Seapath, Inc.
Homeowners Association
322 Causeway Drive, Wrightsville Beach, N.C. 28480
e-mail: seapathinc@bellsouth.net Tel: 910-256-2080 Fax: 256-2094

RULES AND REGULATIONS

FOR

SEAPATH, INC.

SEAPATH TOWER,
322 CAUSEWAY DRIVE,
WRIGHTSVILLE BEACH, N.C. 28480

AMENDED BY THE BOARD OF DIRECTORS VOTE
AT THE BOARD MEETING OF SEAPATH, INC. ON JANUARY 6, 2017.

IT IS RECOMMENDED THAT HOMEOWNERS PLACE A COPY OF THIS DOCUMENT IN ALL UNITS FOR EACH PERSONS REFERENCE.

TABLE OF CONTENTS

PAGE

1. OVERVIEW OF RESPONSIBILITIES.....4

2. SECURITY.....4

3. SUMMARY OF RULES AND REGULATIONS.....3

4. GENERAL CONDUCT.....4
   3.1 NO SMOKING.....5

5. PETS.....5

6. USE OF SEAPATH'S COMMON RECREATIONAL FACILITIES.....5
   5.1 SWIMMING POOL AREA.....5
   5.2 TENNIS.....6
   5.3 GRILL AREA.....6
   5.4 LOUNGE, LOBBY AND CABANA.....6
   5.5 PRIVATE PARTIES.....6

7. SEAPATH TOWER COMMON AREAS AND FACILITIES.....6
   6.1 HALLWAYS.....6
   6.2 STORAGE ROOMS.....7
   6.3 ELEVATORS.....7
   6.4 ROOF AND FIRE DOORS.....7
   6.5 LAUNDRY FACILITIES.....7
   6.6 TRASH CHUTES.....7
   6.7 DISPOSAL OF MATERIALS.....8

8. SEAPATH UNITS.....8
   7.1 BALCONIES.....8
   7.2 REPAIRS WITHIN UNITS.....8
   7.3 ALTERATION OF UNITS.....9
   7.4 WATER SUPPLY TO INDIVIDUAL UNITS.....9
   7.5 WATER HEATERS.....10
   7.6 HVAC MAINTENANCE.....10
   7.7 DAMAGE TO OTHER UNITS.....10

9. PARKING AREA AND MOVING FURNISHINGS.....10

10. GROUNDS.....11

11. CARTS.....11

12. STORM PRECAUTIONS.....11

13. SIGNS AND REAL ESTATE ACTIVITY.....11

14. VIOLATIONS, QUESTIONS AND ENFORCEMENT.....12

SUMMARY OF RULES AND REGULATIONS
for Seapath Owners and Tenants, Residents, and Guests.

This summary has been compiled from SEAPATH, INC.'s current Rules and Regulations, By-Laws, and other rules adopted by Seapath's Boards of Directors. Questions should be directed in writing to the Building Manager or to the Board of Directors.

Cooperation in the following is required to ensure the safety, comfort and enjoyment of Seapath by all:

1. Guests occupying units in the absence of the owners or tenants must register their presence with the Building Manager's office.

2. Creating noise and playing music loud enough to disrupt occupants of neighboring apartments is prohibited.

3. NO SMOKING is allowed in the lounge, lobby, hallways, walled pool area or elevators. Please dispose of cigarette and cigar butts in safe disposal receptacles, and do not litter the building and grounds. Throwing of cigarette or cigar butts, or any other material, from balconies is absolutely forbidden.

4. PETS ARE NOT ALLOWED ON THE PREMISES.

5. Rules for use of the swimming pool facility are posted in the pool area, and are listed in the Rules and Regulations.

6. Pool chairs are not to be taken from the pool deck area for use elsewhere.

7. NO ITEMS are to be stored in any common area hallways or any stairwells.

8. Trash, contained in closed plastic bags, must be dropped down the trash chutes only between 7:00 a.m. and 10:00 p.m.

9. Clothing or other items are not to be draped over, or hung from, balcony rails.

10. Birds are not to be fed on the premises.

11. Parking of trucks, boats and trailers is not allowed in the Seapath parking lot without the specific approval of the Building Manager.

