

**AMMENDED**  
**RULES AND REGULATIONS FOR**  
**USE AND OCCUPANCY OF**  
**UNITS IN**  
**210 NORTH FRONT STREET CONDOMINIUM**

In order to assure peaceful possession and enjoyment of the premises by the unit owners, and their guests or tenants, occupancy and use of the condominium project is subject to the following rules adopted by the Association, which shall be applicable to all units in equal manner, except where such rules are specifically applicable to the commercial/retail units of the condominium.

The Association, or its executive board of directors, may, from time to time, add, amend or repeal restrictions upon use of the condominium property, and those amended or additional restrictions upon use of the condominium property, duly adopted, shall have the same force and effect as the restrictions contained in the Declaration. In event of conflict between Rules and Regulations and provisions of the Declaration, the Declaration shall prevail.

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1. The two retail units on the first floor shall be used for sale to the general public of goods not manufactured on the premises, and such use or occupancy limitation shall apply to persons in possession of a retail unit under lease or permission of the unit owner.
  2. No "adult" or pornographic bookstores, drug paraphernalia shops or, other types of establishments generally not located in prime Wilmington shopping facilities shall be permitted.
  3. No signs shall be displayed on retail units other than the business name and hours of operation.
  4. Each of the four apartment units above the first floor shall be used for single-family, residential purposes only, and such use or occupancy limitation shall apply to persons in possession of a residential unit under lease or permission of the unit owner.
  5. No unlawful, immoral, offensive, or noxious use shall be made of any unit or of the common elements, and all applicable laws, ordinances and regulations of governmental authorities shall be observed.
  6. No unit owner shall rent or lease his unit without first requiring that the proposed lessee or tenant execute and deliver to the Association a written agreement to comply with the terms and conditions of the Declaration, By-Laws and the Rules and Regulations substantially as set forth in the By-Laws.

7. Short-terms rentals, VRBO's, or Air B and B's are not allowed. Short-rental is defined as any rental for a period of less than thirty (30) days.
8. No public hallways and stairways shall be obstructed or used for purposes other than ingress to and egress from the condominium units. Halls shall not be used as storage areas (including bicycles) or as play-areas for children.
9. No public hallway shall be furnished or decorated without prior permission of the Association.
10. No animal shall be kept in the building unless approved by the Association.
11. Trash and recycled goods shall be disposed of as per the "Bag-It Program" offered to residential and commercial customers within the Central Business District of the City of Wilmington. Please refer to <https://www.wilmingtonnc.gov/departments/public-services/trash-recycling/central-business-district-services>.
12. No unreasonable cooking odors or other objectionable odors shall be allowed to escape from a unit into the building, nor shall any unreasonably loud sounds or noises be allowed to persist to the annoyance of other unit owners or the public.
13. Smoking is strictly prohibited in the common elements, limited common elements, residential units, retail units, and studio unit.
14. No equipment or appliance shall be used that may cause damage in the building, its electrical or plumbing facilities, or interference with radio or television reception.
15. No radio or television antenna or satellite dish shall be attached to, or extended from, the exterior of the building.
16. No waterbeds shall be permitted in the building.
17. No commercial vehicles, trailers, campers, recreational vehicles, motor homes, personal watercraft, or ANY OTHER OVERSIZED VEHICLE OF ANY TYPE may be parked in the limited common elements.
18. No person may tamper with or disable a security or surveillance camera or security system, including refocus, reposition, cover, manipulate, or disconnect. Such violation will result in an automatic fine of \$100.00 per incident plus \$100 fine every day the violation is not corrected including prosecution under North Carolina law.

**FAILURE TO ABIDE OR COMPLY WITH THE ABOVE ITEMS WILL RESULT IN ACTION AND FINES BY THE HOMEOWNERS' ASSOCIATION.**

CONSEQUENCES AND NON-COMPLIANCE, except for rule 18.

1. First Violation – Verbal Warning
2. Second Violation – Written Warning
3. Third Violation - \$50 fine paid to 210 N. Front St. HOA
4. Fourth and Subsequent Violations - \$100 fine every day the violation is not corrected.

Duly adopted by the executive board of directors of 210 North Front Street Condominium, this the 23<sup>rd</sup> day of July 2019,  
Signed by HOA Directors