



Pebble Beach Homeowners Association, Inc.

c/o Management Services
3515 Trent Road, STE 17
New Bern, NC 28562

OWNER RULES AND REGULATIONS 2026

The Board of Directors has established these Rules and Regulations to promote harmonious living in a multi-family environment. The rules are authorized by the association's Declaration and By-Laws, state and local government statutes and ordinances, and best practices of other associations. GENERAL Each owner is fully responsible, legally and financially, for the proper conduct of family, guests, renters, visitors, contractors and service personnel. Each owner should observe these Rules and Regulations and brief their renters and guests. The Management Services portal for Owners is posted with all Pebble Beach policies, rules, and regulations. CONTACTS FOR Rules violations: Security 252-342-0993 MS 252-637-5600 Maintenance Emergency Request: 252-637-5600 Routine Maintenance Request: Enter work order on MS portal Crimes/Ordinance Violations: EI Police Dept 911 AVAILABILITY OF SERVICES Quiet Time - 11pm to 7am Security - 11am to 10:30pm Memorial Day through weekend after Labor Day Indoor Pool - 8am to 10pm year round Outdoor Pools - 9am to 10pm Easter through September Tennis/Pickleball Courts 9am to 10pm Exercise Room 9am to 10pm	MAINTENANCE STAFF All maintenance requests should be made with Management Services and entered in the Owner portal as a Work Order. If there is an emergency such as water damage, also call Management Services to advise of the issue. Requesting a maintenance staffer to perform work directly should be avoided. GATE CARDS There are multiple means of gate access including key cards, fobs, and remotes. A single Owner is provided 4 free key cards. <i>Security staff are instructed NOT to provide gate access.</i> Additional gate cards, fobs, or remotes may be purchased from Management Services for a fee of \$25. Report to Management Services any access device if lost or stolen and they can be replaced for a fee of \$25. PARKING PASSES Owners are annually issued 2 windshield decal passes and 4 guest passes. A long-term renter can be issued a decal or guest pass for a fee of \$25. Vacation Renters require a Renter Pass (made from card stock) with Owner Unit # and expiration date. Limit of two vehicles passes for renters. Annual parking passes are required for RVs, boats, jet skis, campers, trailers, street legal golf carts (NC State Licensed). The fee is \$250 for each item. There is a maximum of 18 parking spaces for such items on a first come, first serve basis along the Maintenance sheds and Waste Treatment plant side of the G Building parking lot.	RVs and campers cannot be used for overnight sleeping. No storage trailers or regular (even city licensed) golf carts are allowed. A Long-term renter (> 1 year) may use the Owner's paid annual parking pass. Vacation Renters are not allowed to park any water or recreational vehicle type on Pebble Beach property. All vehicles must always display a parking pass. Vehicles not displaying a valid parking pass will be assumed to be trespassing and subject to towing without notice at the vehicle owner's expense. Violations will be addressed by 1) Application of a violation sticker on driver's window. 2) If not corrected within 1 hour, vehicle is subject to being towed at vehicle owner expense. EV Charging is NOT allowed on Pebble Beach property for vehicles capable of speeds greater than 45 miles per hour. Do not block any part of the sidewalks with your parked vehicle. Honor all Handicap parking spots. KEYS/KEY CODES Each Owner must provide Management Services with a key or access code to access their Unit for emergency situations and pest control. If access is NOT provided the association may have to forcefully open your door in an emergency where your unit is causing damage to other units. If it is confirmed that only your unit is receiving damage, Management Services will merely inform you for your own remediation action.
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MINORS No persons under 18 years old are permitted to occupy a unit unless the parents, owner, or an adult at least 21 years old are in residence at the same time. Persons under 12 years old must be supervised by an adult when playing on Pebble Beach property, or swimming in the pools. PETS Pets may be kept ONLY BY OWNERS according to the Association Declaration and must conform to the Pet Policy listed in the Pet Registration document. Pets must wear a Pebble Beach registration tag and be kept on a leash. Owners are required to clean up after their pet. Tenants and guests are not allowed to bring pets on the property at any time. If a non-owner has a pet on the property, the unit owner will be fined up to \$25 per day until the pet is removed from the property. Documented Service Animals are allowed. SWIMMING POOLS Pool rules are posted at all three pools. There are no lifeguards at the pools, so use of the pools is at your own risk. NO glass or breakable material is allowed in pool areas. If a pool must be drained to be sure there are no shards of glass presenting a danger, the cost of draining and refilling the pool will be assessed to the responsible owner. Persons under 12 MUST BE ACCOMPANIED BY AN ADULT in all pool areas. Younger children must wear protective swimwear when appropriate to prevent infecting the pools. You must leave the outdoor pool areas if it thunders. Pets are not allowed in pool areas.	