

CYPRESS ISLAND HOA, INC.

RULES AND REGULATIONS

The purpose of these Rules are to provide a superior living environment, protect and preserve the property assets of Cypress Island, and minimize the applicable Association and homeowner's costs. These Regulations apply to permanent residents, guests, and tenants.

General

Each homeowner is responsible for the conduct of his or her family members, tenants, guests, and service personnel and all are subject to the Rules and Regulations of the Cypress Island Assoc.

Security is the responsibility of each resident. Notify the Management Agent or one of the law enforcement agencies of any suspicious individuals or activities on the property. (Phone numbers are located on the last page of this document.)

The Speed limit for our community is 15 MPH. Please drive safely and watch for walkers and playing children.

All children who are under fourteen (14) years of age should be under the direct supervision of their parents or a responsible adult (18 or older). Children under 14 must have adult supervision at the pool, club house, on the tennis or basketball court, on the golf course, or on our streets. Also if a child under 14 is using their scooter, roller blades, or a toy motorized car, etc. they must be under direct adult supervision.

The following are not allowed on any common area or the streets of our community: Skateboards, rip-sticks, wake-boards, non-licensed motorbikes. Certain Adult recreational vehicles are also not allowed unless permission has been obtained in advance to be parked within our community. Examples of these types of vehicles are cabs, campers, tractor trailer trucks, and other commercial vehicles. Please review the towing policy posted on our web site for more details.

Bus Stop is located at the parking pad on Line Dr. between Chip Shot & Trap Way.

A golf cart may only be used on our streets during daylight hours unless it has a NC State License Tag on it.

Personal items may not be left or stored on any of the common areas. Personal items should not be left on any driveway or sidewalk unless work is being done or it is in use. However, grills maybe be left behind your home if it is not visible from the street.

The Nature Trail is for “foot traffic” only.

Facilities

The facilities of Cypress Island HOA are for the exclusive use of residents, tenants, and houseguests. No guest or relative of any owner or tenant other than a house guest or relative actually in residence shall be permitted to use the swimming pool, club house, tennis or basketball court, or golf course unless granted permission by an owner or resident by using their key card or fob.

Golf Course: When using the golf course, all must sign in at the club house and their Red Facility Tag must be visible when playing on the course. Please see golf course rules posted in the club house. Please pay \$1/per round for each guest using envelopes found at the club house.

Pool: **In view of the fact that the pool does not have life guards on duty, any individual using the swimming pool does so at his/her own risk. Owners and the Association are not responsible for any accident or injury.** Swimming hours will be between the hours of 8 AM till 8 PM when the pool is open or dark whichever is first. Adult only swimming hours are on Monday through Friday from 8 AM till 9 AM. Please read and obey all rules posted at the pool and on the club house wall. An emergency phone is located on the outside wall of the club house and a first aid kit is in the club house bath room area.

It is a county ordinance that any child under fourteen (14) years of age must be accompanied by an adult when in the pool area.

Other pool rules that may not be posted at the pool or on the club house wall:

No diving allowed. Violators can be asked to leave the pool area and privileges of using the pool may be suspended.

Please do not climb on or over the fence and no night swimming.

All pool furniture is available on a first come, first serve basis. Pool furniture cannot be reserved. Please wear appropriate attire when using the pool.

Pneumatic floats or other similar paraphernalia are prohibited. Swimming aids or “kiddy” floats are allowed in the pool.

Do not bring glass or breakable items to the pool.

No alcohol or smoking within the fenced pool area.

Chemicals must be used in the pool for health reasons. The Association is not responsible for any reaction to clothing, hair, etc. to the chemicals used in the pool.

Please place a towel on the lounge or chair if you use Suntan lotion.

If any infraction is reported, a report will be recorded, and the person charged with the infraction will be contacted. If this person is a guest or tenant, the owner will be contacted. Action will be taken as detailed in the Rule Enforcement Policy that is posted on our web site.

