



NAVIGATION POINT

Rules & Regulations

Below are some rules that should help to increase enjoyment of the Community for all Residents & Guests. These Rules & Regulation have been adopted by the Navigation Point at South Harbour Village COA Board of Directors effective May 15, 2016.

These Rules & Regulations apply to all resident & guests and are in addition to all requirements set forth in the COA's Covenants & Bylaws. Please contact LRES Association Management at 910-454-0700 or info@lreservices.com if you have any questions.

Navigation Point is a Member of the South Harbour Master POA. The South Harbour Master's website (www.shvassociation.com) contains the most recent pool rules and other items related to the Master's common areas.

- Any modification to Common Areas and/or Limited Common Areas (outside of unit) must be pre-approved in writing by the Board of Directors. *Unit is defined as enclosed space within the building as described on the building plans. Any area of the building or on the property outside of the walls of the rented unit, are either Common or Limited Common Areas.*
- Maximum of two (2) pets. Any pet that is walked must be cleaned-up after. This includes diluting urination with water, to reduce impact to the grass. In accordance with the Covenants, the Board has the right to require that a nuisance pet be removed from the property.
- Excessive noise or other noxious or nuisance activity that impacts fellow condo residents is not acceptable.
- Short term rentals, less than 6 months, must be approved by the board. Any damage caused by renters is the sole financial responsibility of the unit owner.
- Garbage bins must be keep in the garage and put away within 24 hours of pick-up.
- Smoking in any common and/or limited common area where circulation is limited or impacts fellow residents is not permitted. Smoking in one's own living space is permitted as long as it does not impact shared areas such as stairwells, hallway, garages, and decks. Cigarette and other tobacco smoke must be controlled as not to affect fellow unit owners or tenants.
- There is no permanent parking on the road or cul-de-sac. No boats, trailers, motor homes or similar vehicles may be stored or parked on the property or common areas.
- Any items left by a tenant and/or guest in a common area will be considered Association Property seven days after the tenant's agreement has ended, and thus may be discarded and/or used at the Board's sole discretion. *Any cost associated with the removal will be charged to the Unit Owner.*

We hope you enjoy living at Navigation Point!