

Shallowbag Bay Club Homeowners Association

Rules and Regulations

At Shallowbag Bay Club we enjoy the benefits and blessings of residence in a small marina, bayside community, where our property and pleasures are enhanced by considerate use of common facilities and grounds. By thoughtful concern for our neighbors and care for the neighborhood we share, we will improve the community, our friendships, and the facilities we treasure. Our common areas and our common desire to upgrade our special Shallowbag Bay Club neighborhood require some rules and regulations to govern certain activities and use of common facilities. The bottom line rule of condominium living is consideration of neighbors and their needs.

Therefore, what follows are specific rules and regulations that have been approved by the Shallowbag Bay Club Board of Directors to assure protection of the property and rights of all who share our condominium community.

1. Abuse of the property or neighbor's rights is the concern of all who own or use Shallowbag Bay Club. We must all assume responsibility for bringing to a halt any misuse of the facilities or abuse of others rights of reasonable pursuit of pleasure.
2. Each owner is responsible for the conduct of all occupants of his or her unit. He or she must be certain that family, guests, and tenants understand and observe all regulations. The Board of Directors requests that owners have guests and/or tenants read all appropriate sections of these printed rules and regulations.
3. Shallowbag Bay Club, we must all understand, is not a motel. Conduct appropriate in and around our homes is necessary for congenial living with neighbors in 81 nearby residences and 84 nearby boat slip residences (Marina Units).
4. Owners and guests must use every precaution to prevent fire. Take note of the location of fire extinguishers, hoses, and hydrants. Never use fire works on property, and use charcoal or gas grills for outdoor cooking only on the ground level away from combustible material. ***NOTE: The Town of Manteo: Section 307.5 of the 2000 Fire Prevention Code states that***

“Charcoal burners and other open flame (includes gas grills) cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction.”

5. Garbage must be placed in the dumpsters located on the property or placed out front of each condominium building on the designated pickup days.
6. Decks are not to be used for storage. Outside clothes lines or hanging clothing, rugs, or other items on the exterior railing is prohibited.
7. Pets are the responsibility of their owners who must make certain they do not annoy others. Dogs must be on a leash or carried when in common areas. Cleaning up after pets is the responsibility of the owner. To assist, “doggy do” pickups are located conveniently around the common areas. House pets are limited to 2 (excluding aquarium fish). No pets may be maintained outside of the unit. No horses, goats, or other livestock.
8. Modifications of the exterior of units require prior written approval of the Board of Directors. No exterior construction, painting, or changes of any nature unless plans and specifications showing the changes are approved in writing by the Board of Directors.
9. No exterior awnings or screens on windows without written approval of the Board of Directors, or from an architectural committee appointed by the Board of Directors.
10. Interior structural alterations are prohibited.
11. All exterior lights must have written approval of the Board of Directors. Temporary holiday lighting is permissible but timely application and removal is required.
12. Units are restricted to single family use only including leases as Vacation rental.
13. No “FOR SALE” or “FOR RENT” signs or other signage or advertising is allowed without written approval from the Board of Directors.
14. Time sharing of units is prohibited.
15. Storing, placing, or parking any disabled, unlicensed, unregistered, or inoperative vehicle is prohibited. Vehicle noise levels must be in accordance with local regulations.