The Tennis/Basketball Court playing area should not be mistreated and appropriate tennis shoes should be worn on the court. Proper tennis attire is required when playing tennis and shirts must be worn when playing basketball. No bathing attire should be worn when playing tennis or basketball. Do not bring any glass or breakable containers on the court area. In the event of overcrowding, limitations on times of play and sign-up procedures will be adopted and posted at the club house. Tennis players will have priority over basketball games. All basketball games will end at 7 PM during the months of April – September. During the months of October – March basketball games will end at 6 PM.

The Club House, Tennis Court, Pool, Greens, and any landscaped beds should never be used as playground areas.

Two ID tags and one key card have been supplied to each unit. If lost, please contact the management agent for replacements. The fee to issue replacements is \$25. It is the owner’s responsibility to transfer the tags and key card or any fobs to the new owners. If the property is rented the tags and key card/fobs must be given to the tenants. The owners are not allowed to use the facilities if they rent out their property.

Pets

All cats must be kept indoors and not allowed to run free.

All owners are required to obey the New Hanover County pet regulations. One of which is that all dogs must be on a leash. See Web site for Pet Policy.

Pets are not allowed in the club house, tennis court, or pool area unless they are a registered certified service animal.

Pets may not be on the golf course unless they have been granted permission to be used with the geese patrols.

Pet owners must clean up after the pet or be fined \$50/incident and there will be no warning. Please dispose of your dog waste at the dog waste stations on Line Dr. or Trap Way

Noise

Loud parties and high volume from TV's, radios, stereos, or musical instruments is prohibited – quiet time is from 11 PM till 7 AM.

The use of fireworks, explosives, firearms, or other hazardous devices is prohibited on Cypress Island Property.

Notify the Management Office of any disturbances during business hours. After business hours, call the local Sheriff's Office.

Trash

All units have been furnished with a trash receptacle. If you have any problem with your receptacle, please contact the management agent.

All trash and recycle receptacles must be kept within a screened area, in an accessory building, or in the garage. Also any propane tank must be behind a screen if visible from the street.

Please put out your trash the night before pick up and take it in as soon as you can after trash has been picked up that day.

All residents are expected to share in the responsibility of maintaining clean grounds throughout the common area. Please do not litter and clean up any spillage immediately. Please do not discard your cigarette butts on any of Cypress Island grounds or streets.

Hazardous Materials

All residents and home owners are responsible for seeing that flammable materials such as gas are stored in an appropriate container. Hazardous materials such as explosives should never be brought into our community. No fireworks are allowed to be discharged within the community.

Exterior Appearance

No one, without the approval of the ARC shall alter the exterior of a building; construct any other type of building, patio, sidewalk, or porch. All additional landscaping beds in the front or side yards and any changes in size for existing beds require ARC approval. All tree removals require ARC approval. Please refer to the web site for all information about the guidelines and an application to request changes. Failure to obey these guidelines could result in fines and other consequences being placed on the owner.

Applications for architectural changes and for Adopt-a-Bed are posted on the web site and are at the club house.

All mail boxes must be black with no decorative covering and on white mailbox posts.

Yard, garage, estate, moving sales, etc. are not allowed within the community.

Only one rental sign may be displayed in the window of the unit for rent. No additional for rent signs may be posted in any yard or at any other location.

Political signs are limited to two (2) no larger than 24 x 24 inches. They must be placed in a flower bed and may be displayed 45 days before an election and are to be removed by the seventh day following the election. Please see the web site for more information.

No boat, motor boat, bicycles, scooters, baby carriages, camper, motor home, trailers, recreational vehicles, automobile on cinder block, tractor trailer trucks or cabs or similar types of vehicles to any of the foregoing items shall be permitted to remain on any lot or in any common area at any time, unless by consent of the Association. Please go to web site and see commercial policy for more details.

No rocks may be used for mulching. Please use regular mulch or pine straw or material that has been approved by the Architectural Committee.

Clothes lines are not permitted with the community. Also, please do not hang clothing, linens, towels, etc. from fences or railings.

Window coverings must be installed and maintained at any unit whether they are blinds, curtains or draperies.

