

SHOREBREAK RULES

Effective Date 6/25/2019

As defined in the By-Laws of the Shorebreak Condominium Homeowners' Association, the Board of Directors are empowered to establish and enforce Rules, and owners are responsible to see that the Rules are to be observed by their tenants, guests, and other persons over whom they exercise control and supervision. The Rules are binding upon all Occupants – this includes owners, tenants, guests, and service and maintenance personnel.

Parking

1. Occupants must adhere to their assigned parking space. Each space displays the Unit number.
2. Towing signs are posted on the building which includes a number to call for a towing service.

Noise and Disturbance

3. Any behavior that disrupts other occupants or people immediately outside the building is not accepted.
4. No occupant shall play a musical instrument or operate a phonograph, radio, television or other loud speaker on the property between the hours of 11 o'clock pm and the following 8 o'clock am if the same shall disturb any other occupant of the building.
5. If an occupant is making too much noise or causing a disturbance, call the Wrightsville Beach Police Department. The non-emergency number is 910-452-6120. Report the incident to the owner or GoProperty Management at 910-509-7281.

Pets

6. Pets must never be allowed to disturb the peace and tranquility of occupants on or near the property.
7. Pet owners are responsible for cleaning up after their pets.

Trash

8. Trash is to be placed in the bins behind the building. Beach chairs and umbrellas, furniture, appliances, large cardboard boxes, etc. shall not be placed in trash bins.
9. Do not dispose cigarette butts anywhere on the property grounds and keep shared areas clean and tidy.

Exterior Building

10. All entrances/exits and stairways shall be unobstructed at all times. Large items like bikes, paddle boards, surf boards, etc. must be stored in the area below the rotunda.
11. Each unit is allowed two bikes. The bikes must be stored in the area below the rotunda. Bikes can be temporarily locked outside the building.
12. No outdoor cooking grills are allowed.
13. No one shall cause any improvement or changes to the exterior of the building without the written consent of GoProperty Management and the HOA Board.
14. All exterior windows and doors shall remain the same. Window curtains or shades shall be white to keep a consistent look to the building. Go Property has specifications for the storm doors.

Owner Responsibilities

15. Exterior door keys and/or key pad lock codes must be given to GoProperty Management by the unit owner.
16. For sale and For Lease(Rent) signs can only be displayed inside windows of units.
17. Owners must contact GoProperty Management whenever work is done that requires access to the roof. This is to protect the roof warranty.
18. Failure to observe these rules will result in a written notice to the owner for the first violation which will include a copy of the Rules. If the condition is not corrected within 14 days from the mailing of such notice, an assessment fine of \$50.00 will be assessed against the offending unit owner. At the end of each successive seven day period, during which the condition is not corrected, an additional \$100 fine will be assessed until the condition is corrected.
19. Any owner assessed a fine may appeal to the Board of Directors in writing. The appeal shall include a full explanation. The Association Late Charges will apply to unpaid fines.
20. Owners will be responsible for damage or disturbance caused by their occupants.