12. Residents planning to be absent from Seapath for periods of three or more days or do not plan on driving their vehicle on a regular basis, should not leave their vehicles parked in the inner parking circle during their absence.

13. Carts used for transporting items to units are to be returned to their proper storage area promptly after use.

14. Residents planning to be absent from Seapath for periods of two or more days should turn their water heater off and the main water valve off outside their unit. Staff will assist as requested.

Unit Owners are reminded that a copy of the currently approved version of Seapath's Rules and Regulations should be available in each Unit for reference by Tenants and Guests.

Thanks for your cooperation!
Office of the Building Manager, SEAPATH, INC. ***January 6, 2017***

1. OVERVIEW OF RESPONSIBILITIES

All owners, tenants, guests, employees, contractors, or any other persons who might use the facilities of Seapath in any manner, are subject to the By-Laws, and Rules and Regulations of the Association.

Owners of rental units, tenants, and the Building Manager must sign a Seapath Leasing Addendum available from the Seapath Manager's office, agreeing to abide by the By-Laws and Rules and Regulations.

Leases of Seapath units are required to be of not less than three months duration.

All new owners and tenants must introduce themselves to the Building Manager upon occupancy.

All guests who wish to use the facilities of the Association must be introduced to the Building Manager by the host owner or tenant, or introduce themselves to the Building Manager upon arrival. A guest is defined as anyone other than an owner or tenant and their resident family members.

The Building Manager should be notified if a unit is to be occupied by guests in the absence of the owner or tenant. Owners and tenants are asked to be courteous to all by not inviting guests to use the facilities as a "day spa." Guests should be utilizing the owners unit in order to enjoy the common areas such as the pool.

2. SECURITY

All Seapath owners and tenants share the responsibilities for protecting the Tower property under these Rules and Regulations, including the following:

A) Obtain the identity of persons whose presence on Seapath property seems suspicious, or who are observed to be violating the Rules.
B) Orally advise any persons seen violating the Rules of this observation.
C) Draw the attention of the Building Manager to such violations.
D) If necessary, call the police to oust possible trespassers or strangers who do not identify themselves upon a polite request, or to quell disorderly conduct by anyone.
E) Promptly notify the President of the Board or the Building Manager if an approach is made to any individuals under such terms, preferably in writing.

Leave your doors locked at all times. The Building Manager will retain a passkey to each unit. Owners wishing to change a lock must inform him and provide him with a new key. If the necessity arises for the Building Manager to enter a unit, every effort will be made to contact the resident first. However, in the event of an emergency, the Building Manager is granted the right to enter any unit at his discretion, for example to minimize risk of storm damage or freezing of water pipes.

The Building Manager may be authorized by individual unit owners to support signing-out of unit keys to specific contractors, real estate agents, prospective buyers or renters

Door keys to the common area doors, including the front door, are controlled keys and cannot be copied. Replacement keys can be purchased for $10 through the Building Manager's office.

3. GENERAL CONDUCT

Individual and group behavior within the Seapath property shall be conducted within the bounds commonly accepted as being in good taste and in deference to the rights and comfort of others. Individuals are expected to refrain from loud, boisterous behavior and from loud playing of TV and stereo sets or musical instruments. Generation of noise levels which can disturb occupants of neighboring apartments is strictly prohibited. Except for direct entry to and exit from the Seapath property, riding bicycles, skate boards, or roller blades within the property is not allowed.

3.1 NO SMOKING

Smoking is not permitted in Seapath's common areas, including the foyer, lobby, lounge, cabana, office area, elevators, hallways, stairways, laundry rooms and walled pool area. Ash trays are located at the entrances of the building on the ground floor for extinguishing smoking materials before entering the Building.

Throwing of smoking materials on the grounds or from balconies is strictly prohibited and may be justification for Board / Building Manager action, possibly including fines, against offenders.

4. PETS

No pets are allowed on the Seapath premises.

