

RULES AND REGULATIONS

CEDARWOOD VILLAGE

April 15, 2025

GENERAL

Each member is responsible for the proper conduct of their family and guests. Owners and guests should be certain they understand and observe all rules and regulations promulgated by the BOARD OF DIRECTORS OF CEDARWOOD VILLAGE OWNERS' ASSOCIATION.

SECURITY

Security is the responsibility of each member. Depending on the nature of the situation, members are requested to notify the sheriff's office of any suspicious people, trespassers, and/or unusual activities in the recreational areas. To prevent break-ins, the BOARD OF DIRECTORS should be notified when a residence will be left unoccupied for an extended period of time. Close neighbors should also be notified.

NOISE

Loud noises from televisions, stereo equipment, musical instruments, annoying pets, and other disturbances should be avoided at all times, especially during the hours between 10 PM and 8 AM.

CHILDREN

Reasonable supervision of children by a responsible adult must be exercised at all times when children are playing in the recreational areas or swimming in the pool. Special attention should be exercised while driving within the Brandywine Bay complex to ensure the safety of all children.

PETS

Pets shall not be allowed to run free within CEDARWOOD or the BRANDYWINE BAY complex. Any inconvenience, damage or unpleasantness caused by pets shall be the sole responsibility of the respective owners thereof. Carteret County enforces a leash law and violators will be fined. Please use rules of common courtesy when walking dogs near rear patios and front lawn areas, keeping pets as far as possible from these areas as well as shrubs, plantings, etc. There are plenty of common areas which do not infringe on unit owners privacy. PLEASE REMEMBER TO PICK UP AFTER YOUR PET.

GUESTS

The facilities of the Cedarwood Village Owners Association (common areas, pool, and the community building) are for the exclusive use of association members, tenants and house guests and relatives actually in residence. If you are a tenant or an owner and have an overnight guest, that guest may use the pool without your presence; however, that guest may not invite other guests. If your guests are not overnight guests, you must be present with them at the pool at all times. Owners and tenants are responsible for informing guests of all pool rules. Children under 18 years of age must be accompanied by an adult when using the pool. Any violation of this rule could result in suspension of pool privileges.

Page 2

TRASH

All members are expected to share in the responsibility for maintaining clean grounds throughout the pool and common areas. Trash should be placed in receptacles. Everyone should participate in continuous collection of loose trash on the property. Effective 1/1/2013, all trash is required to be kept inside the garage or on the back deck until trash pickup days.

HAZARDS

Members shall not use or permit to be brought in the recreational area flammable oils or fluids such as gasoline, kerosene or other explosives, or articles deemed hazardous to life, limb, or property. Discharge of fireworks and/or other noise making or explosive devices is prohibited on any part of the ASSOCIATION property.

PLUMBING

Water closets and other water apparatus in the recreational area shall not be used for purposes other than those for which they are constructed nor shall any sweepings, rubbish, bags, paper, ashes, or other articles be thrown in same. Any damage resulting from misuse of any water closet or other plumbing apparatus shall be paid for by the person causing each damage.

USE OF BICYCLES, MOTOR BIKES, ETC.

The greens and walkways throughout the recreational areas shall not be obstructed or used for any purpose other than Ingress to and from recreational areas. Bicycles, carriages, similar vehicles, toys or other personal articles shall not be allowed to stand in any of these areas.

Roller blading, roller skating, street hockey, skateboarding, hover boards, scooters or similar equipment including installation of basketball hoops either free standing or attached to residence is prohibited. These decisions were made by the Board of Directors of Cedarwood Village and are the result of the Board's intention to create a safe environment and to maintain a constant quality of life for all residents.

USE OF GOLF CARTS WITHIN CEDARWOOD VILLAGE

The minimum age of an operator is 16 years of age. Carts are to be stored in garages in the evening, NOT in driveways or parking areas. Carts are NOT to be driven on grass or sidewalks. Posted speed limits are to be followed...GO SLOW.

SPEEDING

To maintain a safe environment, no vehicles are allowed to travel in excess of 10 MPH in Cedarwood Village. Speed limit signs are posted.

