

TWIN HARBOR RULES, REGULATIONS AND GENERAL INFORMATION

Revised March 2021

I. All Owners must register in the following manner

- A. Owner, upon the purchase of a lot, must register with the office and complete all necessary paperwork within ten days (10) of purchasing a lot.
- B. Owner shall provide, at the time of registration, a permanent guest list. They do not have to be family members. There will be a maximum of 6 names allowed on this list for each lot.
- C. Owner shall be given a packet of Information containing the Bylaws, Park Rules, Regulations & Information, 911 number, and other pertinent Information.
- D. In case lot is deeded to a business or church, or other organization, then you must have a signed document stating that you are an authorized representative of the organization. Only one power of attorney is allowed per lot.

II. Admittance to the Park shall be permitted in the following manner:

- A. No one under the age of sixteen (16) shall be admitted without an adult in residence.
- B. Owner must provide, In person, a list of guest(s) to the gatekeeper/security before the arrival of the guest(s) (Contractors going to your property are considered guests)
- C. All visitors, contractors, and suppliers must register at the gate before entering.
- D. All Realtors must be signed in by the deeded homeowner at the gate.
- E. Any boat or jet ski that is not registered to the owner, may purchase a sticker at the office. The Property Owner must purchase the sticker and register the watercraft to their lot. This watercraft cannot be in the park during holiday times. Owners watercraft must also be registered with the office.
- F. Guests may be signed in 24 hours in advance for a period of 36 hours.
- G. Anyone entering the park 16yrs or older must have a picture ID to show the guard at the guard house.
- H. If you are renting your property, you must fill out a renter contract with the Twin Harbor office before the renter takes possession. Failure to do so will result in a \$75.00 fine per day until paperwork is completed.
- I. Anyone illegally docked in a leased slip will result in a fine of \$100.00.

III. Amenities and Rules for each are as follows:

- A. All boats or trailers must enter the park through the guard side to be checked in.
 - 1. Boat trailers must be attached to towing vehicles while in public lots.
 - 2. Parking of boats or trailers in or on roadside or in car parking lots is prohibited.
 - 3. No boats are to be tied to the swimming area boundary line.

Day Slips for boats has a 2-hour limit. Any water craft left longer than 2 hours will be fined \$75.00. This rule is not in effect from October 1 to May 1. No overnight docking is allowed at any time.

- B. Kitchen facilities and Community Building are available for the use of Owners with the following restrictions:

- 1. Owners using the bingo building for a function must pay a \$175.00 deposit. \$100.00 will be returned if the building is left cleaned and undamaged condition with the garbage taken to the dumpster. Deposit refund will be returned the next business day after the community building has been inspected.
- 2. An Owner renting the kitchen or community building is responsible for the guest(s) attending the function.
- 3. Fellowship Hall may be rented for a function with a \$675.00 deposit. \$300.00 will be returned if the

building is left in a cleaned and undamaged condition with the garbage taken to the dumpster. Deposit refund will be returned the next business day after the fellowship hall has been inspected. Please remember that no smoking or alcohol is allowed in this building. Failure to follow this rules will result in forfeiture of deposit.

4. The community building can be rented for \$300.00 deposit. \$150.00 will be returned if the building is left cleaned and undamaged condition with the garbage taken to the dumpster Deposit refund will be returned the next business day after the building has been inspected.

C. The Dumpster is provided for household garbage only; illegal dumping of appliances or construction debris will result in a 100.00 fine. All garbage must be properly bagged and put into the dumpster. Items placed on the ground will result in a fine being placed against the owner of the lot.

D. The Game Room Is provided for your enjoyment. The Game room has a coin changer, pool tables, games, and snack machines. Please take care of the equipment. Anyone caught vandalizing will be charged a \$150.00 fine and restitution for all damages.

