

Campus Edge Condominiums Rules and Regulations

The Campus Edge Rules and Regulations set forth are for the safety and well-being of all residents. Please understand that complying with these rules will allow for the quiet enjoyment of the community by all residents.

1. FAILURE TO FOLLOW RULES AND REGULATIONS

If at any time an owner and/or tenant is found to be in violation of any of the Rules and Regulations set forth below, a formal written notice will be provided. The violation shall be corrected within 10 days of the notice. If at the expiration of the 10 days the violation has not been remedied, a fine up to \$250 per violation may be imposed and possible eviction proceedings may ensue for a tenant. The only exception to this violation policy is for breaking the pet rule which only allows a 48 hour period of removal.

2. OCCUPANCY

Under no circumstances will any person(s), without prior approval of Management/Owner, occupy or share an apartment. In the shared kitchen units a maximum of (1) person on each ½ side (a,b) is allowed to occupy the unit, and in the efficiency a maximum of (2) persons are allowed to occupy the unit.

3. NOISE

Please be considerate of your neighbors. Residents are requested to control the volume of personal belongings to include stereos, TV's, etc. within the apartment, to the extent that they do not disturb other residents. Noisy or disorderly conduct, to include disrupting other residents will NOT be permitted at any time of the day. Quiet hours are to be observed between 11:00pm and 8:00am. Non-compliance is grounds for immediate eviction.

4. CLEANING

Interior and exterior cleanliness is most important. It is each resident's responsibility to keep all patios, decks, flower beds, parking lots, and grass areas FREE OF ALL TRASH. Each resident is responsible for the general maintenance of his/her apartment, including but not limited to: changing interior light bulbs, keeping blinds dust free, keeping all drains and toilets free of grease, food, hair, etc. Each unit is to be maintained in a healthy state of cleanliness.

5. MAINTENANCE

Any call through maintenance **must be** placed through the management office; the office will log your service request and notify our maintenance person as soon as possible. **Campus Edge is not liable for invoices from utility or maintenance vendors called directly by residents for service.** Campus Edge will not be responsible for food replacement in the event a refrigerator becomes disabled. Resident should take appropriate action to reduce spoilage (e.g. utilizing a

cooler). We are also not liable for electricity used due to any maintenance equipment used to repair or correct any problems. It is recommended that you keep a liquid plumber and a plunger in your unit. **Any service performed on stopped drains or commodes that are determined to be caused by negligence will be billed to occupant.** Please remember that all maintenance requests are responded to in accordance with severability. This may cause some delay in the repair(s) of cosmetic and/or minor problems.

6. TRASH

ALL garbage must be placed in sealed bags and promptly placed **INSIDE** a dumpster. They are located throughout the property, and are provided for your convenience. Do not place trash outside of your doors, on the balconies/patios, sidewalks, etc. There will be a \$10.00/bag charge if trash is found outside of your apartment for more than twenty-four hours. If the dumpster in your area is full, simply proceed to the next closest dumpster to dispose of trash. **Large furniture items, such as: couches, chairs, desks, etc. are not to be placed in the dumpsters at any time.** We will be monitoring the dumpsters and fines WILL apply to violations to this policy.

7. ALTERATIONS

No painting, wallpaper, borders or other interior alterations are permitted. Residents may use nails, tacks and regular picture hangers to hang pictures. It is recommended to use Command Strips. Excessive costs to repair damage from wall hangings will be deducted from the security deposit.

8. PETS

THERE ARE NO DOGS ALLOWED ON THE PROPERTY. A resident may have ONE indoor cat, at the discretion of Management. In addition to this the resident is responsible for signing a contract along with paying the NON-REFUNDABLE pet fee. In addition, there are to be NO “visitor” or “guest” pets under any circumstance. If found in violation of this policy, notification will be made to both tenant and owner and you will have 48 hours to remove the animal. If the animal is not removed within the time frame allotted, you will receive a fine in the amount of \$250.00 and eviction filing may take place.