DUES HOA dues are payable on the 1st of each month. If payment is not received by the 15th, there is a \$10.00 late fee. If not received by the 1st of the following month, the late fee increases to \$25.00. If received after the 15th, the late fee increases to \$50.00.

Page 3

Additionally, if the HOA dues are more than 60 days late, pool privileges for that unit will be revoked. If dues are over 90 days delinquent, the HOA will initiate the 15-day letter beginning the lien process. Consideration for exceptions or other arrangements can be discussed, in advance, on a case-by-case basis.

POOL

In view of the fact the pool is not guarded, persons using the facility do so at THEIR OWN RISK. Children under 18 years of age must be accompanied by an adult when using the pool facilities. Swimming alone is discouraged. The following rules and regulations shall apply to use of the pool:

The pool is for the exclusive use of ASSOCIATION members, tenants, resident house guests and relatives actually in residence. If you are a tenant or an owner and have an overnight guest, that guest may use the pool without your presence; however, that guest may not invite other guests. If your guests are not overnight guests, you must be present with them at the pool at all times. Owners and tenants are responsible for informing guests of all pool rules. Children under 18 years of age must be accompanied by an adult when using the pool. Any violation of this rule could result in suspension of pool privileges.

Pool Hours: *The pool and spa are open May 1st to Sept. 30th, 7AM to 10PM. (Opening day subject to change due to county inspections and permit.)

*The pool area is open year round from 7AM to 10PM.

Gates to the pool area are accessed by card only during pool hours and locked all other times as required by law. Loss of card is to be reported to a Board member. A new card will be issued at the cost of \$40. The card is issued to the homeowners and is their responsibility.

Persons whose conduct at the pool is reported to the Board to be in disregard of the rules, offensive, abusive, dangerous to others or irresponsible, may have their privileges suspended or revoked.

Pneumatic floats or similar paraphernalia will be permitted only when the pool is not crowded.

The use of radios or stereos is allowed; however, must be kept as low as possible when in use.

Glass may not be brought in the pool area, nor is cooking allowed in the pool area.

The pool area shall not be used as a playground. Running and roughhousing are prohibited. DIVING IS NOT ALLOWED.

If suntan oil is used, a beach towel must be used to cover the pool furniture. Pool

furniture may not be reserved by leaving a towel or clothing draped over same.

Children in diapers are not permitted in the pool.

Wet bathing suits shall not be worn in the COMMUNITY BUILDING.

Only bathing suits may be worn in the pool. Cutoff shorts, sneakers, or other clothing are not allowed to be worn while swimming.

Smokers should use ashtrays provided in the pool area.

PAGE 4

State law requires we recycle plastic and aluminum. A recycling container is available and we ask you to cooperate by using this container.

The BOARD OF DIRECTORS may grant requests for the nonexclusive use of the pool area for private parties. Reservations will not be granted for holidays or weekends. (Saturday or Sunday). All conditions set forth by the Board in granting approval will be complied with by the reserving party. All requests shall be made to the Board in writing. TWO WEEKS in advance and shall specify the purpose, number and ages of persons expected and hours of use requested. The reserving party shall be responsible for cleanup prior to 8:00 AM of the following day.

PARKING

Per the covenants “the total number of parking spaces (including garages) in the condominium project must always equal, or exceed, two and one half parking spaces per unit” We all share the “overflow parking”. Please ensure to park so as to maximize use of the parking area.

REMEDY FOR ANY VIOLATION OF RULES AND REGULATIONS

Violations are to be reported to the BOARD OF DIRECTORS who will call it to the attention of the violating owner/rented/resident. Corrective action as follows:

1. A letter of warning will be sent to the violator, owner/renter/resident.
2. If violation is not corrected, a certified letter will be sent which will give the violator a chance to be heard by the Board.
3. If not resolved, a fine will be implemented from \$50. -\$150. per violation per day. In accordance to the General Statutes of North Carolina Condominium Act Chapter 47C. This was approved at the January 1999 meeting of the Association.