

Sand Pebbles Rules and Regulations

These rules, along with the posted Pool Rules, have been adopted by the Sand Pebbles HOA. These rules must be followed by all owners and guests. Failure to do so can be considered a breach of a tenant's lease and could result in a minimum fine of \$25 against the owner of the property with higher penalties possible if needed.

1. Grilling on decks or under our buildings is prohibited. The NC Fire Code Sec. 504.8 which states: that there can be no open flames within 10 ft. of any wooden structure.
2. Units are to be used as residential property such as permanent home, vacation home or short term rental home. Occupancy limits are 6 people in the 2 bedroom units and 8 people in the 3 bedroom units. Any variances must be approved by Board.
3. Parking passes or stickers must be displayed at all times. Owners will be issued stickers. Vacationers and other visitors must use the paper passes. Towing will be enforced with approximately \$130 cost to recover vehicle. Families with 2 cars should share bays without pull thru access during the peak rental season.
4. Parking spaces shall be used solely for that purpose. They must not be used for the storage of boats, trailers, campers or inoperative vehicles or any such items. Any vehicles that is inoperative must be removed from the grounds within 15 days of notification of such, or be subject to being towed. Parking areas must not be encumbered by toys, bikes, trash bags, vehicles, etc. Any such items can be thrown away by the Association. No more than 2 parking spaces per unit; parking not assigned. Due to parking shortage and safety issues GOLF CARTS are NOT allowed.
5. Laundry lines are not permitted on decks or common areas. Drying racks no higher than the deck rails are permitted.
6. Decks must not be left in an unsightly condition. Decks are not storage areas. The Property Manager has the right to determine what is unsightly. Any owner disputing the determination can ask the Board of Directors to make a decision.
7. No Feeding of wildlife/birds on property, this includes balconies and porches. Town of Carolina Beach Ordinance: Sec. 28-154. –Wildlife – (b) Feeding of or disturbing wildlife is prohibited.
8. No one may make any changes or additions to the exterior of the building or common areas without written permission from the Association.
9. No one shall beat or shake rugs, etc. from decks or windows or sweep dirt from units on decks below. Please use dust pans or vacuums while cleaning.
10. No one shall display any sign or advertising in any manner on the buildings, in the windows, or common areas without the written consent of the Association.
11. Back porch light fixtures must be white, clear and rectangular; example is what is used by front door entry. Also preferably using a money saving LED bulbs. No one is allowed to display colored lights from any exterior fixtures.
12. All TV or radio reception equipment needing to be installed on the outside of the building must be approved by the Association.
13. The Association must approve all landscaping in the common areas. Owners should not replace or remove plants.
14. Owners and tenants must use proper window treatments only. Flags, banners, blankets, sheets, etc. are not permitted as substitute draperies.
15. ONLY owners are allowed to have pets, and then only domestic cats and dogs or other small animals. The Board or Management has the right to ban any pet that becomes a threat to others from the property.
16. No pets allowed in the pool area.
17. Owners of pets MUST clean up thoroughly after their pets and keep dogs on leash while in common areas. Animals must not present a nuisance to other neighbors. (Excessive barking, howling, etc.)
18. Musical equipment shall not be played outside or inside the residence in such a manner as it may be easily heard by others.
19. No obnoxious or offensive activity shall be carried on which is or may become an annoyance. Excessive noise is not permitted at any time. This includes but not limited to music players, televisions, musical instruments, loud noises, noisy parties, loud voices, and pets. Any illegal behavior will not be tolerated.
20. Pool Hours – Closes at 10PM / Reopens at 9AM
21. Should any resident or their guests cause a litter problem in the common areas or damage any landscaping, the resident will be held financially responsible for any clean-up cost or repairs. This includes damage or litter created by children and/or pets.
22. Waterbeds are not allowed.
23. Trash bags must NOT be left in hallways. Trash must be placed in dumpster! Dumpster is located at south end of main entrance, in front of building "C". Trash will not be emptied if trash bags, furniture, or etc. are left outside in front of the dumpster. Call Management for furniture or appliance pick-up information.