5. USE OF SEAPATH'S COMMON RECREATIONAL FACILITIES

The Board of Directors is determined to avoid the presence of unauthorized persons on the property, and has instructed the Building Manager to politely secure the identity of those individuals whom he does not recognize. The Board may require owners and tenants to provide a list of guests who may be on the property during times of high traffic, such as busy summer / holiday weekends and on the Thanksgiving / Flotilla evening. The Building Manager is authorized to issue, at his discretion, some form of "Seapath Guest" identification to aid in monitoring the use of the swimming pool and tennis court.

Parents or other responsible adults must be on the property while children under the age of fourteen are using the facilities.

Seapath's Common Area facilities may not be used for any gatherings which allow open access to the general public. Commercial activities may neither be carried out nor promoted in these facilities. Weddings are not permitted in the Common Areas. No endorsement by Seapath Inc. of any social, political, religious or commercial issue or other viewpoint shall be stated or implied in any manner.

5.1 SWIMMING POOL AREA

Seapath Rules and Local Ordinances related to Pool Use are posted in the Pool Area.

Persons using the swimming pool facility do so at their own risk. Owners and tenants are responsible for the behavior of their guests at the pool. Children under 14 years of age must be accompanied by a responsible adult while in the pool area.

Summarizing specific rules for pool use:

A) Pool use hours are from dawn to dusk year-round
B) Pool Area capacity is 75 adults
C) Rubber rafts and other similar items are not permitted in the pool, except those used as a swimming aid for children.
D) Running, rough or loud play, and diving are not permitted in the pool area.
E) Swimsuits must be worn by pool users. Cut-offs and articles of clothing with stringy or ragged edges are forbidden.
F) Pool users must shower before entering the pool.
G) Swim diapers are the only allowed diapers in the pool area.
H) Pool users must leave the pool when an electric storm is near.
I) Pool users must dry off before leaving the pool area and entering the Building.
J) Cover-up attire and footwear must be worn over swimsuits when moving between Seapath units and the pool area.
K) Food is not to be consumed at poolside except with the permission of the Building Manager.
L) No glass will be allowed in the pool area.
M) Smoking is not allowed within the walled pool area.
N) Pool furniture is not to be removed outside the walled pool area. Portable chairs for use on the grounds are available in the storage building, to where they must be returned to after use.
O) Use the Building key to enter the pool area, and ensure that the gate is secured after entering or exiting the pool area. Climbing over the pool area wall is prohibited.

5.2 TENNIS

Use of the tennis court is available to all owners, tenants, and guests. The general principles of tennis etiquette will prevail at all times. Play will be limited to one hour when others are waiting to play. Adult players have priority over children under 16 years of age on Saturdays, Sundays and Holidays. Normal tennis attire will be worn at all times. Tennis-court shoes must be worn. The use of the backboard is not permitted after 9:00.PM.

When exiting the tennis court, ensure that the gate is locked and the lights are turned off.

No activity that could damage the tennis court surface is allowed. i.e. skates, skate boards, bicycles, tricycles and etc. Climbing over the fence or backboard wall is prohibited.

5.3 GRILL AREA

Use of this area is available to all owners, tenants, and guests. The grills shall not be moved from their installed location, and no other cooking devices shall be used on the brick patio areas. Grills must be cleaned after use.

Spare propane bottles are provided in the locked storage area near the grills. Report any problems to the Building Manager.

5.4 LOUNGE, LOBBY AND CABANA

No cooking is allowed in these areas. Children under 14 years old may not be permitted to use the Lounge or Lobby areas, or the Cabana unless accompanied by an adult.

5.5 PRIVATE PARTIES

Reservations of Seapath's Common Facilities for private parties are not allowed on Holiday weekends without Board approval. A Holiday weekend includes Fri-Mon.

Owners and tenants may, at the Building Manager's discretion, reserve the Pool Area for a private party within the period 4:00 p.m. to 10.00 p.m. A reservation for a pool party does not exclude other residents from use of the pool during that reserved period.

Similar rights of reservation for private parties are available for the Grill Area, the Lounge and the Cabana, again at the Building Manager's discretion. Reasonable accommodation must be made during private parties to allow for access of others to one of the three grills installed in the Grill Area. The smaller door facing the Marina may be used by other owners and tenants during private parties in the Lounge to gain entry to the docks and also re-enter the Tower building.

