

Approved August 28, 2007

RULES & REGULATIONS

Harbor Oaks Condominium Association

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- ❖ These rules shall be deemed to have been read and understood by all occupants prior to moving into Harbor Oaks.
 - ❖ Unit owners are responsible for providing a copy of these rules to their tenants. A copy of the deed and the first mortgage holder's full name must be provided upon unit purchase. The Association shall be provided phone numbers, keys, and offsite addresses for owners and current names of all renters and rental agency contracts.
 - ❖ Any violation of the rules herein shall be taken to issue by the Board of Directors, processed in accordance with Article XXVIII of the Declaration – Remedies For Violations, and include legal action as deemed necessary. Unit owners shall be charged the full cost of repairing damages to common areas and any other costs incurred by the association which were caused by failure of owners or tenants to abide by these Rules.
- 1) Each condo unit is restricted to residential use and shall not be occupied by more than four (4) persons.
 - 2) **Pets** : No pets over 20 pounds, no amphibians & no reptiles may be kept in units or anywhere on the property. Multiple dog and cat combinations in any one unit are limited to one dog, or two cats, or one dog and one cat. At no time shall two dogs be permitted to be simultaneously present in one unit. Dogs over the weight limit or that bark excessively may not be kept in any unit, nor temporarily brought onto condominium property. Regulations apply to all resident, temporary and visiting pets.
 - 3) Permitted animals must be kept exclusively in the units, except for the walking of dogs on leashes in areas limited to the perimeter grass strips along the property lines. Dogs **MUST** be kept on a leash at all times when outside the unit on condominium property. All residents are responsible for immediately removing and proper disposal of feces left by their dogs on condominium property. Failure to do so will result in action being taken by property management. Porches and balconies shall not be used in lieu of dog walking.
 - 4) Owners are responsible for tenants' and guests' actions and behavior. Noise or other disturbances, including continuous animal noises, will result in police action and must be kept to a minimum throughout the condominium elements at all times, with no loud music from a radio, TV, stereo or vehicle sound system. Noise due to unit repair and improvements is exempted during normal working hours and in emergency situations. No immoral, improper, or offensive use or conduct shall be permitted on condominium property. All governmental laws, ordinances and regulations shall be observed.
 - 5) Violators of the following vehicle restrictions shall be subject to towing at the owner's expense with the exception of those involved in services work:
 - a) Parking areas may be used for no purpose other than parking currently tagged vehicles in operating condition such as automobiles, pick-up trucks or vans no larger than ¾ tons, SUV's, jeeps, and minivans.
 - b) Motorcycles, trailers, boats or oversized customizations (20 feet or longer) are not permitted in the parking areas, only in garage storage.
 - c) Vehicles, including but not limited to buses, trucks, commercial vehicles, vehicles with obtrusive advertising, towable recreational vehicles and motor homes may not be parked on the property and are restricted to loading and unloading only.
 - d) Parking is limited to two spaces per unit with limited overflow for visiting guests.
 - e) Speed limit on condominium property is 5 m.p.h.
 - f) Skateboard use is not permitted anywhere on the property.
 - g) Residents must avoid damage to common areas caused by movers in the moving process or delivery personnel. Unit owners will be charged the full cost of repairing any damage caused to common areas by movers or tenants.
 - 6) No items such as furniture, screens, doors, tires, plumbing fixtures, mattresses, refrigerators, stoves, TV's, or any other appliances may be placed in dumpsters. Residents should call Waste Management at 636-6894 for special pick up of any such items at no cost to you. Whenever possible residents should arrange to have old furniture, appliances etc. removed by the delivery personnel when purchasing new items.

- 7) No paints, batteries, waste oil, or other hazardous materials may be placed in or near dumpsters and are not accepted by Waste Management. These items must be disposed of through proper city or county facilities.
- 8) All parts of the property shall be kept clean and sanitary with no rubbish, refuse or garbage being set outside or allowed to accumulate, nor any fire hazard allowed to exist.
- 9) Regular garbage and non-recycled food containers should be secured in bags before depositing in the dumpsters. Cardboard boxes should be flattened before placing them in dumpsters. Dumpster lids and enclosure doors must be kept closed.
- 10) No owner shall permit any usage in a unit's Limited Common Elements, or within common elements, that may increase insurance costs. Open fires, including, but not limited to, charcoal, wood or coal in barbecue grills are prohibited on condominium property. Gas containers for grills may not be kept in units.
- 11) No sign, advertisement, or special effect shall be placed upon the common elements or exhibited from any unit. Nothing shall be hung from the balconies, walkways, or railings or placed on the outside of unit walls or windows adjacent to the common elements. No furniture, bicycles, toys, scooters or skateboards or other items may be placed, stored or kept or displayed in the common elements adjacent to units.
- 12) The Association may grant written requests for exceptions to permit a limited selection of potted plants, depending upon location characteristics, building maintenance and fire code considerations. However, any such potted plants must be removed and stored inside whenever a hurricane warning is in effect.
- 13) No yard or tag sales are allowed anywhere on condominium property, not in yards or units.
- 14) To insure conformance to present schemes, advance written approval by the Board of Directors is required prior to the installation of storm shutters, screen enclosures, screen/storm doors and other improvements or installation on Limited Common Elements, including, but not limited to, satellite dishes and antennas which shall not protrude beyond Limited Common Element boundary lines. Violations of this paragraph are subject to removal at the owner's expense, including patching and repainting costs.
- 15) Delinquent dues and assessments will be collected as specified by the Condominium Declaration which includes an accruing 15% interest penalty. (Article XXVIII of the Declaration)
- 16) All minor children must be under parental or adult supervision when using the pool, tennis courts or any common areas.
- 17) Tennis Court Rules:
 - a) No animals, skate boards, glass containers, bicycles, or roller blades are permitted on the tennis courts.
 - b) Lessons with the intent to collect fees are prohibited.
 - c) Hours are restricted to 8 a.m. to 10 p.m.
 - d) Time limit for court use is 90 minutes, unless no other persons are waiting to use the courts.
- 18) POOL RULES:
 - a) There are no lifeguards at the pools. Swim at your own risk.
 - b) Children under the age of 12 must be accompanied by a person 18 years of age or older.
 - c) Diving is prohibited in both pools.
 - d) No animals, bicycles, skateboards or glass containers are permitted in the pool areas.
 - e) Loud music, shoving, running, shouting and rough-housing of any kind are prohibited in the pool areas.
 - f) No person under the age of 16 may use the West pool clubhouse and facilities unless accompanied by an adult (18 years or older.)
 - g) Normal bathing attire must be worn at all times, and children wearing diapers are not permitted in the pools.
 - h) Pool hours: Dawn to Dusk
 - i) Gates to both pools must be kept locked at all times.
 - j) All posted rules must be observed.