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OCEAN WINDS PROPERTY OWNERS ASSOCIATION  
House Rules and Regulations

1. The personal property of all owners/tenants shall be stored within their units at all times. Each unit owner/tenant shall maintain in a neat, presentable and sanitary fashion all limited common areas under their control or designated for their use.
2. No garbage cans, household supplies, etc. shall be placed on the patios of the units. Patio furniture, grills, and other personal belongings shall be placed neatly on the patio. No linens, clothing, curtains, rugs, mops, laundry or other articles of any kind shall be hung outside from any of the windows or doors.
3. No flammable, combustible or explosive fluid, chemical or substance shall be kept in or around any unit.
4. Payment of fees/assessments shall be made to the Treasurer of the Association. Payments made by check shall be made to O. W. H. A. Fees are due and payable on the first (1<sup>st</sup>) day of each month.
5. No unit shall be occupied by more than six (6) people.
6. Fences may not be constructed at any of the units. This will invalidate our contract with Terminex.
7. No mulch can be used up against the buildings and no wood can be placed close to the buildings. Owners/tenants must be careful not to create conditions that invite termites.
8. PETS are not to exceed forty (40) pounds. No pets will be allowed to run loose out of doors...they must be on a leash at all times.
9. Problems/complaints shall be made to the President of the Association in writing.
10. Owners/tenants shall adhere to and obey all town/county/state and federal laws and regulations and ordinances at all times.
11. Owners/tenants shall park in spaces designated for their units only. Additional spaces are available by the fence and in between designated spaces. It is the responsibility of each unit's occupant to assure their guests park only in designated areas. **ABSOLUTELY NO PARKING IN THE CENTER AREA.**

(2)

12. ALL vehicles parked anywhere on the property must be properly registered, inspected, insured and operable. Violators will be removed from the property at the owner's expense.
13. Mail box keys are each owner's/tenants responsibility and are available at the Post Office.
14. Owners/tenants must comply with the 10:00 PM Kitty Hawk noise ordinance.
15. All units must have proper window treatments. Please...no sheets, towels, blankets, etc.
16. House Rules and Regulations shall be mailed to each Unit Owner and each owner/tenant shall observe all rules and regulations. Owners shall post rules in rental units.
17. All owners/tenants are reminded of the environmentally sensitive nature of this area. Absolutely NO motor oil, batteries, tires, antifreeze, paint or other hazardous materials are allowed anywhere on the property.
18. No appliances (stoves/refrigerators/dishwashers/washers/dryers/water heaters) or furniture/debris shall be left anywhere on the property. If/when necessary, the Association will remove the goods and bill the owner for the costs of removal.
19. No owner/tenant shall direct, supervise or in any manner attempt to assert any control over any contractor employed by the Association.
20. The Association reserves the right to make additions/corrections to the Rules and Regulations as may be required.

(5/2003)