

South Park Homeowners Association

Rules & Regulations

Decks, Patios and Balconies:

Clothing, towels, etc., must not be hung from any balcony nor shall clothes lines or such be permitted on any balcony or patio. Decks or patios should be kept clean, sanitary and odor free.

As per NC State Statutes, no charcoal or gas grills may be used within 10 feet of the condominium. Grills must be stored on decks after use. No grills are allowed to be in the common area except when in use.

Parking Area:

Automobile parking spaces shall be used solely and exclusively for that purpose. They shall not be used for the storage of boats, trailers, campers, motor homes, inoperative vehicles, vehicles without proper and current tags and registration, or for any purpose whatsoever other than parking facilities. Parking spaces are restricted to passenger cars, passenger vans, and pick-up trucks not exceeding 3/4 ton capacity. Tandem parking is not allowed at any time. All vehicles must be registered with Sea Gull Management by purchasing a \$5 decal (indicating South Park resident) for each vehicle (limit 2 per unit).

One parking space has been assigned to each unit. The unit numbers have been painted in each parking space. Please be sure that you and/or your guests are not parked in someone else's assigned parking space. The Association reserves the right to have any automobile towed at the owner's expense for any infraction of the parking rules. If your car has been towed, call Earl's Wrecker Service at 254-0220.

Parking is not allowed in front of the dumpster area or on any landscaped areas. Washing cars or changing oil is not permitted in any parking or common area. Parking areas, driveways, and the common area must not be obstructed or encumbered by automobiles, bicycles, toys or other objects.

Garbage:

All household refuse must be placed in plastic bags, tied and placed inside the trash dumpster for pick up. All trash must be placed inside the dumpster, not beside it. Boxes or cartons should be crushed before being placed in dumpster. The cover to the dumpster should be kept closed at all times for sanitary reasons. No owner or occupant shall sweep or throw litter into the common area. Items left in the common area may be disposed of without notice. Any renter who leaves household items outside the trash bin shall be fined by the association.

(Over)

Pets:

Pets are not allowed outside the unit unless properly secured on a leash and accompanied by a responsible person. You must, at all times, immediately clean up after your pet during these outings. Any infraction of this rule will be fined to the homeowner.

Noise:

Excessive noise is not permitted and will not be tolerated at any time. Any noise that creates a disturbance for any owner or occupant, regardless of its source, may be deemed excessive. This definition includes, but is not limited to, stereos, televisions, musical instruments, etc. No congregating in the common areas after 11:00 p.m. and parking lot noise must be kept to an extreme minimum at all times.

Occupancy:

No more than three(3) unrelated persons can reside in a residence. (This is a City of Wilmington, Land Development, Code Ordinance.)

Signs:

No "For Sale" or "For Rent" or any other signs, or posters are permitted to be visible from any unit or located on any part of the condominium property. The Association has no bulletin board and specifically prohibits the use of any of the common areas for that purpose.

General:

No owner or occupant shall make changes or improvements to the exterior of the building or any of the common areas of the condominium, including, but not limited to, painting, staining, electrical wiring or antenna, lattice work, awnings, canopies, shutters or other objects which protrude through the walls or are visible from the outside of the condominium, without the written consent of the Association.

No noxious or offensive activity shall be permitted, which is or may become, an annoyance to the neighborhood.

THESE RULES AND REGULATIONS MAY BE ADDED TO, REPEALED OR REVISED AT ANY TIME BY THE BOARD OF DIRECTORS.

To report any infractions of the rules and regulations, please contact

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