It is the responsibility of the host using any of these facilities for a private party to make arrangements to admit his/her guests through the outside gate as well and the lobby doors as necessary.

Reservations for private parties at each of these facilities must be made through the Building Manager's office and posted there not less than 24 hours in advance. A reservation form must be filled out and turned into the Building Manager with a $250 deposit for each use. The deposit is required as an initial payment towards any additional clean-up costs or damage repair if incurred.
Facility clean-up immediately following a party is the responsibility of the host owner or tenant. Cleaning supplies will not be provided by Seapath Inc. If damage is incurred, or staff is required to clean up more than the normal daily cleaning, the entire deposit will be forfeited. All trash is to be bagged and removed from the facility to the dumpsters immediately after the party.

Guests at private parties must remain within the reserved party area or in the unit of their host.

Reservation forms may be found outside the Building Managers Office

6. SEAPATH TOWER COMMON AREAS AND FACILITIES

6.1 HALLWAYS

No personal items or equipment, including bicycles, may be left in common area hallways or stairwells.

There will be no decorating or painting on the walls in the foyers and halls. Any plant, door mat or decoration of any kind should not extend out into the hallway past the unit foyer. Door mats and carpet are not to be glued to the hall tile. Cleaning of door mats and all exterior doors is the responsibility of the owner or resident. It is requested that doors to units remain closed, except when in use.

Front doors of units are to be maintained by the Association, but may be painted by the unit owner with the approval of the Building Manager. Front entry doors replaced by owners must be in style and material as approved by the Board. In exceptional circumstances, the Board may elect to repaint the front doors throughout the Building.

Unit owners may install louvered doors of approved design. Owners are responsible for maintaining the appearance and condition of louvered doors. The Building Manager is empowered to advise owners if their louvered doors need maintenance attention, and to arrange for the required work to be done at the owner's expense, if necessary.

6.2 STORAGE ROOMS

Each unit is assigned a storage locker located on either the north or south hall of the unit's floor. Residents are to provide their own locks for the storage lockers. Only one locker per unit is assigned, with the exception of the 05 corner units, which are assigned two lockers. All personal property must be stored in the locker and not in the storeroom hallway. Any personal property stored in the storeroom hallway is in violation of the fire code and will be removed by management.

Extra storerooms can be rented for $50 a year, when available, on a first come, first served basis.

6.3 ELEVATORS

Do not use the HOLD button except to load and unload items.

When the elevators are to be used for moving furniture and contractor materials, the owners or tenants and contractors involved are responsible for ensuring that the protective pads available at the Building Manager's office are installed to protect the elevators from damage.

In the event of a power outage, the Northside elevator will continue to operate as long as the emergency generator is running.

6.4 ROOF AND FIRE DOORS

No one is permitted on the roof at any time, except with the permission of the Building Manager.

The Fire Marshal requires that the ground floor Fire Doors at the stairways remain locked when not in use. The key to the front lobby door will open the ground floor Fire Doors. Do not prop any Fire Doors open or use any means to prevent the locks from catching.

6.5 LAUNDRY FACILITIES

Washers and dryers are available on a first come, first served basis. Users must remove their laundry promptly from the machines when each cycle is completed. No tints or dyes may be used in the washing machines. The use of powdered or "high efficiency (HE) washing detergent is encouraged to reduce soap buildup in the drain lines. Drying racks are not to be used in the laundry rooms.

Notify the Building Manager immediately if there is a malfunction of the laundry room equipment.

6.6 TRASH CHUTES

Trash chutes are to be used only between the hours of 7.00 a.m. and 10.00 p.m.

All trash items of any nature must be placed in a securely tied bag before being placed in the trash chute or directly in the dumpsters. It is prohibited to throw loose items, paint, hazardous materials, or any form of un-bagged garbage into the trash chute. Only tied bags, boxes of trash, and items too large to go through the door of the trash chute, are to be placed in the dumpsters.

No empty boxes, bottles or trash of any kind may be left in the hallways or beside the trash chutes. Do not force large items into the trash chute. A clogged trash chute becomes a major fire hazard.