Parking

No vehicle belonging to an owner, member of their family, guest, tenant, or any service personnel shall be parked in such a manner as to impede or prevent access to a driveway, block or impede emergency vehicles, normal flow of traffic or the US Mail delivery. Also any vehicle parked within the community must have displayed a legal license tag on it. Any person related to or not related to the owner must abide by all parking regulations set forth by the Association when visiting said owner within this community.

Parking on the street is allowed for special events; however care must be taken when parking on the streets by not blocking any driveway or mailbox and parking on the grass is not allowed.

Overnight parking on the streets is prohibited. Overnight parking spaces are around the tennis court close to Cypress Island Dr., by the pool on Chip Shot Way, and the parking area on Line Dr. Please place a sign in the driver's dash window side stating the date, name, address, and phone number of where they are visiting. Any type of vehicle parked on the street after 12:01 AM or before 5 AM will be subject to towing without any warning.

If you need to park your boat at your residents for a few hours to prepare or clean it, please contact our management agent in advance.

Please see web site for other parking information.

Leases

No owner is allowed to rent or sub lease their home for any period less than 12 months. Once an owner rents their unit, a copy of the lease must be sent to the managing agent or the owner will be subject to multiple fines.

As an owner, you shall include proper language in the lease allowing for lease termination and right of re-entry by the homeowner if the tenant is in violation of the Rules and Regulations of this community.

No property can be rented for commercial business nor can any owners conduct commercial business on their property within this community.

Damages

In the event of any damage to the general common areas or common personal property caused by an owner, guest, or tenant, including children of the preceding; the owner, will be held responsible to pay for all repairs and replacement parts.

The Management Agent will handle all repairs and will bill the owner. If the bill is not paid within thirty days, interest charges will be applied and other penalties will be applied. See web site for more information.

Please go to the web site to see the Rule Enforcement Policy, the fine procedures and appeals process, and other policies adopted by the Cypress Island HOA Board.

Repeated violations of the foregoing Rules and Regulations may result in the Management Agent by the authority of the Cypress Island HOA Board levying fines against any owner in accordance to the Covenants and the adopted rule and regulation, plus other legal remedies allowing our management agent to enforce any of Cypress Island Rules and Regulations.

If you receive a certified letter from the Cypress Island Management Agent, please sign for it. Please accept the certified letter, because you are always allowed to appeal any fine. See Web site.

Adopted April 19, 2016

Other Items to be posted on the Web site:

Rule Enforcement Policy (As currently appears in your copy of our current rules and regs)

Golf Course Rules Also to be posted at the club house

Golf cart application

Complete list of Pool Rules

Club house Rental policy

Bus Stop Policy

Towing Policy

Parking Policies and citation form

Pet Policy

Three Items approved at Board meeting Jan 18 from Arch. Comm.

All information dealing with Architectural review Committee and applications

Parking policy and commercial vehicle definition

Covenants

Rules and Regulations sent out to residents and owners

Cypress Island Golf Course Regulations

Please sign in and have your red tag visible when playing.

Please pay \$1/round for each guest playing. Place the money in an envelope by the sign in sheet and drop it in the drop box slot.

The course is open at 7 AM and closed at sundown.

Do not play if the greens are frozen or frost is on them.

Tees are to be used on all tee boxes.

Please repair all ball marks on the greens, rake sand traps, and replace divots. Sand is located on each tee to help repair divots. Please place any trash in the receptacles on each tee.

Players are allowed to use individually owned pull carts, but please remember to keep all carts and golf bags off the greens.

Golf carts may be used on the golf course by any physically challenged individual if their application is approved. Applications can be found on the Cypress Island web site.

No metal spikes are allowed on the course, soft spikes only.

Proper golf attire is required on the golf course. Any type of bathing suit is not allowed.

Owners are responsible for their guest and should be with them when they play unless they are physically unable. If an owner is physically unable to be with their guests on the golf course they should notify the management agent before they play.

Children under 14 must have an adult with them when on the golf course.

Pets are not allowed on the golf course unless the dog is part of the geese patrols.

