



Villas at Magens Bay III Association, Inc.

RULES AND REGULATIONS

Noise

Noise levels must be at minimum levels after 10:00 PM at night.
Excessive noise at any time is prohibited

Elevator

The doors must be free of obstruction at all times. Propping the door open to load and unload is prohibited as it will cause the elevator to shut down. After 3 attempts to close with any obstruction in the doorway the elevator will SHUT down. If you are moving in or out and cause the shut down you will be charged \$20 service fee for door reset!

Any person reported to have propped the door open that causes a service call to be made will be financially responsible for the service call, parts and labor

Contact – officer, if you are an owner. Contact your landlord or property manager if you are a tenant whenever the elevator is not functioning.

Trash and Recycling

Each villa unit has one assigned trash container labeled with their villa number

Each building has its own trash corral where trash containers are located

Residents must use only their assigned trash container for their trash

Residents must place all trash in trash bags before depositing them into trash containers. NO LOOSE trash may be deposited into the trash containers

Place material in your rollout cart. Loose material will not be collected. If your cart is full, extra material must be put in a bag, box or tied in a bundle and placed next to your rollout cart. These items will be collected on the same day as your rollout cart.

Trash pick-up is every WEDNESDAY

Recycle pick up is every other WEDNESDAY. Each corral will have 2 large recycling containers.

Contact your Owner or Property Manager for missing or broken trash receptacles

Pick up failure contact the city of Cedar Point Town Hall – 252-393-7898

Acceptable trash for the roll out containers means garbage resulting from day-to-day activities of a residence that can be disposed of in sanitary landfills

MOVE IN TRASH – and other solid waste items

All moving boxes must be broken down and stacked for recycle pick up

All packing paper must be bagged for recycle pick up

Any excess moving trash, recycle items, discarded furniture and discarded mops, brooms, frames, metal bars, lamp frames, curtains, tarps, fabrics, cushions, electronics, lamps, shades, paintings, batteries, car parts, white goods, paint and hazardous material, grills must be taken to the Firetower Road or Hibbs Road Solid Waste site by resident

Filling the Villas community trash corral with boxes and packing material is PROHIBITED.

See Carteret County Solid Waste rules Solid Waste and Recycling

Town of Cedar Point – Questions and Answers on Trash pickup:

<http://www.cedarpointnc.org/cedar-point-nc-faq.php>

Signs

For Sale – For Rent – For Lease – All Signs

No signs permitted at the intersections of Currituck Drive and Highway 24

No signs permitted at the intersections of Bodie Drive and Highway 24

Professionally Managed by:

Crystal Coast Management Consultants (CCMC)

PO Box 5359, Emerald Isle NC 28594, Phone 252.354.6333, Fax: 252.354.3750

Email: info@ccmc-nc.com, Internet: www.ccmc-nc.com

First floor units may display a sign in the window of the unit (bedroom or door) or they may display a sign on the 12 x 12 post in front of their unit

Second and Third floor units may display a sign on the rail in front of their unit

VIOLATORS - Anyone violating the rules above will have their signs removed by the HOA. The HOA is not be responsible for the sign, frame or the return of any sign that is in violation of the sign rules.

Parking

Parking for Residents & Guests

Two un-designated parking spaces per Villa

Handicap spaces available at each building

No Boats or Boat Trailers allowed

No Commercial Trucks

No Utility Trailers allowed

No Cargo/Enclosed Trailers allowed

No RVs allowed

See Parking Map: <http://villasatmagensbay.info/parking/> for designated parking areas and temporary courtesy parking areas.

Grills, Propane Heaters & Fire Pits

All Flamed base grills, heaters and fire pits must be at least 10 feet from any deck, roof or building when in use.

You may store un-operated grills on your deck or patio.

Charcoal disposal – allow ashes to fully cool before disposing in a trash bag and trash containers.

Septic

All the condos at the Villas at Magens Bay are on septic tanks for solid waste disposal. There is NO public sewer system.

Remember to use the system appropriately: Put only organic matter into the system

Prohibited Items: Paper products, feminine hygiene products, disposable diapers, diaper wipes, kitty litter, cigarette butts

USE COMMON SENSE... if you didn't eat it, drink it or wipe your bottom with it DO NOT PUT IT INTO THE SYSTEM

NO garbage disposals are permitted