

May 2013

## **EXHIBIT "A"** **RULES & REGULATIONS**

Condominium living may be a new experience for many of you, and so this set of Rules and Regulations has been adopted as a guideline to assure owners, guests and renters the full enjoyment of The Islander and its facilities.

**BALCONIES:** Nothing should be hung from the balcony railings, walls or from clotheslines placed on the balcony. No cooking is allowed on the balcony or the roof. **DO NOT FEED THE BIRDS FROM THE BALCONY.**

**1st FLOOR FIRE DOORS, ROOF, CORRIDORS AND STAIRWELLS:** Fire doors (1<sup>ST</sup> FLOOR) are not to be used as a regular entrance or exit. No one (except Management and maintenance people) is allowed on the roof. **Corridors and stairwells are to be kept free of lounge chairs, bicycles, shoes, sand toys, etc.**

**FOOD AND BEVERAGES:** Make arrangements with Management regarding Private Parties at the Pool Area. **No private parties at the pool area Easter weekend, Azalea Festival weekend, last Saturday of April, 3<sup>rd</sup> week of May thru Labor Day Weekend.** Barbecue grills are handled on a first come first serve basis. Turn off gas and clean grills after each use. Clean up the cabana area when you leave.

**TRASH:** All trash must be placed in plastic trash bags, bags tied securely and deposited in the trash chute. Trash that does not fit down the trash chute should be carried to the outside dumpster area. Refrain from placing trash down the trash chute before 8:00 a.m. and after 10:00 p.m.

**LAUNDRY FACILITIES:** Do not leave laundry in the machines after the cycle has been completed. No tints or dyes should be used in the machines. Clean the dryer filter after use. Clean up the laundry area before leaving. Keep the laundry room door closed.

**NOISE:** Noise from a stereo, TV, radio or musical instruments should be kept within the confines of your unit. Hard surface flooring should be protected by area rugs, furniture leg pads, etc. to minimize noise.

**PARKING:** Park your vehicle in your assigned parking space (from May 1 –October 1). Boats, trailers, jet skis and campers are not allowed in the parking lot. Please do not wash cars in the parking lot. An owner's sticker or parking permit must be displayed on your vehicle at all times.

**PETS:** Pets are not allowed in the units, building or grounds, except as may be permitted by law.

**SERVICE ANIMALS:** A formal written request for accommodation for a service animal must be submitted, in writing, to the Board for consideration. The following Rules and Regulations related to service animals **MUST** be followed at all times:

- Noise nuisances are prohibited. Examples include, but are not limited to howling and excessive barking. Owners will be held liable for any violation of ordinances established by Wrightsville Beach or New Hanover County.
- Hostile behavior is prohibited. Examples include, but are not limited to biting, nipping at, chasing or scratching people. Owners should be aware that dogs jumping up at people could be considered a hostile action.
- Dog waste must be immediately contained, double-bagged and disposed of in designated trash containers. Areas which receive liquid or solid waste must immediately be sprayed down with water.
- Dogs must be on a leash at all times when in the common areas. It is requested service animals display their service animal vest so that others are aware it is a service animal.
- Animals are prohibited from entering the pool area, which consists of the entire area within the fence, including the cabana, grill and restroom areas. To do so would violate specific health code provisions.
- Documentation from a veterinarian certifying the animal is current on its vaccinations, including rabies, and a current flea inspection report must be submitted to the office at the time the accommodation is requested and on or before January 1 of each year.
- Documentation indicating the animal has completed obedience training must be submitted to the office at the time the accommodation is requested.
- Because service animals are different from pets, we encourage other owners and guests to refrain from treating a service animal as a pet as it is here in a working capacity. Examples include, but are not limited to petting and feeding.
- If owners violate the rules, they will be subject to the same warning and fine procedure as members who violate any association rules.

**GUESTS:** Management should be notified when guests will be occupying a unit when the owner is absent. No guests will be allowed to use the condominium facilities unless accompanied by or with the permission of the owner.

**SWIMMING POOL and BEACH AREA:**

- Swimming in the pool is permitted from 8:00 a.m. – 10:00 p.m.
- Since the pool is not guarded, you are using the facility at your own risk. A responsible adult must accompany children. Rubber rafts and other such items are not permitted (exception – life jacket, life bubble).
- Children not toilet trained must wear swim diapers.
- Beverages are allowed only in non-breakable containers.
- Shower when coming from the beach and before using the pool. Please ensure water is turned off completely at the shower area.
- Dry off before entering the building.
- Pool furniture is not to be removed from the pool area.
- Cabana restrooms are locked at all times (access is with your unit door key).

**TENNIS:** Tennis court is available for play from 8:00 a.m. – 9:00 p.m. The general principles of tennis etiquette will prevail at all times. Plays will be limited to one (1) hour when others are waiting to use the facility. Tennis shoes should be worn at all times. The tennis court gate is to be locked at all times (access is with your unit door key). Skateboards, roller blades, etc. are not allowed on the court.

**ACCESS TO UNITS:** The Building Manager will retain a passkey to each unit. Owners desiring to alter or install a new lock must inform the Manager and provide him/her with a key. If the necessity arises for the Building Manager to enter a unit for purposes of maintenance, etc., every effort will be made to notify the resident in advance. However, if a resident cannot be reached, the Building Manager reserves the right to enter a unit at his/her discretion.

**RENOVATION OF UNITS:** No renovation work will be allowed between Memorial Day and Labor Day of each year unless it is an emergency situation.

**STAFF ASSISTANCE:** Maintenance problems in individual units should be handled by the individual Homeowner or referred to Management for repair. If the Homeowner has contracted an outside repair service please notify Management. All maintenance problems in rental units should be referred to the Rental Agent.

**SIGNS:** No “For Sale” or “For Rent” or other signs are to be displayed in any unit or on any part of the Condominium property.

**NO LOADED FIREARMS OR FIREWORKS ALLOWED ON ISLANDER PROPERTY.**

**CONCLUSION:** Violations or disagreements concerning these Rules & Regulations should be referred to the Building Manager or the Board of Directors. The Board of Directors shall make final decision regarding disagreements.