9. KEYS AND LOCK-OUTS

Management will provide each resident one key for their unit and one mailbox key upon move-in. If keys are not returned to the office upon termination, there will be a \$30 charge. Any extra keys to be made are the resident’s responsibility. If you are locked out of your apartment, we will be glad to let you in if we are on site at the time. **If you are locked out after office hours, call (910) 395-6001 and leave a message.** The answering service will page a Campus Edge representative and they will permit access to your unit. There is a \$25.00 lockout fee for all requests received after normal operating hours. This is due at the time of service and must be cash. **Please make sure to have your picture ID available at the time of service, otherwise we will not be able to identify you and let you in.**

10. GUESTS

Residents are responsible for the conduct and actions of their guest(s). Please ensure that your guest(s) park in the appropriate parking spaces, labeled "VISITOR." Guests are to be accompanied by the Campus Edge Tenant they are visiting at ALL times. There is to be no loitering in the breezeways or parking lots.

11. LIABILITY FOR PERSONAL PROPERTY

It is recommended that all residents carry renter's insurance. Management is NOT responsible for the loss of contents of the apartment or for resident belongings that are stored or kept on the property. The resident is responsible for damage to the property caused by any negligence, intentional or non-intentional.

12. OUTSIDE STORAGE

Sidewalks, entryways, walkways, etc. must not be obstructed. **NO "indoor furniture" is allowed on decks or patios.** If Campus Edge furniture is found outside of your unit, you could face up to a \$100.00 fine.

13. GRILLS

The use of grills is not permitted anywhere in the building, to include patios, balconies, and breezeways as regulated by the Wilmington Fire Department and Building Insurance. Campus Edge has provided grills for residential use. These are located behind the clubhouse and at the pavilion. NO grills can be stored outside the unit (front door, breezeway, and patio/balcony). Any grills found will be removed and the resident will be fined \$50.00 per occurrence.

Vehicle Regulations

1. SPEED LIMIT

Community Speed Limit: 10 mph

*All residents are REQUIRED to follow this speed limit.

2. PARKING

Parking is provided for Campus Edge Residents and their guests ONLY.

Management reserves the right to limit the number of type of vehicles permitted on the property. Parking is on a first come, first served basis. Motorcycles or motorized bicycles must be parked in a valid parking space, or with permission from management, to secure it to a bike rack. **Never is a motorized vehicle permitted to be in a unit, under the stairwell, or in the breezeway, ANYWHERE on the property.** All vehicles must be mechanically operational, to include inflated tires. Each vehicle must display a valid license plate, and a Campus Edge parking permit, that has been issued by the office. (You must present a VALID registration card in order to obtain a parking permit. The

registration must be in the authorized tenant's name. If tenant is a student, then the last name on the registration must match the authorized tenant's last name.)

Residents are required to comply with all applicable city, county and state requirement relating to vehicle operation and ownership. **Inoperable vehicles or those not in compliance with parking regulations are subject to towing without notification to the owner.** Guests may park in the assigned visitor's spaces or parking lot located beside the pavilion. Any resident's car left in ANY visitor's space will be towed at the owner's expense without notification to the owner. Visitor parking is for **VISITING GUESTS ONLY**. Do not let your friend's park on the property and walk to school; to include if they stay overnight, they may not leave their car parked on the property while at school.

There will be **no** parking on the grass, in front of the islands, blocking the dumpsters, blocking in any other vehicles, or double parking that can hinder the entering/exiting of any vehicles. Violators will be towed at the owner's expense.

BE AWARE THAT EXTREMELY HEAVY RAINFALL may cause areas of the parking lot to flood. The Owner and Management are NOT responsible for any damage your vehicle or personal property may encounter.

MECHANICAL WORK ON VEHICLES IS NOT PERMITTED IN THE PARKING LOT!

Parties and Gatherings

ANY PARTY/GATHERING (to include barbecues) MUST BE PRE-APPROVED BY MANAGEMENT.

If you decide to have guests, please ensure that the following rules are adhered to:

1. Any party or gathering must, at all times be contained **WITHIN** your apartment, and it may in no way be so large in size or noise level as to infringe upon the rights of your neighbors or the community. Excessively large or unconfined gatherings will **NOT** be tolerated. Any such party that originates at, culminates at, or includes your apartment could result in **IMMEDIATE EVICTION**. Further, if the Police are called to respond to excessive noise or any disruption from a party that involves your residence, this could also result in **IMMEDIATE EVICTION**.
2. Residents are responsible for the conduct and actions of their guest(s), along with their own.
3. You are responsible for any damages to the property as a result of any party/gathering that originates at, culminates at, or includes your apartment. Any repairs needed, determined by Management, as a result of your party/gathering will be billed to occupant payable within 10 days of the billing receipt.

