

Seahawk Square Community Guidelines:

Seahawk Square is a compact living environment. The guidelines below are to ensure the actions of some will not negatively impact the entire community. Please abide by these guidelines for the good of everyone in the complex.

- **Exterior** - Alterations or improvements shall not be constructed to the exterior without the approval of the Board of Directors. Flags are not allowed outside the units. Displays, decorations, signs or templates are not allowed in the windows.
- **Recreational & Junk Vehicles** - Boats, campers, trailers, immobile, unlicensed and uninspected vehicles shall not be permitted to remain on the property. Resident and visitor vehicles must have a green window sticker or a yellow hang tags displayed on the rearview mirror. Towing will be enforced.
- **Damages** - The owners shall be liable for any damages to the common areas, landscaping and parking areas. The owner is fully responsible for any tenant(s) in his or her unit and should charge tenants for any fines or damages due to the actions of the tenants.
- **Nuisances** - Noxious or offensive activity shall not be allowed, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood. Loud parties or music are not allowed. For noise complaints call the Wilmington Police Department since Wilmington has a noise ordinance.
- **Grills** - Every precaution should be taken to reduce the risk of fire. Hot coals should be disposed of in a metal container. Grills should be used in grilling areas only. It is a violation of the North Carolina State Fire Code to have an open flame within 10 feet of a combustible surface.
- **Cigarette Butts** - If you smoke please do not discard in any of the common area. Those doing so will be charged for clean up.
- **Moped Parking** - Due to the fire hazard mopeds nor motorcycles may be park under the buildings on the walkway.
- **Outside Furniture** - No grills, coolers, bicycles, folding chairs or other personal items are allowed at the front entrances or on decks. This includes towels or clothing over the railings. Items so left can be removed without notice and the first fine on this offence is \$100 and not \$50. This is a safety issue as much a visual one.
- **Lights** - Use only 40-watt bulbs in the kitchens and baths due the size of the fixtures. Do not exceed a 60-watt bulb in the amber fixtures at the front door since a higher watt bulb will melt the fixture and could cause a fire. LED lights are preferred.
- **Pets** - No pets are allowed. A \$50 pet fee will be levied on any unit in which an animal is found.
- **Dumpster**- All trash must be placed inside the dumpster. No mattresses, furniture or other large materials may be left at the dumpster. Any unit found leaving such will be charges a \$250 clean up/removal fee.

Note: Professional Association Management regularly inspects the property. Complaints will be investigated but cannot be anonymous. Your name will not be used when investigating a complaint unless you give permission to do so. 910-833-5823

On all items except pets a warning letter will be issued first. A second notice will levy a \$50 fine for the same offense and \$100 for the third offense. Serious ongoing violations may be levied up to a fine of \$100 per day until the situation is corrected. Also, owners will be assessed for the cost of any cleanup or repair caused by a resident or guest of their unit.

Any criminal activity please call **911** immediately. Also for any activity relating to drugs please call the Drug Tip Line at **866-973-6272**. This is a free call.

Revised 11/16/22