

SEA OAKS HOMEOWNERS ASSOCIATION RENTERS RULES
Edited / Revised July 2024

THE FOLLOWING ARE TO BE ADHERED TO BY RENTERS
(SHORT OR LONG-TERM) AND/OR GUESTS OF SEA OAKS HOA

PLEASE POST IN YOUR RENTAL UNIT

North Topsail Beach ordinances are to be enforced. Violators will be reported initially to owners and if necessary to the Town which may levy fines.

I. PETS

- 1) All pets shall remain on leash when in common/public areas.
- 2) Renters **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) There is to be **NO USE** of gas or charcoal grills, deep fryers, smokers, fire pits on or under the deck structures (due to fire hazard, use driveway area only).

IV. TRASH AND RECYCLING

- 1) Containers (green or gray for trash; blue or lime green for recycling) are to be placed at the curb the evening before pickup and then returned to the unit ASAP. This is the requirement for the renter or rental agency.
- 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 per the Town).
- 3) Recycling is picked up **ONLY** on Wednesday throughout the year (or as per 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, no 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 and other equipment are NOT to be 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!*******

***** The homeowner will be notified about anyone found misusing or abusing the dock area.**

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.
- 3) Renters must be able to park all 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, boats, etc. of any kind.

OVERFLOW LOT RULES:

- 1) The overflow parking lot is for day visitors and Owners only.
- 2) 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 ALL RENTERS 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 Sea Oaks Community, including the DOCK.
- 4) NO recreational use of golf carts or ATVs in Sea Oaks Community.
- 5) Smoking is at the discretion of each owner on their premise; ALL cigarette butts MUST be disposed of properly.