

House Rules and Regulations

Each owner, lessee, guest or otherwise hereinafter referred to as occupant of any condominium unit shall be governed by the following rules and regulations:

- 1. Common Areas:** 11 common areas shall be used only for the purposes intended. No articles belonging to condominium occupants shall be kept in such areas, temporarily or otherwise. Passageways must be kept clear of any objects.
- 2. Noise:** No occupant may make or permit any disturbing noise in or on any of the common areas, or in or on the condominium property, whether by himself, his family or guests; nor permit anything to be done by any such persons who would interfere with the rights or comfort of other occupants. No occupant may play or allow to be played any kind of musical instrument, TV, radio, phonograph or other sound producing device on or about the condominium property if the same shall in any manner disturb or annoy any other occupant.
- 3. Signs:** No unauthorized signs, advertising or notices of any kind or type shall be permitted or displayed on the exterior of any condominium unit.
- 4. Recreational Facilities:** Any utilizing common areas or recreational facilities shall see that such areas are left in the same condition as they were before such use. Any and all use of recreational facilities or common elements will be in such a manner as to respect the rights of other occupants. Use of recreational facilities will be controlled by regulations issued from time to time by the Association. Anyone causing a disturbance will be asked to leave the recreational area and anyone destroying any property shall be required to pay for having the damage corrected. Owners of units occupied by others are responsible for said occupants. Children should be supervised by responsible adults. Property that is in or on any of the common areas shall remain in the areas so designated.
- 5. Feeding of Birds:** Birds may be fed only on the dock.
- 6. Condominium Units:** Each unit may only be occupied by a number of permanent residents equal to the number of bedrooms in the unit multiplied by two. Florida Statutes provide for the right of the Association. Florida Statutes provide for the right of the Association to gain access to any unit for maintenance, repair or replacement of common elements in an emergency. Access will be made either by key left with a designated party or by any forcible manner. Any repair required will be at the expense of the owner.
- 7. Boat Slips:** No boats may be tied to the dock or placed on the dock. Occupants must provide for their own pilings at their own expense, upkeep and repair.
- 8. Tenants and Guests:** All unit owners shall provide a copy of all **House Rules and Regulations** to all tenants, guests, etc. of any and all units they own. Failure of tenants, guests, etc. to comply with the terms and provisions will be cause for the association to remove such party. Owners shall notify the President, Vice President or any Board Member when their unit is rented, leased, loaned, etc. and to whom. An information sheet must be completed for each sale and any rental over 90 days.
- 9. Laundry Room:** Please leave washer and dryer clean. Kindly wipe up soap powder, etc. that spill on rim of tub, on top of machines or on floor. Empty lint trap of dryer after each use.
- 10. Pool Rules:** Please observe post rules. Also, no diapers are allowed in the pool.