

# **Buccaneer Villages Master Association**

## **General Rules and Regulations**

The Board of Directors of the Buccaneer Villages Master Association, as authorized by the Association's Governing documents, has approved the following General Rules and Regulations. This is a listing of general regulations and not an all-inclusive list. Owners are advised to review and adhere to additional rules, regulations and responsibilities as detailed in BV governing documents. Owners are further expected to adhere to all Pirate's Cove HOA regulations. Buccaneer Villages Master Association rules are designed to complement PCHA provisions. However, in the event of conflict with any PCHA policy, the PCHA policy shall prevail.

The PCHA is responsible for enforcement of PCHA provisions. The BVMA is responsible for enforcement of its rules and regulations only. Violation of any BVMA provision may result in a fine. Further, if violation of any provision results in expense to the Association (staff time, repairs, materials or any other cost), the unit owner will be billed for expense plus a fine of \$25.00. Fees for legal services associated with unit-holders' violating by-laws will be billed to the unit-holder. Collection of such billings will be handled through the Association's Collection Policy.

If, after notification of violation, a unit owner does not conform, a fine of \$25.00 will be presented. If violation continues, beyond 10 days, a fine of \$25.00 will be incurred for each 24 hours of violation. Owners can appeal such action to the Board of Directors via provisions of the North Carolina Condominium Act.

### **GENERAL**

- Excessive noise is prohibited at all times. Quiet hours are from 10:00 PM until 8:00 AM daily. Multiple complaints within a 48 hour period of time are considered an ongoing violation. Further, owners are required to insure that occupants keep voices, music, TV, pet, children and other noises down. Avoid using vacuums and other appliances during early morning/late evening. From decks, voices travel especially at night. On upper levels, owners are encouraged to walk softly and use rugs and carpeting to soften noise below.
- Persons and/or pets are not permitted in the ponds. Ponds are for visible enjoyment only – No swimming or wading.
- For safety and to promote vacation enjoyment, owners/renters/guests need to monitor children and ensure that they do not play in the elevators, stairwells, ponds and defined landscaped areas.
- State and U.S. Flags on standard flag poles may be hung from balcony railings. U.S. Flags must be displayed in accordance with laws relating to the flag of the United States of America (United States Code, Title 4, Chapter 1; Title 18, Chapter 33, Section 700; Title 36, Chapter 3 and Executive Orders and Presidential Proclamations. No more than one flag may be displayed from any front or back railing.
- Exception the above, nothing shall be hung from balcony railings, including, but not limited to, towels, clothing, ladders and electrical cords. Holes may not be drilled in railings, to prevent entry of water and resultant corrosion and freezing damage.
- Decks and balconies must be kept neat and free of rubbish. Non-furnishings must be below deck wall height.
- The use of kerosene heaters and other items that create a fire hazard is prohibited and those types of items cannot be stored upon the premises, either in common areas or inside units.
- Use of open flame BARBECUE GRILLS and barbecuing on the property are not permitted on decks, balconies, inside units, asphalt parking lots or under buildings. Grills may be used on open concrete areas but must not block egress. The grill must be cleaned and removed after each use by removing spent

charcoal and disposing of it in an appropriate waste receptacle. Spent charcoal should be extinguished before disposal and must not be stored in storage sheds. A barbecue grill for community use is located at the Pirate's Cove Pavilion.

