



Twin Harbor Rules and Regulations and General Information

(Updated 03/23/2024)

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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 the list for each lot.
- C. Owner shall be given a packet of Information containing the Bylaws, Park Rules, Regulations, and 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 quest(s) to the security team before the arrival of the guest(s) (Contractors going to your property are considered guest.)
- 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. Owners' watercraft must also be registered with the office.
- F. Guests may be signed 24 hours in advance for a period of 36 hours.
- G. Anyone entering the park 16 years or older must have a picture ID to show the Security at the guard house.
- H. If you are renting your property, you must fill out a renter contract with Twin Harbor Office and pay the \$500.00 Amenity Use Fee Assessment every year prior to renting. All renters must be registered at the office. This is required 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. There is no buddy system in Twin Harbor.

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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 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 have a 2-hour limit. Any watercraft 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. Community Building are available for the use of Owners with the following restrictions:
1. Owners using the small community building for a function must pay \$125.00 deposit. \$50 will be returned / Larger Community building pay \$250. \$100 will be returned if the building is left cleaned, undamaged, tables, and chairs left as you found them, and all garbage taken to the dumpster. Deposits will be returned within one week after the community building has been inspected.
 2. An Owner renting our facilities is responsible for the guest(s) attending the function.
- 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. All metal, including appliances, can be left at the large metal dumpster just inside the maintenance gate.
- 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 \$100 fine and restitution for all damages and banned from the game room.
- E. No obnoxious, dangerous, illegal, unreasonable, disturbing, or offensive activities shall be carried out 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 \$100 fine.
- F. Laundry facilities are available for your convenience. Please clean up after yourself. Do not overload washers. Report any washer or dryers that are out of order to the office.


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- G. The pool and Bathhouses 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 person using pool must shower before entering the pool area.
 - 5. An adult must always accompany children under the age of fourteen (14).
 - ✓ 6. Do not restrict the flow of water, as it is harmful to the filtration system.
 - ✓ 7. No Diving!!! The 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 beverages allowed.
 11. No glass containers are allowed in the pool area.
 12. Twin Harbor is not responsible for any Items lost or stolen.
 13. Pets are not allowed in the pool area. Only certified service animals.
 14. Showers are reserved for Owners and their guest only.
 15. Chairs must always be behind the painted lines.
 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 \$100 and cleanup cost.
 18. Use of the kiddie pool is at parent's discretion.
 19. Every hour there will be a 10-minute break to where only adults 18 and over
Are allowed in the pool. Mandatory break for children birth – 17. .
 20. No playing on the ropes or ladders at any time.


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

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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. Lots Rules and Regulations

- A. No fireworks, which include sparklers, ground spinners, bottle rockets, roman candles and aerial fireworks are allowed to be used in Twin Harbor due to Safety Issues (Fine \$100)
- B. No glass bottles are allowed on common areas in the park.
- C. Each lot owner is responsible for maintaining their lot/lots in a neat and safe manner.
-  D. 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.
- E. 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.
- F. No wrecked or abandoned vehicles, trailers, or watercraft is allowed on any lot.
- G. Vehicles are not allowed to park in roads or block the flow of traffic.
- H. No dog can be left on a runner, chain or rope for more than 1 hours and the owner must be on the lot during this time. Any other time dog is left outside it must be in a kennel or fenced area it cannot get out of.
- I. If your pet does not have current rabies tag on it collar you must supply the office with proof of vaccination. This must always remain current. Failure to do so will result in a fine being issued and pet having to leave the park.
- J. 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 and placed at the edge of your property.

V. Personal Responsibilities:

- A. The following behavior will not be tolerated in Twin Harbor:
 - 1. Unreasonable, disturbing, or offensive activities or behavior.

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2. No public display of alcoholic beverages. They must be contained to cups or disgusted by a koozie. No glass bottles allowed on common property.
 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 guest.
-  No domestic or farm animals are 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 plastic bag, and dispose of waste properly. Violations shall result in Owner being require removing pets from premises and \$100 fine. This includes cats, dogs, ferrets, etc. At no time shall an animal be tethered to any anchor point unattended.
- 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 18 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 or sticker. Illegal use of gate card will result in a fine
- F. No overnight parking on any common property unless you have a permit issued by the office or guards. Vehicles left are subject to towing at owners' expense and a fine. Parking fees may be required.

VI. The following applies to all vehicles in Twin Harbor

- A. All vehicles are covered under the PVA law to include golf carts.
- 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. This includes golf cart per Montgomery County District Attorney's Office.
- 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. Golf Carts must be registered, and tags and stickers properly displayed.
- F. ATV and UTV's already in the park are grandfathered in, must display the current association ATV/UTV sticker, but are not allowed to change ownership. If sold or new

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ATV and UTV is bought it must be registered with the State and display proper registration plates or it will not be allowed to enter the park. Manufacturers recommendation for number of passengers per vehicle. At no time shall any ATV and UTV be on any golf cart trail. Golf Cart trails are designated for golf carts only.

- G. No bicycles are to be ridden in the blocked off areas during entertainment functions. This is to include movie nights, concerts or any other event that is taking place.
- H. No towing skateboards, bicycles, roller blades, or skates by any vehicle. (Fine is \$25)
- I. No racing of any vehicle.
- J. No careless or reckless driving of any vehicle. (Fine \$100)
- K. No driving your vehicles on sidewalk, boardwalks, stairs, and piers.
- L. No freewheeling of golf carts.
- M. All golf carts must have displayed a current association sticker. Drivers must be 16 years of age or older with a valid driver's license to operate a golf cart. If security issues a ticket for underage driving, proof of age and driver license must be brought to the office. Reference to North Carolina General Statutes pertain to PVA's.
- 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 bicycles' riders and passengers under the age of 16 must wear an approved protective bicycle helmet. (Fine \$25.00)
- ~~P.~~ Bicycles must have headlights and rear reflectors to operate from dusk to dawn. (Fine \$25)
- ~~Q.~~ Guest 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 TO THE FOLLOWING:

- A. Driver and passengers must be seated on seats. Manufacturers recommendation for number of passengers per golf cart. At no time shall anyone be allowed to stand up on the back of the golf cart.


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- B. Headlights and rear reflectors or rear lights are required to operate the vehicle from dusk to dawn.
- C. No unattended parking is permitted in the street.
- D. All North Carolina State laws pertaining to operation of golf cart shall be followed.

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 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 \$100.00 fine.
- 2. Reckless behavior will result in a \$100 fine.
- 3.  Severe verbal abuse or threats toward the Security Guard, Board member or Twin Harbor Employee will result in a \$100.00 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 guests shall observe the safe operation of vehicles. Any demonstration of unsafe driving will not be allowed.

X. Signage

- 1. Contractors working in 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 placed 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 to selling of multiple lots.
- 3. Twin Harbor Candidate signs: Candidate signs may be placed out 30 days prior to the election and must be taken down within 1 week after the election. Signs can be no larger than 18" x 24".

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XI. Member in Bad Standing

- A. May not rent or use any park amenities.
- B. No guest will be permitted into Park and the 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 \$100.00 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 up to \$100 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.

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 five consecutive years before being eligible.**
- **Please remember that the Board currently meets at least two times minimum per month.**
- **Candidates running can have signs no larger than 18" x 24". They can be placed 30 days before the election and must be taken down by the day after election.**