E. No obnoxious, dangerous, illegal, unreasonable, disturbing or offensive activities shall be carried on at Twin Harbor, nor anything be done which may be or become a nuisance or annoyance to the neighborhood. Persons committing disturbances or who appear to be intoxicated will not be permitted to remain on common areas or facilities. No vulgar displays of any kind are allowed on any of Twin Harbor common areas. Such displays will result in a \$150.00 fine.

F. Laundry facilities are available for your convenience. Please cleanup after yourself. Do not overload washers. Report any, washers or dryers that are out of order.

G. The Pool and Bathhouse are available for Owners and guests with the following restrictions:

1. All persons using the pool do so at your own risk.
2. Do not swim alone.
3. Pool is for private use only.
4. All persons using pool must shower before entering the pool area.
5. An adult must accompany children under the age of fourteen (14) at all times
6. Do not restrict the flow of water, as it is harmful to the filtration system.
7. No Diving!!! Pool is not deep enough for diving
8. No floats allowed in pool. Except at the discretion of the pool attendant.
9. Running and unnecessary noise are not permitted in pool area.
10. No alcoholic beverage allowed.
11. No glass containers are allowed in pool area.
12. Twin Harbor is not responsible for any Items lost or stolen.
13. Pets are not allowed in the pool area.
14. Showers are reserved for Owners and their guests only.
15. Chairs must be behind the painted lines at all times.
16. Management reserves the right to deny use of pool to anyone at any time.
17. Anyone defecating in the pool will be charged a fine of \$50.00 and cleanup cost.
18. Use of the kiddie pool is at parent's discretion.

**Number 5, 6, and 7 above are State Law Requirements.

H. The following outdoor recreation Is provided for all to enjoy:

Fishing is permitted on the fishing pier and along the shoreline. *(boats docked in slips are private property. Please do not climb on docked boats If you are caught on someone's personal boat you can be banned from boat docks.)* Check with NC Wildlife for all rules and regulations. There can be no fish cleaning on the fishing pier or along the shoreline.

IV. The following rules and regulations apply to all lots:

- A. All lots must have the 911 and lot number displayed on the unit, post in the yard, or on the ground. First offence will result in a \$25.00 fine and the park will purchase sign to be picked up by owner and installed. After that \$25.00 per month until sign is installed.
- B. Each lot owner is responsible for maintaining their lot / lots in a neat and safe manner. Those deemed otherwise will be fined.
- C. No Owner shall divert the natural flow of water onto the adjoining lot. All drain pipes must be 15" or larger. This must be permitted and inspected through the Twin Harbor office at no charge.
- D. All fires must be attended at all times. You must also have a water source at hand. An adult must attend fires at all times. Anyone having an unattended fire will be fined.
- E. No wrecked or abandoned vehicles, trailers, or watercraft is allowed on any lot.
- F. Vehicles are not allowed to park in roads or block the flow of traffic.
- G. No dog can be left on a runner, chain or rope for more than 1 hour and the owner must be on the lot during this time. Any other time a dog is left outside it must be in a kennel or fenced area it cannot get out of.
- H. If your pet does not have a current rabies tag on its collar you must supply the office with proof of vaccination. This must remain current at all times. Failure to do so will result in a fine being issued and pet having to leave the park.
- I. Leaf burning is not allowed. There is an area provided to dump leaves and/or a pay service is available to have the leaves picked up once they are raked into a pile.

V. Personal Responsibilities:

- A. The following behavior will not be tolerated in Twin Harbor
 - 1. Unreasonable, disturbing, or offensive activities or behavior.
 - 2. No public display of alcoholic beverages away from your lot.
 - 3. No public display or discharge of firearms.
 - 4. No weapons of any kind are allowed on common property.
- B. Parents or guardians will be held responsible for their children's conduct and the conduct of their guests.
- C. No domestic or farm animals are not allowed in recreation areas and must be on a leash when Not on Owner's lot. If you take your animal for a stroll, carry a Pooper Scooper and a plastic bag - Use them and dispose of It properly! Violations shall result in Owner being required to remove pet from premises. This includes cats, dogs, ferrets etc.
- D. Overnight sleeping is not permitted on common grounds.
- E. Quiet Hours are as follows:
Sunday - Saturday 11pm to 6am
- F. Children under the age of 16 must be accompanied by an adult 21 years of age or older after midnight when not on their lot.
- G. Only owners and their permanent registered guests are allowed to use a gate card. Illegal use of a gate card will result in a fine.

