

# Condominium Rules & Regulations

## *Yaupon Dunes*

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.

**Please keep in mind that all beach gear and personal items should NOT be left in the hallways or in the parking area. All items left in these areas will be marked and then removed.**

### Beach Access

Yaupon Dunes has a private community beach access which is located directly across the street from the community. The shower/water has been turned off at the access due to the public's over usage. Please use the shower/foot rinse located outside of the pool area instead.

### Bike Racks

**Bike racks are located under the 2 rear stair towers for your convenience. Please do not leave bikes outside of units or blocking walkways as this is a fire code violation per the Town of Oak Island Fire Chief. In addition, do not chain bikes to the posts.**

### Birds

Please do not feed any birds on the premises.

### Golf Carts

**Golf carts are not permitted on the property.**

### Grilling, Fire Pits and/or Tiki Torches

**Grilling, fire pits and/or tiki torches are not allowed on any deck or under any building. You must grill in the designated area outside of the pool ONLY. You may use your own grill in the designated area. This is per North Carolina fire codes and the safety of other guests.**

### Parking

Each condo is allotted enough parking on premises for 2 vehicles. Each bay is large enough to accommodate 2 vehicles with ease, and you are asked to park in 1 bay if you plan to park beneath the condos. MRA may issue only 2 parking passes per unit rented in the Yaupon Dunes community.

***Please note that golf carts are not permitted on Yaupon Dunes property.***

Additional guests will need to park off site unless proper approval has been obtained. Any additional passes must be requested through MRA and are subject to homeowner association approval.

**Passes must be displayed on your review car mirror AT ALL TIMES, and must display the unit # you have rented and the Rental Company name. Failure to follow the parking rules could result in your vehicle being towed at guest expense. Other items such as boats, trailers, etc. require prior approval by contacting MRA at (800) 486-5441 or [information@rudd.com](mailto:information@rudd.com).**

### Pets

**Pets are ONLY permitted in pet-friendly properties/units. If you are found in violation with a pet in a non-pet unit, you will be reported immediately to MRA and could be subject to eviction. Please refer to your Vacation Rental Agreement/contract, or contact the office by phone call to (800) 486-5441 or email to [information@rudd.com](mailto:information@rudd.com) to verify if you are in a pet-friendly unit.**

### Pool / Spa

The pool is available from dawn until dusk. **Please do not open the pool gate for anyone outside of your party as they could be trespassing.** Please note that there is a \$50 fee for lost pool gate cards.

Showers are required before entering the pool. Please shower before entering the pool/spa after being on the beach. No child under the age of 12 is to be allowed in the

pool area without proper adult supervision. Children under the age of 12 without supervision will be asked to leave immediately. Diapers are not allowed in the pool. If your child wears diapers, ensure that they have appropriate swim pants on. If the community is found in violation of this health code, the pool is at risk of being closed.

Smoking is prohibited inside the fenced pool area. Dispose of any “butts” properly before entering the pool area. If you are caught smoking, you will be asked to leave the area immediately.

Pets are not permitted inside the pool area nor in the pool.

Glass of any kind is not permitted in the pool area or in the pool. If you bring food or drinks into the pool area, we ask that you clean up after yourself and dispose of all garbage. Large boxes such as pizza boxes should be thrown in the dumpster and not in the pool garbage can.

All issues should be reported to MRA at (800) 486-5441 or [information@rudd.com](mailto:information@rudd.com). Issues will be reported to the appropriate vendor for resolution as MRA has no control over the condominium pool or spa.

#### Railings

Please do not shake or throw items from outside of the railings. In addition, please do not hang towels or other items from the railings.

#### Showers

Showers are required before entering the pool or spa. Please especially do so after visiting the beach.

#### Skateboards, Rollerblades or Similar Riding Devices

Skateboards, rollerblades and similar riding devices are not allowed on the premises due to safety and liability concerns. If you are caught riding these items on or in community breezeways, parking lots, or beneath the units, you will be asked to leave and may lose future rental rights in the community. If you witness this activity on the premises, please notify the Town of Oak Island police immediately.

#### Smoking

**Smoking is ONLY permitted in smoking-friendly properties/units. If you are found in violation and smoking in a non-smoking unit, you will be reported immediately to MRA and could be subject to eviction. Please refer to your Vacation Rental Agreement/contract, or contact the office by phone call to (800) 486-5441 or email to [information@rudd.com](mailto:information@rudd.com) to verify if you are in a smoking or non-smoking unit.**

### Trash / Dumpsters

The dumpster is located on the Womble Street side of the community. Please do not leave garbage beside the dumpster or throw it in the garbage cans by the elevator and pool. The dumpster is for household trash only. Items that will not fit into the dumpster are NOT to be left in the dumpster area as you will need to dispose of them at the landfill. When using the dumpster, please use the side door rather than opening the gates.

### Walkways

If a ground floor storage unit is included with the property you have rented, you will be provided a key for its use. Guests should store all additional beach items, etc. in this unit if available. Otherwise, and in the event the storage room is not available for guest use, guests should keep items inside the unit.

Keep all walkways clear for safety purposes.

### Other

- No feeding of birds on the property!

*Last Updated: 04/18/2023*