16. Vehicle maintenance is limited to routine washing, waxing, and emergency or as approved in writing by the Board of Directors.
17. Parking is limited to the number of vehicles each unit was designated to accommodate. The Board of Directors may establish additional regulations for parking in common areas.
18. All governmental regulations shall be observed. Activities that will result in cancellation of insurance, violate the law, or destruction of units or common elements is prohibited.
19. The marina is limited to 84 slips (Marina Units). A total of 84 boats of appropriate size are allowed. A limited number of side-to docking is available for transient use.
20. Sale of Marina Units shall take priority. Rental of available slips (unsold Marina Units) will be handled through the Dock Master's office and could be by day, week, month, or annual basis. Rental income will be divided between the marina operation and the Home Owners Association. The proportions shall be decided by the Board of Directors and the marina operation. That portion to the Home Owners Association is in support of common elements used by slip renters.
21. A limited number of Charter and Commercial vessels may be allowed. The number and type to be determined by the Board of Directors and marina operations. Sale of Marina Units shall take priority. Parking associated with these vessels must be off site. On loading and off loading of bait, gear, and catch is prohibited for commercial vessels. Cleaning of Charter boat catch must be accomplished off site or at the fish cleaning station with all waste removed from the premises in a proper manner. Failure to comply will cause immediate eviction.
22. Boats must be operational, safe, and seaworthy; USCG safety equipped, and comply with licensing and registration requirements. An agent of the Board of Directors may periodically inspect and order removal of any non seaworthy vessel.
23. Boats may not be used as year-round residences.
24. Boats with heads must have an operational sanitary holding tank and overboard discharge is prohibited in the marina.

25. The Board of Directors may prohibit certain contractors from providing service to boats in the slips (marina units) for causes relating to safety.
26. Boats sunk in the marina will be removed by the boat owner within 12 hours of sinking or the Home Owners Association may cause removal at the owner's expense.
27. Slips (Marina Units) may be entered for maintenance, repair, or dredging.
28. When a slip (Marina Unit) is to be unoccupied by the owner or leaser for a period of over 3 days, the Dock master should be notified so that the slip (Marina Unit) may be placed in a transient guest pool. Rents charged for transient occupancy will be divided, a portion charged against common expense assessments of the particular marina unit or to the HOA for use of common elements and the remainder as marina operations income. Proportions to be determined by the Board of Directors and the marina operation.

Shallowbag Bay Club - Condo and Marina Rules

(full copy of rules available from the Board or Marina Store)

All condo unit or marina unit owners, occupants and their guests are subject to these rules.

Each owner or occupant shall refrain from any act or use of his/her Unit or the common elements which could reasonably cause embarrassment, discomfort, annoyance or nuisance to the other Owners and Occupants.

Condo unit owners are allocated no more than two (2) parking spaces for each unit owned and may park only two vehicles per unit at any one time.

Speed limit on property is 10 mph

Trash and garbage must be placed in the dumpsters located on the property or placed out front of each condominium buildings by 7 am on Mondays in off season and on Mondays and Thursdays during the season.

Pets must be on a leash when in common areas and are NOT allowed to make an unreasonable amount of noise; Cleaning up after pets is mandatory and must be done immediately; If a pet becomes a nuisance, the owner will be required to remove the pet from the property.

Charcoal burners and other open flame (includes gas grills) cooking devices shall not be operated on combustible balconies, in carports, or within 10 feet of combustible construction.

No trailer, recreational vehicle, camper, camper shell, bus, truck over ¾ ton, all-terrain vehicle (ATV), boat trailers, commercial vehicles, or similar equipment is permitted to remain in the property except temporarily for purposes of loading or unloading.

No vehicle or boat maintenance may be done on the property except for washing/waxing.

No "FOR SALE", "FOR RENT", "FOR HIRE" (marina) signs or other signage or advertising is allowed.

No cleaning of fish on the docks. No disposal of fish parts in waters.

Day Dock is for short term mooring only (7 days or less) owner must be on site.

Each Marina Unit is restricted to occupancy for a single pleasure boat that must fit within the boundaries of the Unit, including all projections; No boat, other vessel or craft shall be docked or moored so as to block or hinder reasonable access, ingress or egress of others; Boats must be fully operable, including all safety equipment required and comply with all licensing and registration requirements; Boats must contain holding tanks and are prohibited from discharging household sewage, trash, petroleum products or other wastes overboard; All boats occupying Marina Units must be safe and sea-worthy. Your boat may be inspected by an agent of the Association and non-seaworthy boats will be ordered to leave.