- Throwing of any objects from balconies and common walkways is prohibited. This includes cigarette and cigar ashes and butts.
- Condominium owners and their guests or tenants are responsible for damages caused by their pets, either to units or to the common elements.
  - Pets shall not be permitted to roam about the property and shall be leashed or caged at all times.
  - Pets shall not be left unattended for extended periods on balconies or chained outside the unit.
  - Owners are responsible for picking up, removing and disposing of pet waste materials promptly and in a sanitary manner.
  - Decks and balconies as well as under building areas shall not be used as pet waste areas.
- Rubbish must be promptly disposed of in provided dumpsters. Rubbish may not be left outside units, on walkways or entrance ways for any period.
- Large objects, furniture and appliances may not be placed inside the dumpster. ~~Pirate's Cove Realty~~ Pirate's Cove Management can make arrangements for the removal of large objects and owners are required to notify the manager, in advance, that they intend to place large objects for collection. A nominal fee for the removal of such objects will be billed to unit owner by the manager.
- Owners should turn storage shed lights off, except when lighting is needed for a limited direct use. Owners are restricted to the use of only one electrical appliance in the storage sheds (freezer, refrigerator, ice machines).
- Unit electricity will not be used outside the unit. Building common electrical outlets are for attended short-term use only. Cords shall not impede safe egress.
- Owners should turn building water off at the spigot, except when water is needed for a limited direct use. Do not rely on hose/spray nozzles to control water flow.
- Construction debris from owner-initiated projects may not be placed in community dumpsters. Owner is responsible for disposal of such debris at own expense and must notifying contractors of this regulation.

## **PARKING REGULATIONS**

- If under building parking is assigned to a unit, owners must use their designated parking space first. These spaces are reserved for the exclusive use of the owner and guests. Other unit owners may not use such spaces without the written permission of the assigned owner. Such permission shall be registered with the Pirate's Cove Management Office/~~Security~~ Front Gate.
- Automobiles shall be parked in assigned under building parking spaces if a designated space is assigned to a unit. Other motor vehicles, including, without limitation, mobile homes, motor homes, truck campers, utility trailers, motor scooters, mo-peds, and motorized go-carts are prohibited from parking under the buildings in an assigned space or in the common areas. Boat/jet ski trailers are allowed to be parked in an under building assigned parking space if the entire trailer fits within the confines of the parking space and does not protrude out from under the building.
- Additional parking spaces are available. Owners and guests have the right to utilize no more than two unassigned parking space on a first-come, first-served basis by displaying a valid and current PCHOA permit. Boats/trailers, motor homes, etc. are not permitted in unassigned outside parking.
- BVMA and its Management Company have authority to tow all vehicles that are improperly parked. BVMA and its Management Company are not liable for any damage, charges or fees associated with such action.
- Vehicles that do not display a valid and current parking permit or that are parked in another owner's designated parking space may be towed from the property at the violating vehicle owner's sole risk and expense. Vehicles must park within designated parking spaces. Vehicles cannot block ingress or egress to the parking lot area, to the dumpster area, or to parking spaces.

- Large commercial vehicles, as well as boats, trailers, jet skies, campers and house trailers, are prohibited from parking in Buccaneer Village open parking spaces. Service vehicles, actively engaged in onsite work, are permitted on a temporary basis.
- Vehicles cannot occupy more than one parking space.
- Vehicles cannot be parked so as to obstruct the removal of rubbish from the dumpster.
- Owners who encounter another vehicle parked in their designated parking space should contact Pirate's Cove Security Front Gate.
- Weekly or temporary guests must obtain a temporary parking permit from Pirate's Cove Security Front Gate before parking in BVMA lots. If Security Gatekeepers are is unavailable, guests must make further efforts to return to the Security Gatehouse Front Gate and obtain a permit.
- Parked vehicles must not overhang the lawn or landscaping. Heat and fluids can damage grass and the area must be clear to facilitate mowing.
- Portable handicap parking signs are available at the Gatehouse Front Gate for use in BV open parking areas.

## **DOCK, WALKWAY & OTHER AREAS**

- Docks are the property of Pirate's Cove HOA. Owners are encouraged to adhere to all HOA rules and regulations regarding use.
- While fishing and crabbing are permitted from docks, fish carcasses, stones and other debris must not be thrown into the water or into BVMA ponds.
- Fish cleaning is not permitted in Buccaneer Village. Fish cleaning stations are available, at no cost, at the Marina.

