pet.

Pick-ups / Deliveries

All guests should ensure that any rented linens, beach toys, and other amenities must make arrangements for those items to be delivered and picked up inside the unit. Nothing should be left for pick-up or delivery in Ocean Walk's common areas. Please note that OW maintenance staff will confiscate anything left in public areas for an extended period of time.

Pool

The pool is for the sole use of the owners, guests of an owner, or renters, and only during the renters' actual occupancy of a unit. Renters are not entitled to invite guests who are not residing in an Ocean Walk condo to use the pool.

Renters are provided with a pool pass for entry. Entry to the pool area should only happen through the security walk-through gate. The pool is open from 8:00am to 10:00pm, unless an announcement is made by the COA.

Renters should follow all posted Pool Rules, displayed on the bulletin board next to the pool entrance. No one may climb the surrounding fence or gate. There is no lifeguard on duty.

Children 16 and under MUST be supervised by an adult at all times. In cases of emergency, you should use the emergency phone located near the bathhouse.

Those using the pool must behave in a safe, courteous, lawful, and responsible manner. Pets are not allowed inside the pool fence or in the pool itself. No glass is allowed in the pool area or the pool itself. Ensure that all sand is washed from bodies and beach items before entering the pool area, stairs, walkways, pool area, or units. Lost and/or stolen pool swipe passes are subject to a replacement fee.

Public Display & Railings

You shall not display banners, flags, pictures or signage of any kind in areas visible from the Ocean Walk common areas (walkways, parking lots, etc) without permission. Towels and other items should not be hung over the railings.

Storage

While owners may place chairs, tables, and plants/flowers in the area directly in front of the borders of their condo as long as they provide for a clear 36" space between their items and the walkway railing, the placement of these items may not violate the local fire codes. Storage buildings are NOT to be placed on walkways.

As parking is limited, no storage containers may be permanently attached or escure to support posts or the surface of the parking area.

No items may be stored in any common area under the buildings.

Trash

Dumpsters are provided behind the swimming pool bathhouse. All trash must be deposited dinto these dumpsters. Recycling containers are also located in the same area. Trash should not be left on walkways or in stairways. The cans near the elevators are for small, individual pieces of rubbish and are NOT to be used for bagged garbage.

Violations

Violators of any Community Rule are subject to fines until compliance is reached.

Wildlife

Please do not feed the seagulls, alligators, turtles, or other birds/animals as it constitutes a nuisance and health/cleaning problems for our residents and support staff.

Last Updated: 04/30/2023