6.7 DISPOSAL OF MATERIALS

Owners and tenants are encouraged to recycle all accepted materials via the Recycle Facility at the Wrightsville Beach Municipal Complex.

Electronic equipment such as TVs and computers, furniture, paint and building materials are not to be left in the dumpsters and must be taken to the County Landfill or scheduled for pickup by an outside party. The Building Manager may be able to offer advice on disposal of questionable items.

7. SEAPATH UNITS

7.1 BALCONIES

Clothing or other objects shall not be hung from balcony railings or from clotheslines on the balconies. No object shall be placed on ledges of balconies, and glass table tops should be avoided unless securely fastened to the table. If nylon mesh or other screen materials are temporarily used for the security of small children on balconies, these materials shall be of form and color compatible with the building appearance and of material which will not cause damage to building surfaces and neighboring balconies.

No hosing of balconies is allowed. Potted plants on balconies must have a drain pan to retain excess water.

Nothing may be thrown from balconies. Tossing food out for the gulls is not permitted. The shaking of rugs and towels over the balcony railings is not permitted.

No cooking or heating equipment may be used or stored on the balconies.

Owners and tenants must prevent overcrowding of balconies and ensure safe usage by adults and children. The engineering-recommended maximum capacity for all Seapath Tower balconies is 10 adults.

The owner is responsible for the upkeep, repair, and maintenance of balcony floor surfaces. The use of indoor/outdoor carpeting on balconies is not allowed, All Seapath balcony floors are to be covered, at the selection and expense of the unit owner, with tile or with a color epoxy flooring system approved by the Association. The Building Manager will advise on the Board-approved procedure required for this covering process.

7.2 REPAIRS WITHIN UNITS

Refurbishment and repairs to the inside of a unit are the responsibility of the owner. If it becomes necessary for the owner to have outside workmen perform work within a unit, the Building Manager must be notified of such arrangements. Contractors are required to register at the office and to comply with the Building Manager's instructions on conditions related to working in Seapath Tower. Exceptions to this requirement may apply in emergency conditions. The following contractor guidelines apply:

UNIT OWNERS are required to have ALL CONTRACTORS and subcontractors check in at the office upon entering the building at all times and under all circumstances. Direct all questions to the office.

All Contractors are to be advised of the following conditions regarding work at Seapath Tower. The office will provide this information at check in.

- Except under emergency situations, contractors are only permitted to work at Seapath between the hours of 8:00 am to 5:00 pm Monday through Friday, exclusive of holidays. All work vehicles or trailers must be off the property during the weekends and holidays. Storage PODS cannot be left on property.
- No parking vehicles in center circle, with the exception of unloading materials and necessary equipment. Under no circumstances is parking allowed on the bricks surrounding the light pole.
- After unloading, park vehicle in the side parking lot close to tennis court.
- All refuse, building scrap and materials in connection with the project must be taken off site and disposed of. **Do not use Seapath dumpsites under any circumstances.**
- If the project creates dirt and debris in hallways or any other common areas of the facility, the contractor is responsible for cleaning that area. Door mats and carpet remnants in the hall to catch dust from workers feet is recommended.
- If Seapath staff must clean up after workers, you may be charged.
- Paint, grout, dry wall mud, etc. are NOT to be put down Seapath storm sewer or drains. NO EXCEPTIONS.
- Contractors are to use the second elevator (left car) only or stairs. They must notify the office if they need Seapath staff to remove the elevator ceiling grates and/or install the protective padding. This will allow the elevator to carry larger items. If you do not notify the office to protect the elevator, you will be responsible for any damage. *Do not hold the stop button for a long period of time.*
- Smoking is prohibited in hallways, elevators, on balconies, stairwells, all common areas, and while working in individual units.
- Use or being under the influence of alcohol or illegal drugs is STRICTLY prohibited while on the Seapath property.

If management finds that a contractor cannot work within these guidelines, keys will no longer be issued for work in the unit and company vehicles will not be allowed on the premises. Seapath reserves the right to tow company vehicles off the premises if necessary and at the company's expense without notice.