## **UNIT OWNER RESPONSIBILITIES**

- Unit owners, renters and guests are responsible for abiding by the rules and regulations.
- Unit owners are responsible for the actions and behaviors of the renters and guests who visit or reside in the unit. Owners will be billed for damages caused by their renters and/or guests.
- Unit owners are responsible for maintaining the interior of their units so as to prevent property damage to units below. This means that all appliances and plumbing fixtures must be maintained in a condition that prevents the accidental flow of water into adjacent units.
- Owners should turn off the water supply, at the water main located inside their unit, when they will be away from the unit for any period of time exceeding one week. Owners who fail to do so are responsible for water damage to adjacent units if a failure occurs. The main water valve is typically located near the hot water heater in each unit. (Note: Hot water heaters, humidifiers and other water dependent appliances should be turned off prior to the water turn off.)
- Owners are required to maintain an interior unit temperature of 55 degrees Fahrenheit during cold weather, to prevent pipes from freezing.
- Unit owners are responsible for the maintenance and replacement of the following: HVAC units, telephone, propane and television lines/cables as well as doors and windows-including frames. This is not an all-inclusive list, complete unit owner responsibilities are outlined in the governing documents.
- Unit owners are responsible for obtaining written approval from the Pirate's Cove Architectural Review Board and BVMA Board of Directors before attempting any exterior alteration, with the exception of the replacement of the HVAC system.
- It is recommended that all unit owners obtain supplemental contents coverage (HO-6) as damage to the interior of units, regardless of its cause, is not covered by the association's policy.

## **VISIBLE STORAGE**

- Storage of hazardous materials/chemicals is wholly prohibited in all areas of Buccaneer Village.
- Storage is limited to the boundaries of assigned covered parking areas and/or assigned storage sheds.
- Visible outside stored items cannot block common egress to access ways, including rear walkways, stairwells, shower/water spigot areas, storage rooms, adjoining covered parking areas or be stored in any area beyond the limited boundaries of the assigned parking area.
- All items, including those above, must be fully and adequately secured and not be subject to relocation by winds, water, rain, etc. Outside storage areas must be maintained in a neat and orderly manner.
- Stored items are limited to transportation vehicles to include complete and operable boats, trailers, cars, golf carts, motorcycles, bikes, etc. and other items which by nature are directly associated with **outdoor residential** living in Buccaneer Village.
- Prohibited items include but are not limited to the following: construction materials, damaged items, household furniture, loose debris, vehicle parts, tools, animal kennels, hazardous materials/chemicals, large tools, spare windows, spare doors, garbage/trash, other items not associated with residential living or complete vehicles, boats, golf carts, etc.
- Water hoses, stored at the common outside faucets/showers, must be hung on a hose hanger.
- Items located outside such boundaries will be considered abandoned and removed and disposed of by management
- Upon written request, Management may, at its discretion, provide a waiver to permit limited and temporary storage of construction materials related to maintenance or renovations to a condominium. However, such waiver does not permit items to be stored in common egress areas, including front/rear walkways, stairwells, shower/water spigot areas, adjoining covered parking areas. Further, the waiver does not eliminate the need for items to be securely stored in a neat and orderly manner.

## **EMERGENCIES**

- In the event of fire or criminal actions, dial 911.
- All emergencies should be reported to Manteo Town Police (911) and Pirate's Cove Security (252-473-5553).
- If a fire alarm is sounding, owners and guests must exit the building and wait for clearance to return to units from on-site emergency personnel. Buildings 1-6: In the event of a fire inside your unit, pull the emergency fire activation system handle located inside a pull station on each floor. Buildings 7-11 have automatic fire systems.
- Do not use elevators in an emergency situation. If you are trapped in the elevator, push the button inside the elevator to dial the emergency answering service. Inform the operator that you are trapped inside the elevator.
- In the event of a water emergency, turn off the water main located inside your unit. If the water is originating from the unit above you, go up to the unit above to determine if someone is present in the unit. If the unit is occupied, ask the occupant to turn off the water supply at the water main inside the unit. If unit is not occupied, IMMEDIATELY notify Pirate's Cove Management and/or Security the Front Gate.