EXERCISE ROOM Persons under the age of 18 years must be accompanied by an adult. Exercise equipment use is at the user's own risk and is accessible by key card or fob. CLUBHOUSE The ocean front clubhouse is available on a reservation only basis and remains locked when not in use. The restrooms located at the rear of the clubhouse remain open during the day. Owners, owner sponsored guests, and tenants may reserve the clubhouse by contacting Sandra Reopelle (252)725-2947. Rules, fees, and rental agreement are posted on Owner's portal. If clubhouse is rented in Owner's name, Owner must be present for the event. The indoor Pool House is not available for reservation or parties. TRASH AND RECYCLING All residents should help keep our grounds clean. Trash should be placed in the proper containers and INSIDE the dumpsters or recycling cans. Mattresses, old appliances, and construction waste must be removed from the property. Pizza boxes in dumpster NOT recycle. EXTERIOR APPEARANCE To maintain a uniform exterior building appearance, no awnings, projections, screen, or permanent flag should be attached to exterior or balconies. Satellite dishes are prohibited except where specifically allowed by law and if allowed by law, placed in a location identified by Management Services.	ENTRANCE WALKWAYS AND HALLWAYS Stairwells, staircases, hallways, landings and walkways to the units must be kept free of personal property for safety reasons. BALCONIES AND DECKS No clothing, linens, towels etc. shall be hung from balconies or windowsills. No objects shall be placed on ledges of balconies, porches, or windows. Do not discard cigars or cigarettes except in proper containers to prevent fires from starting. Grilling is not permitted on balconies or hallways. Grilling and turkey frying is only allowed in the grilling locations provided by the Association. STORM PREPARATION To prevent damage from sudden storms to your unit or your neighbors, please ensure windows and exterior doors are closed and casement windows are latched when leaving your unit. Before an extended absence from their unit, the Owner should prepare their unit (i.e. turn off water and water heater, remove furniture and plants from balconies, keep thermostat at reasonable temperature to minimize mold). If you plan to board up your unit before a storm, please contact Management Services to ensure proper installation. After the storm, boards or shutters must be removed within 48 hours after island access is retired. RESPONSIBILITY FOR DAMAGE Owners are responsible for damage to common areas caused by moving or removing furniture, appliances, etc. to and from their unit.
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SIGNS No sign, notice, or ad, including "For Sale" or "For Rent" signs are allowed on property. There is a message board located in the ocean front clubhouse. Please contact Management Services with your printed notice to be posted. FEEDING OF ANIMALS/BIRDS Do not feed stray animals, wild animals, or birds on the premises. DUNES Do not walk on the dunes. It is against the law. NC state law prohibits damage to the sea oats or other vegetation on the dunes. In addition, any holes dug in the beach sand must be refilled before nightfall and before leaving the beach to protect the safety of humans and sea turtles. HAZARDOUS MATERIALS Hazardous materials and ignitable fluids (i.e. kerosene, gasoline, explosives, etc.), fireworks, noise making, or explosive devices are prohibited on the premises. PROHIBITED ITEMS Skateboards, roller skates, roller blades, inline skates, scooters, regular golf carts (street legal allowed), "heelies", and drones are not permitted on the property. INTERIOR MAINTENANCE Owners are responsible for ensuring plumbing lines and hoses, water shut off valves, and A/C conditioner lines are maintained to prevent water damage to other units. Water should be turned off in your unit for extended absences.	All water supply lines should be steel mesh. Air handler drain lines are connected to main drain and should be cleaned with a cup of bleach twice per year. WINTERIZATION Main water supply valves should be in proper working order and turned off when unit is vacant. The old gate valves should be changed to ball type (lever). Water heaters should be turned off when unit is vacant and should have drain pans with lines draining out of the building. RV freezer coolant should be placed in toilet bowls of ground floor ocean building units (1 cup). Refrigerator ice maker lines should be checked for leaks or kinks. Heat should be left ON during winter and thermostats set to at least 55 degrees to prevent pipes from freezing. WASTE PLANT Do NOT put the following down any sink, shower or toilet: No Grease: fat, butter, wax, cheese, heavy cream. No Liquid Waste: pesticides, drain cleaners, household chemicals, paint thinners, photographic solutions, solvents, oils. ONLY TOILET PAPER MAY BE FLUSHED IN TOILETS. Plastics, latex, paper, baby wipes, paper towels, towelettes, facial tissues, napkins, gauze, dental floss, matches, feminine products, paper covers, medicines, coffee grounds, cigarettes, leftover food, hair clippings, kitty litter, pet waste, grease or oils SHOULD BE DISPOSED OF IN THE TRASH.	WINDOWS AND DOORS When replacing a window or door, please check documents posted on the portal regarding Specifications for maintenance. INSPECTION POLICY Any and all repairs, improvements, upgrades, betterments, or construction work performed in a Unit, even if done solely by the Unit Owner as an upgrade, improvement, or betterment, shall require notification to the HOA Management Company of the work to be done and the Unit Owner shall provide the Management Company with an opportunity to inspect the work being done, before, during, and after work is completed. The full policy is posted in the Management Services portal. PLEASE ALWAYS BE RESPECTFUL OF OUR MANAGEMENT COMPANY STAFF, OUR CONTRACTORS, OUR SECURITY STAFF, YOUR FELLOW OWNERS, THEIR GUESTS, AND OUR MAINTENANCE STAFF. ALWAYS OBEY SECURITY AND MAINTENANCE STAFF INSTRUCTIONS AND REQUESTS. PERSONS SWIMMING IN POOLS OR USING EXERCISE EQUIPMENT DO SO AT THEIR OWN RISK.
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