

Holton Place Condos HOA, Inc
Rules and Regulation
Amended 5/12/20

1. All decks, porches, patios and balconies as well as the common areas in front of and behind the buildings must be kept clear of trash at all times. The association, in its absolute discretion, reserves the right to remove any items that it considers to be trash and may charge you the reasonable cost of such removal.
2. Under New Hanover County Animal Ordinances* pets must be under the control of their owner at all times. It is unlawful for any owner of a dog or cat to allow it to run at large off the premises of its owner or for a dog or cat to be off the premises of its owner and not under the restraint of a competent person. "All household pets shall be kept on a leash at all times when outside the units" [Article VII Section 3]. Therefore, it is not acceptable for an owner to allow a dog or cat to run free in the common areas or to leave a dog tied up in front of or behind a building unless the owner is present. (Upon Civil Citation, you may be fined up to \$500 for a breach of the New Hanover County Animal Ordinances.)
3. City of Wilmington Ordinances and Holton Place rules state that pet owners are responsible for picking up after their animals as well as any damage caused to lawns, shrubbery or other common property. City of Wilmington fines are \$250.00 on the spot, per occurrence and Holton Place HOA fines are \$100.00 per occurrences after the first warning. Subsequent violations of this rule include revocation of parking & pool privileges.
4. Only passenger cars and standard 2-ton or smaller pickup trucks are permitted in the parking areas. No unlicensed vehicles, motorcycles, campers, trailers, boats, boat trailers, trailer vehicle, or similar vehicle may be parked anywhere at Holton Place [Article VII Section 7]. Wrecked vehicles cannot be parked in Holton Place HOA. All residents must display a current parking decal and must abide by Holton Place Parking Regulations.
5. No car, van, truck, motorcycle or any other vehicle or boat of any description may be washed using the common water supply at Holton Place.
6. Only essential, minor vehicle repairs may be carried out on the premises.
7. We do not allow the consumption of alcoholic beverages anywhere in the common grounds of Holton Place. This means anywhere outside the front door of your unit including the building steps and the swimming pool.

8. No one is permitted to leave or store any personal property including bicycles, motorcycles or any type of furniture in the porches or common areas in front of the units. The HOA, and its authorized representatives, may remove any such items found in violation of this rule without notice or compensation.
9. In accordance with the North Carolina building and fire prevention codes, no grill of any size or description may be kept or used on the second floor decks. No grills may be used within 10 feet of the buildings.
10. No electrical equipment, Christmas Lights or similar may be affixed either permanently or temporarily to any part of the buildings and no screws, nails or any other permanent fixings may be attached to the buildings. However, wreaths may be attached to the unit doors provided only that a temporary fixing is used.
11. No "For Sale, For Rent" or other signs are allowed in unit windows, decks, patios, porches, balconies or any other common areas. [Article VII Section 5]
12. Use of the swimming pool is restricted to owners, tenants and their bona fide guests in accordance with Holton Place Pool Regulations. All pool users must have a current pool fob at all times.
13. You may not commence, erect or maintain any structural additional improvement.
14. Patios and decks may be screened in at the request of and at the expense of individual unit owners, subject to individual approval as stated above.
15. You may not change the exterior color of a unit.
16. You may install a heavy-duty storm door.
17. No noxious or offensive activity shall be conducted upon my unit nor shall you engage in any activity, which in the opinion of the property manager or the executive board is or may become an annoyance or nuisance to the neighborhood.
18. You may not erect an outside radio or television antenna, satellite dish or receiver unless and until the executive board has granted permission for the same.

19. All window curtains, blinds, draperies, shades etc. must appear white or off-white from the exterior. Torn or damaged curtains, blinds, draperies and shades are not allowed.
20. You may not make any alteration or improvement whatsoever to any part of the common areas, including the areas immediately in front of and to the rear of the units.
21. Short term rentals are prohibited. Rentals of less than 30 days are considered both a nuisance and a non-residential use. Renting a unit or offering one for rent on such terms is a violation each day it persists.

THE HOA MAY IMPOSE A FINE OF UP TO \$100 FOR ANY BREACH OF THESE RULES.

If your unit is rented it is your responsibility to ensure that your tenants are aware of and abide by all the Rules & Regulations of Holton Place.