

**OYSTER POINTE ON KITTY HAWK BAY OWNER'S ASSOCIATION, INC.**  
**RULES AND REGULATIONS**  
**ADOPTED 8/12/97**

The following Rules and Regulations shall be in effect unless or until amended by the Board of Directors of Oyster Pointe on Kitty Hawk Bay Owner's Association and shall apply to and be binding upon all owners, occupants and guests (hereinafter referred to as owner).

1. The sidewalks, walkways, entrances and common areas in general shall not be obstructed or encumbered for any purpose other than ingress and egress to and from the property.
2. Linens, cloths, clothing, curtains, rugs, mops or laundry of any kind or other articles shall not be exposed on any part of the common area. The common area shall be kept free and clear of refuse, debris and other unsightly material.
3. Owner shall not allow anything whatsoever to fall from the windows, decks, balconies, entryways or doors of his or her unit. Owners shall not sweep or throw from the unit, any dirt or other substance outside of the unit or onto the common area.
4. Pets shall not be allowed in or on the common areas, except those on a leash. Owners shall clean up after their pets.
5. Refuse and bagged garbage shall be deposited only in designated areas.
6. Recreational vehicles, trailers and boats may be parked or left (by North entrance) in the designated area. Mobile homes are not permitted on the premises.
7. Inoperable, unlicensed, or uninspected vehicles may not be parked or left upon any portion of the common area.
8. Owner shall not make or permit any disturbing noises, nor do or permit anything that would interfere with the rights, comforts or operate or suffer to be operated a phonograph, television, radio or sound amplifier in his unit in such a manner as to disturb or annoy other occupants. All owners, occupants and guests shall lower the volume as to the foregoing from 10:00 P.M. to 7:00 A.M. each day.
9. Owner shall not install wiring for electrical or telephone installation, television antennae or satellite discs, machines, air conditioning units, or the like on the exterior of the project or that protrude through the walls or the roof of the project except as authorized by the Association.
10. Owner shall not paint the exterior of this unit without the authority and written approval of the Association; it being intended to preserve and present a uniform appearance for the condominium. No owner, occupant or guest may otherwise alter the exterior appearance of his unit.
11. Owner shall not permit any advertisements or posters of any kind in or on the condominium except as authorized by the Association. "For Sale" or "For Rent" signs shall not be displayed without the prior approval of the Association.
12. The Association shall have sole control of all planting and landscaping. No owner shall alter the appearance of the common area.
13. Inflammable, combustible or explosive fluid, chemical or substance shall not be kept on decks or in the common area.

**14.** The Association may make such rules and regulations as it deems necessary for the storage and keeping of firewood, and the Association may limit said storage and keeping to certain areas only.

**15.** Rules and Regulations as to the use of Oyster Pointe facilities shall be posted and each owner, occupant and guest shall observe all Rules and Regulations relating thereto.

**16.** The Board of Directors of Oyster Pointe on Kitty Hawk Bay Owner's Association reserves the right to make, or to have its duly authorized agent make, additional Rules or Regulations as may be required from time to time without the consent of the individual owners.