VI. The following applies to all vehicles in Twin Harbor

- A. All vehicles are covered under the PVA law.

- B. Operator of all licensed vehicles in rule must have a valid operator's license with endorsement if required for the vehicle or a learner's permit when accompanied by a licensed driver to operate on Twin Harbor property.
- C. Helmets and driver's license are required to operate a motorcycle on Twin Harbor property. (Fine Is \$25.)
- D. Any motor vehicles, which create loud and obnoxious noises, shall not operate in Twin Harbor.
- E. Only golf carts are allowed to be used and registered in Twin Harbor.
- F. ATV and UTVs already in the park are grandfathered in but are not allowed to change ownership. If sold they must be removed from the park.
- G. No bicycles are to be ridden in the blocked off areas during entertainment functions starting at 8pm until.
- H. No towing skateboards, bicycles, roller blades, or skates by any vehicle. (Fine Is \$25.00)
- I. No racing of any vehicle.
- J. No careless or reckless driving of any vehicle. (Fine is \$150.00)
- K. No driving your vehicles on sidewalk, boardwalk, or stairs.
- L. No freewheeling of Golf Carts.
- M. All golf carts must have display a current association sticker. Drivers must be 16yrs of age or older to operate a golf cart alone. If security issues a ticket for underage driving, proof of age must be brought to the office. Lot owners are responsible for any and all damages caused by their golf cart. Any driver under 16 must be accompanied by a licensed driver. Drivers 16 and up must have a state issued id with picture.
- N. The Association shall have no responsibility or liability for any damage to property or personal Injury resulting from an uninsured vehicle of any type.
- O. All bicycle riders and passengers under the age of 16 must wear an approved protective bicycle helmet. (Fine is \$25.00)
- P. Bicycles must have headlight and rear reflectors to operate from dusk to dawn. (Fine is \$25.00)
- Q. Guests of owners who have rented a temporary site are allowed to bring in a golf cart. Cart must be registered at the office to the lot owner's property and a tag and sticker must be purchased.
- R. A release of liability for golf and related carts must be signed by the owner yearly when you purchase your golf cart stickers.
- S. For any vehicle, watercraft or otherwise to be left in Twin Harbor for over 30 days it must be in running condition. If questioned the owner must prove to the office that the vehicle, watercraft or otherwise is in running condition.

VII. ALL GOLF CARTS REQUIRE THE FOLLOWING

- A. Driver and passengers must be seated on seat, passengers less than fifty lbs., (50) may be held by an adult.
- B. Headlights and rear reflectors or rear lights are required to operate vehicle from dusk to dawn,
- C. No unattended parking is permitted in the street.

VIII. Rules shall be enforced as follows:

- A. All Owners shall follow the rules; All Owners have the responsibility to report any violations of other Owners to the office or to the gatekeeper/security.
- B. Financial penalties for violations will be charged in the following manner:
 - 1. Penalties for the same offense will increase in Increments according to violation as posted on the bulletin board at the Office.
 - 2. Unpaid penalties shall become a special assessment against Owners and their lots.

IX. DRIVING INFRACTIONS AND FINES

- 1) Running from the guards will result in a \$150.00 fine.
- 2) Reckless behavior will result in a \$150.00 fine.
- 3) Severe verbal abuse or threats toward the Security Guard, Board member or Twin Harbor Employee will result in a \$150.00 Fine.
- 4) Driving without a Twin Harbor Tag visibly displayed on the rear of your Golf Cart will result in a \$50.00 fine.

All property owners and guest shall observe the safe operation of vehicles Any demonstration of unsafe driving will not be allowed.