If any damage is done to any property, the golfer should contact the owner of the property. The player must pay 100% the cost to have all repairs done based on the lowest estimates. It will up to the owner to deal with the golfer that caused the damage. The Cypress Island HOA will not be held liable in any aspect for any damaged caused by a golf ball. The Management Agent will help in any way to identify who was on the golf course on the date that any damage was reported.

Violations can result in fines or being restricted from using the golf course.

SWIMMING POOL

Please have fun and swim safe.

The pool does not have a life guard; individuals using this pool do so at their own risk.

Children under 14 may not be in the pool area without the supervision of an adult (18 or older) by regulations of New Hanover County.

Please read and obey all the regulations posted at the pool and on the club house wall.

A First Aid kit can be found in the club house bathroom area and a phone to use in case of an emergency is by the bathroom door entrance.

Please shower before entering the pool.

No diving is allowed.

No running, rough playing, or ball playing is allowed in the pool.

Adult swim hours are from 8 to 9 AM on Monday through Friday.

No night swimming is allowed.

Do not climb on or over the fence.

No animals or pets are allowed within the pool fence or in the pool.

Pool furniture cannot be reserved. It is available on first come, first serve basis while using the pool.

Appropriate attire conforming to conventional swimsuits is required.

Playing radios around the pool is discouraged. If you play one, please keep the volume low or wear headphones.

Pneumatic floats or other similar paraphernalia are prohibited. Swimming aids or "kiddy" floats are allowed in the pool.

If using suntan lotion, please put a towel down on the chair or lounge.

Do not bring glass or breakable items to the pool area. If you bring glass and it breaks in the pool area, you can be charged with clean up, draining and refilling the pool, plus any inspection that can be required before the pool can be reopened

No alcohol or smoking within the fenced pool area is allowed. No individual under the influence of alcohol or drugs should use the pool.

Chemicals must be used in the pool for health reasons. The Association is not responsible for any reaction to clothing, hair, skin, etc. to the chemicals used in the pool.

Any individual who uses the pool does so at their own risk. Cypress Island Owners and the Association are not responsible for any accident or injuries. The Management and Owners reserve the right to deny the use of the pool to anyone at any time.

If any infraction occurs, it will be recorded. At this time the Rule Enforcement Policy will be applied. See web Site

No private pool construction is allowed on any lot in the Cypress Island Subdivision.

Management Agent: Blue Atlantic Management

910-392-3130

Office hours: Monday-Friday

8 AM till 5 PM

Parking Policy

No vehicle belonging to an owner, member of their family, guest, tenant, or any service personnel shall be parked in such a manner as to impede or prevent access to a driveway, block or impede emergency vehicles, normal flow of traffic or the US Mail delivery. Also any vehicle parked within the community must have displayed a legal license tag on it. Any person related to or not related to the owner must abide by all parking regulations set forth by the Association when visiting said owner within this community.

Parking on the street is allowed for special events however, care must be taken when parking on the streets. Do not park on the grass, block any driveway or mailbox.

Overnight parking on the streets is prohibited. Overnight parking should be done in the spaces around the tennis court close to Cypress Island Dr., by the pool on Chip Shot Way, and parking area on Line Dr. Please place a sign in the driver's dash window side stating the date, name, address, and phone number of where they are visiting. Any vehicle parked on the street after 12:01 AM will be subject to towing without any warning. Any type of boat or boat trailer parked on the street after 10 PM will be subject to towing without any warning.

Also place the commercial vehicle definition to this document at this location.

Parking Violation Notification:

Date, time, State, License Number, Make-Model-Color will be recorded on notice.

Violation will be recorded on notice.

If the vehicle is not moved by _____, it will be towed at owner's expense by Rosak's Towing: 436 Raleigh St. Wilmington, 28412. Phone: 910-254-0859. It will cost a resident between \$100 to \$135 depending on vehicle type and size.

Overnight parking on streets, including clu-de-sacs is prohibited. Guest must use any designated Visitor Parking and must have sign placed on driver's dash side stating name, address and phone number where they are visiting.

Parking on street must not impede access to driveways, mailboxes and also allow for access by emergency vehicles.

Vehicles in violation will be towed at owner's expense.