

SEA OAKS HOMEOWNERS ASSOCIATION RULES
Edited / Revised January 2022

**THE FOLLOWING ARE TO BE ADHERED TO BY PROPERTY OWNERS OF
SEA OAKS HOA AND THEIR GUESTS**

North Topsail Beach ordinances need to be followed. Lack of compliance will be addressed by the Board of Directors and reported if necessary to the Town which may levy fines.

I. PETS

- 1) All pets shall remain on leash when in common/public areas.
- 2) Owners MUST clean up all animal waste, whether on private property, common areas, or public right of way. ALL YARD AREAS MUST BE FREE OF DOG WASTE AT ALL TIMES. (Lawn maintenance cannot be completed with dog waste in yards).
- 3) Pets must be properly cared for, not left in yard areas unsupervised for extended periods of time.

II. NOISE

Noise shall be minimized between 10PM and 7AM (parties, music, and/or pets).

III. GRILLING/FIRE PITS

- 1) Use of charcoal grills, deep fryers, smokers or fire pits on or under the deck structures is prohibited (due to fire hazard, use driveway area only).
- 2) Use of gas grills on the deck structures is permitted; they must be monitored and the surface beneath protected.

IV. TRASH AND RECYCLING

- 1) Containers (green or gray for trash; blue for recycling) are to be placed at the curb the evening before pickup and then returned to the unit.
- 2) Trash is picked up every Wednesday throughout the year. There is an additional trash pickup every Saturday between the first full week of May, and the last full week of October (or as adjusted by the Town).
- 3) Recycling is picked up every Wednesday throughout the year (or as adjusted by the Town).

V. NOTIFICATIONS

It is the responsibility of the Owner to immediately notify renters of any boil water advisories, emergency disruption of services, etc. as reported by the Utility Agencies and any emergency notifications from the Town, including mandatory evacuations.

VII. DOCK

- 1) The dock is PRIVATE PROPERTY, only to be used by Owners, their guests, and/or Renters. Renters are NOT allowed to take day visitors onto the dock due to insurance liability issues.
- 2) No children under the age of 13 are to be on the dock without someone 18 or over supervising them.
- 3) Care and caution MUST be used on the walkway and dock (no running, climbing on benches).
- 4) No jumping or swimming off dock. (Alligators live in that water).
- 5) NC law MANDATES that an appropriate fishing license (weekly or annual) be purchased by anyone wishing to utilize the dock for fishing.
- 6) Kayaks are to be secured when left at the dock.
- 7) No smoking on the dock.
- 8) PLEASE reattach the Private Property sign on the chain that must be moved to enter the walkway when you leave the dock!

VII. PARKING

- 1) Vehicles shall be parked in designated areas (driveways) of each unit.
- 2) There shall be NO PARKING in the cul de sac or on any grass area including the south side of the street, except in a cleared overflow area across from Units 108/110.
- 3) Renters must be able to park the cars that they bring each week in the driveway of the rental property. No renters are allowed to use the overflow parking lot for excess vehicles or any trailers, etc. of any kind.

OVERFLOW LOT RULES:

- 1) The overflow parking lot is for day visitors and one night overnight guests only.
- 2) For owners who need to use the overflow lot for longer than one overnight, please notify a board member about it.
- 3) Vehicles are to park perpendicular to the street and close enough that other cars can fit.

*****Parking anywhere along the road interferes with emergency & large vehicles.*****

VIII. USE OF PROPERTY & COMMON AREAS

- 1) It is the responsibility of owners to clean up after themselves and to maintain their belongings in an orderly manner around the property.
- 2) Sea Oaks Court is a PRIVATE ROAD. Please drive slowly and use caution when driving as people use the road as a walkway.
- 3) NO FIREWORKS ARE ALLOWED on any property within SOC, including the DOCK.

IX. PROPERTY MAINTENANCE

- 1) Each owner is required to properly maintain their property, as stipulated in the Declarations.
- 2) Presently the SOC HOA utilizes a Lawn Maintenance Service.