7.3 ALTERATION OF UNITS

The Board has established an Architectural Review Committee (ARC) to ensure that changes to the interior structure, plumbing or electrical systems of units are free from possible negative effects on the integrity of Seapath's structure and operating systems. The Building Manager will advise owners if proposed work requires Board approval based on an ARC review, which will not normally be needed for maintenance, redecoration or direct replacement actions. An Architectural Request Form and ARC Guidelines are available from the Building Manager's office for owner information. Depending on the extent of the proposed changes, the ARC review of a detailed proposal will normally require no more than 30 days for completion of a recommendation for Board acceptance or a request for further information. Reference: Board Motion 7/19/08; to be supported in due course by revision of Seapath's Declaration.

To ensure a satisfactory level of soundproofing for neighboring units, installation of a soundproofing product with minimum ratings of 50 STC and IIC is now required under any flooring other than carpet. Reference: Board motion 10/25/08; to be supported in due course by revision of Seapath's Declaration.

7.4 WATER SUPPLY TO INDIVIDUAL UNITS

The main cut-off valve controlling water supply to each unit is located above a ceiling panel outside the entrance door to the unit. Owners, tenants and guests leaving their unit for several days, or in the event of evacuation of the Building for a storm, are requested to shut off the main water valve and turn off the breaker to the unit's water heater. A small step ladder has been placed in each laundry room to facilitate closing and opening the water valve. The staff will provide assistance with these actions, if necessary.

All Seapath residents are encouraged to exercise water conservation. Leaks in faucets, appliances and water-using facilities should be repaired immediately.

7.5 WATER HEATERS

Water heaters, which are the unit owner's property, must be replaced at an age not to exceed 10 years. The Building Manager must be advised when water heater replacement is planned or when an emergency replacement must be carried out. Water heaters installed after 2009 must have an expansion tank and new drip pan installed. All relief valve piping is to be piped directly above the floor drain. The owner must ensure that proper installation and the required inspections are completed. On demand electric water heaters are not allowed because the electrical feed is not sufficient to support them.

7.6 HVAC MAINTENANCE

Each owner is responsible for the care and maintenance of the HVAC system located in each unit. These units must be examined by a Seapath-approved inspector each spring to ensure the condensation drain pan and drain line is clean of debris and will adequately capture all condensation from the unit. The Building Manager may arrange for this work to be done on a building-wide basis to ensure proper inspection and cleaning, as necessary.

7.7 DAMAGE TO OTHER UNITS

Seapath Inc. is responsible for all common areas and damages that may result from any common area operating systems, such as leaking pipes. Any damage caused by faulty or improperly maintained equipment within a unit is the responsibility of that unit owner, including damage to other units. Owners should purchase HO-6 insurance policies to cover potential losses.

8. PARKING AREA AND MOVING FURNISHINGS

Residents planning to be absent from Seapath for periods of three or more days or do not plan on driving their vehicle on a regular basis, should not leave their vehicles parked in the inner parking circle during their absence. Please park rarely used vehicles outside the circle parking.

Park vehicles within the painted lines. Unauthorized vehicles in Handicapped Parking spaces will be towed away at owner expense. There are six (6) Handicapped Parking Spaces provided on a first come first served basis. As a courtesy to others, only Handicapped Drivers should use the Handicapped spaces. There are two (2) designated loading/unloading spaces provided with a 30 minute time limit. Once the Handicapped passenger is safely brought to their unit, or the vehicle is safely unloaded, vehicles should be moved out of the loading/unloading spaces. A visitor may be granted a temporary Handicapped Parking space by the Building Manager, on request and as appropriate.

No watercraft or trailers may be parked in the Seapath parking lot. Temporary parking may be allowed by the Building Manager only after obtaining directions to an appropriate site.

Regulations pertaining to other motorized vehicles will also apply to motorcycles.

Bicycles may be parked only in the common area designed for this purpose. A tag must be obtained from the Building Manager prior to storing bicycles in the designated area. Only two (2) bikes per unit should occupy common area bike storage spaces. If more than 2 bicycles are desired per unit, the owners must find alternative storage space other than in the Seapath Common area spaces. Bicycles that appear to be unused or untagged will be removed from the storage area. The owners will be given a 60 day notice to remove the bicycle from Seapath common area storage before it is donated to a non-profit.