X. Signage

1. Contractors working the park are allowed a total of 5 advertising signs up at any one time. The size can be no larger than an 18" x 24".
2. Realtor signs can be places on the property that is for sale. The size can be no larger than an 18" x 24". There is no limit on realtor signs due the selling of multiple lots.
3. Twin Harbor Candidate signs: Candidate running can put one sign on their lot, one sign on the road coming in before the gate and one sign on the road leaving the park after the gate. The sign size can be no larger than an 18" x 24".

XI. Other

1. Due to vandalism we have been forced to close the bath and laundry facilities from 11pm to 6am. The pool facility will remain open during the season and the main bath house will be open all year and the main bath house.

XII. Member in Bad Standing

- A. May not rent or use any park amenities.
- B. No guest will be permitted into Park and Permanent guest list will be erased Only minor children of the property owners will be allowed to come to the lot. They are not allowed to use any of the amenities.
- C. Will not be able to talk or attend meetings or vote in Twin Harbor Elections
- D. Will be given a trespass fine of \$150.00 if found on or at any Association Amenity.

All rules and regulations will be enforced by the Twin Harbor Board of Directors and Security as follows: Security will be responsible to maintain order in the Park and to inform the Lot Owner and the Board of any infraction of these rules by way of issuing Violation Tickets to the Lot Owner with a copy to the Board of Directors. Unless otherwise stated, a fine of \$50.00 for violating any of the Rules and Regulations will be issued. All fines double on the second offence. Any fine not paid within 30 days of the date of issuance shall constitute a lien on the lot or lots owned by the violator and may be collected in the same manner as dues and assessments and your gate cards will be deactivated and you will lose all owner privileges.

Approved for Distribution in March of 2021

Candidates for the Board of Directors

- Anyone wishing to run for the Board of Directors will have a background check done to be run by the office. Candidate must not have been convicted of any type of felony.
- Anyone wishing to run for the Board of Directors must have owned property for two consecutive years before being eligible.
- Please remember that the Board currently meets at least two times minimum per month.
- Candidates running can have one candidate sign on exit side of road leaving park, one sign on entrance side coming into park and one sign on their lot. Sign size will be restricted to an 18" x 24". They can be put up 30 days before the election and taken down by the day after election.

TWIN HARBOR RULE VIOLATION AMOUNTS

- 1. Illegal entry or gate card use \$50.00**
- 2. Illegal Docking \$100.00**
- 3. Illegal Boat Slip Use \$50.00**
- 4. Exceeding 2-hour day slip \$75.00**
- 5. Illegal Dumpster use \$100.00**
- 6. Vandalism \$150.00**
- 7. Dangerous, illegal, offensive or disturbing act \$150.00**
- 8. No helmet on motorcycle \$25.00**
- 9. Towing bicycles, skates by vehicle \$25.00**
- 10. Careless & reckless driving \$150.00**
- 11. Running from the guards \$150.00**
- 12. Verbal abuse towards guards, employees & board members \$150.00**
- 13. No current TH sticker displayed \$50.00**
- 14. Trespassing \$150.00**
- 15. Pet not on leash \$50.00**
- 16. Unattended fire \$150.00**
- 17. Burning of leaves \$150.00**
- 18. Sheriff called to lot of whoever committed the illegal offense \$150.00**
- 19. Fire Dept. called due to negligence \$150.00**
- 20. Illegal Parking \$50.00**
- 21. Quiet hour violation \$50.00**
- 22. Underage driving \$50.00**
- 23. Failure to file a renter contract \$150.00**
- 24. Defecating in pool \$50.00**
- 25. Display or Discharge of fire arms \$150.00**
- 26. Bicycle helmet violation \$25.00**
- 27. Bicycle light/reflector after dark violation \$25.00**
- 28. No headlights, tail lights, reflectors on golf cart after dark up to \$50.00**

Unless listed the fine is \$50.00 for violating any other Twin Harbor Rule, County & State Laws