

Reefs IV Home Owner's Association, Inc
1308 Carolina Beach Avenue North
Carolina Beach, NC 28428

Occupants Rules and Regulations

1. The Reefs IV property includes the building, Owner units, decks, balconies, landings, pool area and parking areas (Property).
2. **All primary tenants must be at least 21 years of age at the time of signing the lease and must be in residence during the entire lease term.**
3. Tenants may not have pets or animals of any kind on the Property or in a unit at any time.
4. **No loud parties, radios, TV's, etc. at any time that will disrupt neighbors.**

If an occupant of another unit is making too much noise, contact the owner of the unit you are renting and/or the Carolina Beach Police.

5. **For safety, and the pleasure of all unit residents, the Home Owner's Association asks that no more than 20 persons gather in a unit (including the deck areas) at one time, at any time.**
6. No grilling of any kind in the pool area, on any deck, balcony, walkway, landing, in the parking area under the building, or within twenty feet (20) of any part of the building, is permitted at any time.
7. No Owner, guest of an Owner, or tenant shall use or permit use of any flammable oils or fluids such as gasoline, kerosene, or other hazardous/combustible materials on the Property or in any unit.
8. No clothing articles, towels, or any other like items are to be hung on deck railings.
9. **Posted pool rules must be observed. No pool use after 10:00 p.m. and before 7:00 a.m. No smoking is allowed inside the pool fence. No glass containers of any type are allowed inside the pool fence. Children who wear diapers are not allowed in the pool. No pets inside the pool fence.**
10. The pool is for the sole use of Owners, guests of an Owner, or tenants and only during the tenant's actual occupancy of a unit.
11. Please do not walk, run, or play on the dunes between the parking lot and the beach. This is a protected area under State and Federal environmental law. Any violation may result in a fine by the US Army Corps of Engineers.

12. Children under twelve (12) years of age playing on the Property or at the swimming pool must be supervised by an adult at all times.
13. Parking is within designated parking spaces only, please check with your landlord for instructions. Automobile parking spaces shall be used solely and exclusively for that purpose. Only two standard vehicles are permitted in any parking space. The parking space is not sufficient for two large vehicles. They shall not be used for boats, trailers, campers, inoperative automobiles, or any other purpose unless authorized by the Board of Directors prior to use.
14. The number of people (including children) allowed on an overnight stay is limited to 6 people in a 2 bedroom unit and 8 people in a 3 bedroom unit.
15. Please ensure all sand is washed from bodies and beach items before entering the pool area, the stairs, or the units.
16. Absolutely nothing (that includes luggage and garbage) is to be tossed or dropped from any landing or deck or tossed to any landing or deck from below. Do not lift any article to landings above with rope, including dragging articles up the stairs with rope.
17. Please do not discard trash, cigarette butts, etc., on the Property, over a deck railing or in the parking lot, and please place all garbage and trash in proper receptacles.
18. Please do not obstruct walkways, entrances, halls, or stairways.
19. Illegal activity of any kind by tenants on or about the Property is grounds for immediate and permanent eviction from the Property.
20. Please do not feed seagulls or birds on the Property, including, from the decks, pool area, or parking lot.
21. Fireworks, explosives, firearms, weapons, or other hazardous devices are NOT allowed anywhere, or at any time, on the Property, no matter the occasion.
22. No skateboarding, roller-blading, ball toss, or other forms of play are allowed on the Property, including, in the pool area, common areas, or parking areas/drive ways.
23. Reefs IV Home Owner's Association or any of its Board of Directors is not liable for any loss of or damage to personal property (including automobiles) that may occur on the Property.
24. No watercraft, floats, bicycles, or any item other than deck furnishings may be stored on any of the decks.