Stand up paddleboards (SUP), kayaks, canoes and etc. may be stored only in the area designed for this purpose. A tag must be obtained from the Building Manager prior to storing recreational equipment in the designated area. Common area space is very limited and the Building Manager must authorize its use.

No car washing, or vehicle repairs other than emergency work, will be allowed on Seapath property.

Moving furnishings for units into or out of Seapath shall only be done during office hours on Mondays through Fridays, or on Saturday mornings with the agreement of the Building Manager. Moving furnishings in or out on Saturday afternoons, Sundays and Holidays is not allowed.

All residents must notify the Building Manager before bringing large vehicles into the parking area so that arrangements can be made to open the north side gate through which such vehicle may readily pass.

Owners or tenants moving into or out of Seapath may leave a small trailer in the parking area for no longer than 24 hours. The Manager must be notified of the location of such trailer and the circumstances of its use. Otherwise, boats and trailers will be towed away at owner expense.

The curb and traffic circle area at the front of the building is for unloading and loading. Move cars before going up to your unit.

Advise repairmen and other workers that parking in the circle area is not permitted except for the unloading of material and equipment, after which the vehicles must be moved to the outer parking areas along the north side fence. Instruct the workers involved to use the elevator closest to the mail room for loading and unloading furniture and material, and to seek assistance from the office if necessary to remove the ceiling panels in the elevator.

9. GROUNDS

Do not cut or remove any of the landscape plantings. In the event that cuttings are requested for a Seapath event, contact the Building Manager to coordinate cutting by an authorized person.

The pond and waterfall at the entrance of the Tower are for viewing only. Wading or playing in the water is prohibited.

10. CARTS

Carts are available for moving luggage and shopping materials from cars to apartments.

Do not leave carts in the elevators after use. Return these carts PROMPTLY to the storage room on the north side of the Lobby after use. Do not overload the luggage carts or use them to transport construction materials at any time.

Contractors are not to use the carts available for resident/guest use. Contact the Building Manager if residents or contractors require a cart for heavy or construction materials.

11. STORM PRECAUTIONS

Windows and outside doors should be closed and locked when units are vacated for prolonged periods or when unstable weather conditions exist. Residents planning to be absent from their unit for prolonged periods should remove all items from balconies, especially glass objects of any kind. Everything should be removed from balconies if stormy weather threatens. Place owner supplied bath towels just outside the window and door tracks to absorb wind driven rain.

In severe storm conditions, a complete Storm Procedure will be posted. The building will be secured and elevators shut off two hours before mandatory evacuation to allow the Building Manager to make final preparations and evacuate the Tower and island.

12. SIGNS AND REAL ESTATE ACTIVITY

Residents must check with the Building Manager's office before placing any notices or signs on any of the bulletin boards. Signs placed in elevators will be limited to those placed by the Building Manager or by the Board.

No "For Sale" or "For Rent" or other type of signs will be displayed on any unit. No " Open House" activity may be conducted for Seapath Tower units. The Board prohibits staff from any involvement during working hours in real estate activities, other than pointing out sale or rental notices posted on bulletin boards as sources of relevant contact information, or signing out keys to individuals on the authority of the owner or responsible real estate agent.

13. VIOLATIONS, QUESTIONS AND ENFORCEMENT

Reports of violations, questions or recommendations concerning these Rules and Regulations and their enforcement should be referred in writing to the Building Manager or the Board of Directors. Final decisions will be made by the Board.

The imposition of fines and other sanctions for non-compliance with these Rules and Regulations are governed by Article IV, Section 5, Statements N and 0 of the Condominium By-Laws.

Rules and Regulations will be reviewed as needed by the Board of Directors, and appropriate amendments will be made by the procedure defined in the Declaration of Condominium and the By-Laws (see By-Laws Article IV, Section 5, para. N. and Article IX).

The Board of Directors, SEAPATH, INC., Wrightsville Beach, N. C.

January 6, 2017