

Roanoke Shores Condominium Association, Inc.
Owner/Tenant Rules of Conduct for
Roanoke Shores Condominiums

REVISED September 2009
corrected February 3, 2022

Board of Directors

The Roanoke Shores Condominium Association By-laws state that three owners will be elected by vote of the association at its annual meeting and will constitute the Board of Directors, each serving a staggered 3-year term. Vacancies occurring between annual meetings may be filled by the remaining Board members. The Board is responsible for supervising the affairs of the Association. The routine affairs typically are delegated to a Home Owners Association Manager and include but are not limited to: supervising the operation and maintenance of the property and common areas; setting and collecting common expenses; employing personnel and agents for maintaining and operating the common areas; adopting rules and regulations advisable for the maintenance, conservation and beautification of the property and for the health, safety and general welfare of the owners and occupants of Roanoke Shores Condominium.

Home Owners Association Manager

J.S. Martin & Company, Inc., of Manteo, is employed by the Board to act as Manager for the association. The Board empowers the HOA Manager to respond to residents and owners who raise legitimate maintenance and operation issues. The Board also empowers the HOA Manager to enter units in cases of emergency and in connection to maintenance and operation activities for which the Board is responsible. Except in emergencies, such entry will be made during reasonable hours with as little inconvenience to residents or owners as practical. Staton Martin can be reached at:

(252) 423-0501 (cell), staton@jsmartinco.net (Email), or (252) 475-1542 (FAX).

Antennas

Antennas are not permitted anywhere on the property's buildings or grounds.

Balconies

Balconies are not to be used for storage. Appropriate items for decks include outdoor furniture, plants and decorator items.

Boats and Boat Parking/Storage

Roanoke Shores Condominium owners/tenants may park their personal boat in the paved parking lot. The designated boat parking/storage area is the area adjacent to the trash bin on the south side of the parking lot. When parking or storing a boat, care should be taken so as not to interfere with the collection of trash from the refuse bin. The Roanoke Shores Condominium Association is not responsible for loss of boats, trailers or boating equipment parked and/or stored in the parking lot.

Common Areas

The Common Areas are defined as all land and property owned by Roanoke Shores Condominium Association, including all grassy areas, parking lot, sidewalks, dock, boundary fence, pump house, gazebo, grill, entrance sign and landscaping elements. Common Areas are for the use of owners/tenants and guests only and may be reserved for private events only upon approval of the Board of Directors.

Commercial Activities

Residents and owners may not engage in commercial activities on the property unless specifically authorized by local government regulations.

Dock

The dock is intended for the use and pleasure of the owners/tenants and guests only. Boats may tie up at the dock for loading and unloading passengers. No overnight docking is permitted. Swimming and fishing are permitted from the dock at your own risk.

Excessive Noise

Residents at Roanoke Shores live in close proximity to each other. Outside parties and gatherings should be held away from the deck and patio areas. Dog owners must ensure that dogs do not bark unnecessarily. Residents must refrain from excessive noise within units that disturbs neighboring units.

Grilling

Use of grills, both charcoal and propane, are permitted in the Common Areas. Owners and tenants/guests are responsible for the safe and considerate use of grills. Grilling is not permitted on the dock or any of the decks or balconies of the building. No grilling may disturb the rights of other owners/tenants.

Parking

There is ample free parking for the owners and guests of Roanoke Shores Condominium in the black top paved portion of the Common Area. Short-term visitors must park along the north arm of the parking lot opposite the designated boat parking area. Vehicles deemed to be abandoned by the Board of Directors may be towed at the owners risk and expense.

Pets

Pets are permitted in Roanoke Shores Condominium units at the owners' discretion, and owners may deny residence to any pet at any time. Units are restricted to a maximum of two commonly recognized house pets (except fish kept in an aquarium), none weighing more than 50 pounds. Pet owners are responsible for ensuring that no pet makes an unreasonable amount of noise or becomes a nuisance. Upon an owner's written request, the Board of Directors may conclusively determine whether a pet is permitted or constitutes a nuisance and may require the owner to remove such a pet from the property.

Structures for maintaining or housing pets may not be built or placed on any of the Common Areas.

Pets shall be on leash when walked or exercised in any portion of the Common Elements. Pet owners are responsible for immediately removing all pet droppings on the Common Areas; failure to do so may constitute a violation of these rules and the pet may be subjected to removal.

Safety

The Board is empowered to require correction or removal of any property alterations that jeopardize the safety of the property.

Signs

No "For Sale" or "For Rent" signs, or other advertising signs or advertising posters of any kind are permitted on any portion of Roanoke Shores Condominium property.

Smoking

Smoking is permitted at the owners/tenants option within the units. Smoking is also permitted on the Common Areas. Smokers are responsible for the safe and proper disposal of smoking residue, i.e. lighted cigarettes, cigars, butts and hot ashes. Two cigarette disposal bins are provided at the entrance of the first floor walkway for proper disposal of discarded smoking materials. Residents and guests must refrain from throwing the butts on the ground in the Common Areas. Residents are responsible for any damage to other units and Common Areas resulting from improper use/disposal of smoking materials by themselves or their guests.

Swimming

Swimming is permitted at your own risk in the Sound adjacent to the dock at Roanoke Shores Condominium. The water is shallow at the dock; therefore, diving from the dock is not permitted. Roanoke Shores Condominium Association is not responsible for any injury or loss/damage as a result of owners/tenants or guests swimming in the sound.

Water

Water is provided to units at Roanoke Shores Condominium at no additional cost to unit owner/tenant. The water is filtered and treated in the Roanoke Shores Condominium water treatment/pump house located on the Common Area in the back. The water is tested on a daily basis by an independent contractor and meets or exceeds North Carolina EPA standards for quality.