

RULES AND REGULATIONS

THE LANDMARK OF WILMINGTON ASSOCIATION, INC.

The following is a list of rules and regulations that apply to ALL unit owners, renters, and visitors to The Landmark of Wilmington Association, Incorporated (hereafter, Landmark Condominiums). Any violation of these rules may be assessed a fine, per the North Carolina General Statute 47A.

- QUIET is the rule, especially after 10:00 p.m. Please be considerate and respect the right and expectation of your neighbor to enjoy peace and quiet. Within Landmark boundaries proper, loud noises (booming car stereo systems, stereos and televisions blaring from a unit, and the like) and loud voices should not be heard outside of any of the units. Inside your unit, you have the same right and expectation not to hear loud noises and voices from neighbors in the adjoining units.
- Your PET is not permitted to run loose at any time. Owners must clean up after their pets. No pet may be chained outside or left unattended on the front or back porch. Each pet owner is responsible for paying for ANY damage caused by its pet. You must not allow your dog outside without a leash.
- No driving or parking on the common area, grass, or sidewalk anytime. When washing your vehicle, please do so in the parking lot.
- Campers, mobile homes, boats, recreational vehicles, and trailers (including storage pods/containers) are not allowed to be parked in Landmark Condominiums, anytime.
- Vehicles parked in the parking lot for any extended time, and found not to be owned by a unit owner or renter, will be towed away at the owner's expense.
- Littering of any kind is prohibited.
- Anyone found dumping anything but DOMESTIC garbage originating from Landmark Condominiums in the dumpsters will be billed for the cost of the extra pickup and may be assessed a fine as well. No trash may be placed outside the dumpsters. Please break your boxes down before putting it into the dumpster. Please close the lid of the dumpster. The dumpsters are only for the use of the residents of the Landmark Condominiums. Trash of any kind from offsite is prohibited. Take your unwanted furniture, mattresses, and the like to the landfill.
- No illegal activities will be tolerated by anyone on the premises of the Landmark Condominiums.
- Per the fire codes, no charcoal or gas grills are permitted on the upstairs decks. You may move it to the yard and cook but it must be at least ten feet from the building.
- Nothing may be located and stored in the common area. All such items must be moved to your private area.
- No satellite dishes are allowed in the common area.
- You may not plant trees, shrubs, or flowers, and the like in the common area. Likewise, you may not remove same from the common area.

- If your hot water heater is more than ten years old, then you should consider replacing it. Any leaking faucets, toilets, clogged air conditioning drain lines, and the like, are your responsibility to fix. Toilet, sink and washing machine supply lines should be a quality metal braided type. It is recommended to have your air conditioning drain lines cleaned twice a year to avoid flooding problems. If a leaking water use device is found to be the cause of an excessive water and sewer bill, the owner will be assessed for the difference.
- Each unit is restricted to single family residential use. There is a New Hanover Ordinance that no more than three persons, who are not related, may reside and occupy a dwelling.
- Prior to any alterations to the exterior of any unit, you must have written approval from the Board of Directors. This includes any type of wiring, storm doors, windows or any other fixtures.
- Short-term rentals, time shares, and anything remotely resembling the same are prohibited.
- The owners are advised that the Master Insurance Policy from State Farm is such that from the “WALLS IN” this master policy does not cover the interior of each unit. Each owner is encouraged to contact its insurer to inquire as to the proper coverage to protect your investment.

Your Board of Directors thank you for your cooperation. Most of these rules are common sense and are made to have all residents live in harmony. Any questions or comments may be made to stephensulkey@gmail.com The Rules & Regulations, together with the By-Laws and Restrictive Covenants of the Association, are applicable to all owners, their guests or tenants within the community. Failure to comply will subject the owner to the following fines:

1 st Offense	Warning Letter
2 nd Offense	\$25.00 fine
3 rd Offense	\$50.00 fine
4 th and Subsequent Offenses	\$100.00 fine

Continuous violations per State Law also may incur a per diem fine of up to \$100 depending on the nature of the offense. Should any owner contest the violation notice, they may inform Management and the Board of Directors in writing. A Rules Violation Hearing as prescribed by NC Statute will be had prior to any assessment penalty being made effective. The failure to respond or attend a Rules Violation Hearing will not absolve an owner from application of a penalty nor will the fact that a lot is occupied by a “tenant”.

A late fee of \$20 will be imposed on any accounts that are not current by the first day of the month following the month dues are owed. The Association’s bills are due each month and a healthy cash flow must be maintained.