

**CROATAN PROPERTY OWNERS ASSOCIATION
40 CROATAN CT.
MANTEO, N.C. 27954**

CROATAN RULES & REGULATIONS

We ask that you read and comply with these regulations so that you and the other residents may enjoy living here.

Croatan Townhouse complex is a condominium project where each unit is individually owned, and many units are owner-occupied. The association is incorporated and complies with the Uniform Condominium Act, Chapter 47-C of the North Carolina General Statutes. Under the Act, the Association is governed by a Board of Directors, elected by the owners; however, the common elements, such as yards, pool, parking lot, etc. are owned by all the owners.

All owners and tenants should check with their insurance agent regarding having proper insurance coverage.

Pets—Unit owners must approve in writing that renters may have a pet. The maintenance, keeping, boarding and/or raising of animals, livestock, poultry or reptiles of any kind shall be and is prohibited within any unit or upon the Common Elements, except the keeping of small, domestic pets (dogs, cats, caged birds) not to exceed two per unit. Pets shall not be permitted upon the common elements unless accompanied by an adult and unless carried or on a leash. Pet owner will be responsible for disposing of all pet wastes from Common Elements. It will be the right of the Board to call the local animal control officer to remove any animals running loose on the Common Elements.

Any unit owner or lessee who keeps, maintains or allows to be kept any pet upon any portion of the property shall be deemed to have indemnified and agree to hold the Association, each unit owner free and harmless from any loss, claim, or liability of any kind or character whatever arising by reason of keeping or maintaining such pets within the condominium complex.

It is the responsibility of the tenant to control pet noise, odors, and pests. Any such pet causing or creating a nuisance may be permanently removed.

Please note the speed limit is 5mph. We have children and older adults. Violators will be subjected to penalty.

Parking is restricted at Croatan. Each unit has been assigned one marked space and the unit occupant must park in that assigned space. If you have a 2nd vehicle, it may be parked in any available guest space. Vehicles parked in the wrong spaces

are subject to be towed at the owners' expense—without notice. Maintenance and repair of personally owned motor vehicles is prohibited in the parking lot. Skateboards, bicycles, roller blades etc. are not permitted on parking lot or grass except to enter or exit the complex.

Be respectful of your neighbor. No excessive noise from radios, TV's, music sources, or other activities will be permitted to annoy the other residents. Each resident is responsible for the conduct of his visitors. Please report any unreasonable noises or disturbances to the HOA manager, J.S. Martin at 473-6323 who is responsible for maintaining orderly occupancy for your comfort and pleasure.

Do not place trash outside the dumpster. It will not be picked up by the sanitation truck.

Clotheslines are not allowed in the Common Elements. (Portable clothes racks may be used on rear decks, but must be removed when not in use.

No signs, advertisements, notices, or other objects shall be placed, exhibited, inscribed, painted or affixed by any resident on the Common Elements. This includes under or around the unit decks. No exterior antenna of any kind shall be installed or maintained on or about any unit.

No fences, enclosures, play sets, wading pool or structures of any kind shall be erected on the Common Elements.

Trees and shrubbery are a valuable part of the complex, and the residents shall be liable to assessment for damage by him, his children or his guests for any utilization or defacing same. Residence who maintain private flower gardens are responsible for weeding, watering and fertilizing same. The groundskeeper will not be responsible for the maintenance of these gardens.

All resident's complaints must be filed in writing. All such complaints will be reviewed by the board and a response given in a timely manner.

Repeated violators of the regulations are subject to one written warning by the management agency for the first infraction. If the infraction is not corrected or repeated a second time, a fine of \$25.00 for every violation will be placed against the owner of the property. If payment is not received within 15 days, a lien will be placed on the property and the owners will be responsible for all legal costs. Owners who rent, either directly or through an agency, are responsible for informing tenants of bi-laws and regulations before the tenant signs a lease.