

Bermuda Landing Rules & Regulations for Homeowners, Guests, and Renters

Pool Use: Hours – Adults only 8 a.m. – 10 a.m. Swimming for all ages – 10 a.m. – 10 p.m.

- Shower before entering the pool: wash off all sand from the beach
- Swimsuits must be worn in the pool
- No one under the age of 14 allowed in the pool unless accompanied by an adult
- No glass containers allowed in the pool area
- No running, skateboarding, biking, paddle boarding in the pool area
- No pets allowed in the pool area
- Infants in diapers must wear tight fitting plastic pants/swim diapers
- Dispose of trash in garbage cans located in the pool area
- To avoid overcrowding, no more than 4 day guests per unit
- Use pool at your own risk; there are no lifeguards
- All persons must be out of the pool area by 10 p.m.
- Do not give the pass code to individuals outside of the community – the pool is for owners and their guests
- Guests shall not invite individuals from outside our community to use the pool.

Parking: Vehicles, boats and trailers are forbidden to park on the grass or in natural areas. Vehicle parking is allowed around the two circles. Do not block access for the fire department. Owners have been supplied with (2) owner's stickers and (2) guest hangtags. Owner's stickers should be placed in the lower right-hand corner of the windshield. Guest hangtags should be hung on the rearview mirror. Stickers/hangtags are not required when parking in private driveways but, must be displayed when parking around the circles. Violators may be towed at owner's expense.

Common Areas: Public areas are located at the (2) parking circles, sidewalks, pool area, pier/gazebo, and around the existing retention pond. Common areas are intended for owners and guests only. All other areas (back patio/grass area, side yards, individual driveways) are designated as private property. Please review your plat map for specifics.

Noise/Nuisances: Exercise care to reduce noise after 10 p.m. and before 7 a.m. The discharge of firearms, BB guns, air guns is prohibited. The use of fireworks is illegal. Violations will be reported to the police.

Animals: Pets must be kept so that they do not disturb other residents. Pets shall be leashed, restrained, cleaned up after, registered, licensed and vaccinated as required by applicable state, county and city laws.

Trash: Garbage is collected by the Town of North Topsail Beach. Pickup is Wednesday and Saturday (May-October). Recycling is collected on Wednesday. November-April, trash and recycling are picked up on Wednesday only. Trash must not accumulate in garages, on decks, or under decks. Following pick up, cans must be placed at ground level adjacent to the unit (not to be placed in planting strips.)

Occupancy: If owners are renting their unit, please be aware of the following: no more than 8 renters in a 3-bedroom unit, or 6 renters in a 2-bedroom unit. Occupancy must not exceed these limits.

Grills: In accordance with North Carolina law, charcoal or gas grills (including griddles) may not be used or stored on decks and may not be used within 10 feet of a building.

Railings: No items such as towels, blankets, sleeping bags, or other items of clothing may be hung over deck railing.

Exterior Lighting: Any/all exterior lights shall be clear, white.

Crab Pots: Pots used at the pier/gazebo area must be labeled with the owner's unit number, or they may be removed.

Speed Limit: The speed limit throughout Bermuda Landing is 10 mph.

Exterior Modifications: All exterior changes require the approval of the Board of Directors PRIOR to the start of any modification, addition or change. Modifications which do not have PRIOR approval from the Board are subject to being reverted to the original state at owner's expense. All requests must be submitted to the Board in writing to: 99 Bermuda Landing Place, North Topsail Beach, NC 28460 or bermudalandingowners@gmail.com.

Homeowners:

- Understand and comply to the covenants, by-laws, rules and regulations
- The Board has the responsibility to govern fairly in the interest of all residents which includes placing liens, foreclosing for nonpayment of HOA fees, assessments and fines.
- Stay informed in the business of your homeowner's association and attend the annual meeting.
- Maintain current contact information with the HOA (address, phone number, e-mail).
- If your home is a rental property, or is occupied by others, all tenants must comply with rules and regulations.
- Any infraction by a tenant or guest will result in the homeowner being assessed the penalty.