



RULES AND REGULATIONS FOR HOMEOWNERS

WELCOME TO THE VILLA! The Villa Capriani is a family-oriented Facility. These rules are so we can all share in a wonderful adventure on North Topsail Beach.

FIRE/EMERGENCY PROTECTION

In case of fire or emergency, dial 911 immediately:

Give your unit number and property location as Villa Capriani 790 New River Inlet Road, North Topsail Beach.

Leave your unit. Close the door behind you, but leave the door unlocked. Alert other occupants on the floor. Use the stairway. **DO NOT USE THE ELEVATOR.** Inform the Front Desk of the emergency.

PARKING

Parking in the main lot at the Villa is for the use of renters, owners, and owner's guests only. **All cars must have a parking pass to park in the main lot.** All cars must have a parking pass to park in the overflow lot across the street if staying overnight.

Parked vehicles may not block access to fire hydrants, sidewalks, pedestrian crossing areas or designated fire lanes. Vehicles in these areas will be towed at owner's expense.

NOISE

Excessive noise, including loud parties, music, fireworks and barking dogs are not permitted. Quiet time is between 11:00 PM and 8:00 AM.

WIRELESS INTERNET

Wireless service is available but is password protected. Contact the Front Desk Staff to obtain access to the service.

POOL

Use of the pools requires Common Area Access Cards. Pool hours are posted and will be monitored. **Visitors of rental guests are not permitted to use the common area facilities.**

Wrist bands must be worn at all times while in the common areas at the Villa Capriani. Wrist bands can be exchanged for different sizes as required at the front desk.

Children should never be left unattended around the pool or on the beach. Infants are required to wear swim diapers in the pools.

Pool furniture is not to be removed from the pool area. Do not attempt to reserve pool furniture by placing towels or personal items on the furniture.

Glass containers are prohibited in the courtyard, by all pools and on the beach. Violators are subject to a \$50 fine upon second infraction.

The Homeowner's Association will not be responsible for any money or property loss sustained by owners or renters when using the pools.

Foul or abusive language will not be tolerated. Violators will be asked to leave the pool/common courtyard areas.

No climbing, jumping, or diving off the rocks in the pool areas.

All types of games involving alcohol consumption (i.e. beer pong) are prohibited in the pools/common courtyard areas.

Do not sit or stand on the pool rope. This is in place as a visual guide to indicate the deep end of the pool.

Surf boards and use of oversized/extra-large floating devices (.e.g. those that accommodate more than one person) are prohibited in and, around the pool area.

TENNIS COURTS

A key is required to access the courts. Please request access to the Courts through the Front Desk Facility.

Players must wear smooth sole tennis shoes on the courts.

Food and breakable containers, are prohibited on the tennis courts. Please remove all trash and debris when finished on Court.

PETS

Only Owners and immediate family of an owner are allowed to have pets on the complex or in the units. **No pets are allowed in the Courtyard.** Home owner friends, guests and renters are not *permitted to have pets on the Villa Capriani property or inside units.* Owners do not have the authority to grant friends or renters pet privileges. Violators are subject to eviction.

Owners are allowed to have pet(s) provided they immediately clean up after their pet, the pet does not become a nuisance and the pet is not aggressive.

All dogs must be on a leash at all times while on our property per Onslow county and North Topsail Beach leash law. This law includes the beach. See law below.

Pets are not permitted on any portion of the enclosed/gated pool area per health department regulations. Pets cannot be carried through the court yards and pool areas. Owners must walk pets to the beach using public beach accesses. The Health Department can revoke the operating pool license for violations. No pets are allowed on the tennis courts.

BALCONIES

Towels, clothing, etc. shall not be hung from balcony rails, in the hallways, or any other place on the property.

TRASH

Only the dumpsters located in parking lots should be used. All trash must be deposited inside the dumpster. Trash left on the ground outside the dumpster will not be picked up by Waste Industries. All garbage is to be placed in plastic bags securely tied. Do not leave trash bags in the hallways or stairways. Any spillage is to be cleaned up immediately.

RECYCLING:

There are recycling bins located at the end of Logger Head Ct adjacent to the Town Hall parking lot for your use. The town hall is located at the corner of New River Inlet Rd and Hwy 210.

LITTERING:

No littering of any kind will be tolerated. All guests are expected to dispose of all litter, trash, and household waste properly. Absolutely, no cigarette butts or other materials are to be thrown over the balconies or on the common grounds.

SURVEILLANCE CAMERAS

There are 24/7 surveillance cameras covering the common areas and parking lots.

GRILLING

Use designated grills provided on A and B sides of the building. Charcoal and propane barbecue grills are not permitted on the balconies as stated in the North Carolina State Fire Code.

ACCESS TO UNITS

Association's Management Agent will be given a key to all premises for use in emergency situations. No Unit Owner will alter any lock or install a new lock on any door of any premises without immediately providing the Managing Agent with a key. The Management Agent is **only** responsible for the common areas. They do not cross thresholds unless there is an emergency in a unit or common area related damages.

OBSTRUCTIONS

There will be no obstruction of the common elements, nor will anything be stored outside the unit.

ALTERATIONS

No appurtenant alterations, additions or improvements may be made without prior consent of the Board of Directors, or such committee established by the Board of Directors, pursuant to the Declarations. This includes new windows, balcony doors, front doors or changes to sub flooring. All improvements that increase the value for the unit must be reported for insurance purposes.

SKATEBOARDS/SCOOTERS/ROLLER BLADES/SKATES

Not allowed on property.

BEACH

Please keep off the dunes. The dunes are extremely delicate and sensitive to storms, and they are the Villa's only protection in the event of a tidal surge. Parents or guardians are responsible for keeping their children off the dunes. The state law against trespassing on the dunes is strictly enforced by the Town of North Topsail Beach and violators are subject to a **\$500 fine**. Glass containers are prohibited on the beach. Leave only your footprints—

NO LITTER

North Topsail Beach Ordinance - No Umbrellas or Tents to be left over night on beach. All beach equipment to include umbrellas and tents must be removed from the beach by its owner on a daily basis. All personal items and beach equipment unattended and remaining on the beach strand between 9:00 p.m. and 7:00 a.m. will be classified as abandoned property and may be removed and disposed of by the town.

Loggerhead turtle nests are marked. Please do NOT disturb turtle nests.



WELCOME
TO
NORTH TOPSAIL BEACH



REMINDERS WHILE ON THE BEACH:

- NO littering - including cigarette butts
- NO driving on the beach
- NO walking on or crossing over the dunes
Except at an authorized, marked crossover or designated beach access
- NO walking within 10 feet of any sandbags
Except at an authorized, marked crossover or designated beach access
- NO glass bottles
- NO open fires - including charcoal grills
- NO ILLEGAL Fireworks
- NO tents, canopies & beach equipment left overnight (no camping)
- NO leaving holes unattended on the beach
- Dogs must be on leash at all times (Max. 25 feet, retractable)
- Pet waste **MUST BE** removed

ENJOY YOUR STAY

ntbnc.org

(910) 328-1349

Dial 911 for emergencies

IMPORTANT NUMBERS

Town Hall (910) 328-1349

Police Department

Non-Emergency (910) 328-0042

Fire Department

Non-Emergency (910) 328-2200

QUESTIONS & MORE INFORMATION

Visit Villacapriani.com. See about Villa Cap tab & FAQ. See information on Local Restaurants, shops, services & attractions. See Homeowners section.

**790 New River Inlet Road
North Topsail Beach, NC 28460
910.328.1900**