4. If you have a party/gathering you are responsible for the removal of any accumulated trash and debris from ALL AREAS of the property by 9:00am the following day. To include: bottles, cans, boxes, cigarette butts, etc. Failure to clean up will result in a cleaning fee of at least \$100.00, billed to occupant.

Campus Edge Condominiums Fitness Center Addendum

LIABILITY AT ALL APARTMENT RECREATION AREAS: The pool, Fitness Center, and all other Recreation areas provided in the Condominium Community are to be utilized by RESIDENT and guests at their own risk. It is recommended that appropriate attire be worn in all common areas, and that property safety equipment be utilized, where applicable.

Fitness Center: The fitness center is open to all Residents' from 6:00am – 11:00pm, 7 days a week. Access to the fitness center outside of regular Campus Edge Condominiums business hours is by way of the side door from the pool, directly into the Fitness Center. The following rules and regulations are to be observed when utilizing the Fitness Center:

1. Residents, occupants, and guests must be 18 years of age to utilize the equipment. A resident must accompany and be responsible for any persons under the age of 18 while in the Fitness Center. ID must be presented when asked.
2. Guests are only permitted when accompanied by a resident (**ONE** guest per resident)
3. Smoking is not permitted anywhere in the Fitness Center
4. No food or drinks are permitted in the Fitness Center. Glass containers and alcohol are restricted from the fitness center at all times.
5. Proper attire is required to maintain the high standards of the Fitness Center. Shirts and rubber-sole shoes must be worn.
6. Excessive clothing and gym bags are not to be stored in the fitness room.
7. Personal radios are permitted, but **no external speaker radios are to be permitted inside or outside the facility.**
8. Any person with heart disease, abnormal blood pressure or other chronic diseases should consult a physician before using the facility.
9. Residents and their guests must accept full responsibility for themselves while using the Fitness Center facilities; Management is not responsible for any injuries.
10. The management reserves the right to enforce rules posted.
11. Anyone not conducting himself or herself in an orderly manner will lose their Fitness Center privileges.

12. One access key to the Fitness Center will be available per apartment; if the key is lost, please note that a \$50.00 assessment will be charges to your account.

POOL RULES AND REGULATIONS

“WARNING!!! No Lifeguard on duty, swim at your own risk!”

That time of the year has approached us again. For everyone’s enjoyment and safety, we would like to make you aware of your responsibilities.

- Swimmers must shower before entering pool
- No Diving!!!
- No glass containers allowed
- No running, horseplay, spitting, spouting or nose blowing in the pool
- No night swimming
- **Profanity or loud/abusive language will not be tolerated. Violation of this rule is; 1st infraction – warning, 2nd infraction – ban from pool, 3rd infraction – eviction**
- Guests must be accompanied by the tenant at all times. Residents are allowed (2) guests per tenant. More than two (2) must be approved by management. All children must be with an adult.
- No animals are to be inside the fence
- Any child not toilet trained must wear rubber swim pants. Cloth or disposable NOT permitted
- **Management has the right to deny pool use for any reason**
- Emergency telephone (911) is located on side of clubhouse
- No person with communicable disease, including skin, eye, ear, and nasal infection allowed
- Proper swimming attire only. No street clothes and cut off shorts.
- **No alcohol allowed in any type of container. Violation of this rule is; 1st infraction – warning, 2nd infraction – ban from pool, 3rd infraction – eviction.**
- Intoxicated or persons under the influence of drugs will be banned from pool
- No music is to be played at a volume that disturbs others at, or around the pool.

DO NOT GET CAUGHT IN THE POOL AFTER HOURS OR YOU WILL BE EVICTED OR ARRESTED FOR TRESPASSING OR BOTH.

HOURS ARE FROM Dawn UNTIL 8PM OR DUSK