

RULES

General:

1. All owners must provide access to their condo to the management company.
2. Common areas (parking areas, pool area, docks, grills, etc.) are for the exclusive use of unit owners, their tenants, and day guests accompanied by owners or tenants. Owners are at all times responsible for their families, tenants, and guests.
3. A "tenant" is a person of legal age currently occupying an owner's unit for overnight living and sleeping quarters.
4. A "day guest" is anyone invited or allowed access to the common areas who is not a tenant or owner. Day guests may not use common areas in the absence of the owner or tenant.

Condo Rules:

5. Quiet hours are from 10 pm until 8 am.
6. All trash must be bagged and placed in the dumpster.
7. Leave all of the common areas as clean as (or cleaner than) when you found them.
8. Gas or charcoal grills and open flames are prohibited on decks, walkways, and balconies. Electric grills are allowed, but may not be left unattended while on.
9. Fireworks are prohibited.
10. All modifications to the building's exterior, including storm doors, must be approved in advance by the board.

Pool:

11. No glass in the pool area.
12. No diving.
13. Babies must wear swim diapers in the pool.

Pets:

14. Only owners' pets are allowed on association property; tenant and day guest pets are prohibited.
15. Pets must be on a leash or under owners' control at all times.
16. Owners must immediately clean up after their pets.

Vehicle Parking:

17. Covered parking spaces on the west side of the building are for vehicles displaying a valid parking permit. No other vehicles are allowed. Temporary or realtor-issued permits must indicate the unit number and expiration date. No reserved parking.
18. Only one covered parking lane (two spaces, one behind the other) is allowed for owners, tenants, and day guests of a single condo unit.
19. Vehicles, including campers and motor homes, are not allowed on the property except for loading and unloading.

Boat Parking:

20. Covered parking is designated by signs on the east side on the building for owners' and tenants' boats and trailers displaying the unit number.
21. Boat trailers are not allowed on the beach area.
22. Boats, trailers, and vehicles that do not have a permit displayed, that are in violation of parking rules, not registered with the property manager, or apparently abandoned, may be towed at the owner's expense. Permits are on each end of the front gravel parking area.
23. Storage of other items is not allowed in parking or common areas, except with the approval of the property manager.

Pier:

24. Crab traps must be removed from the water and piers when not in use. Empty or abandoned traps will be removed.
25. Bait cutting is allowed only at the bait stations on the piers. Fish may be cleaned only at the fish cleaning station near the picnic area. Do not put waste from fish in dumpster.
26. Piers and boats are for owners, tenants, and day guests only. Owners are responsible for tenant and day guest boats. Only one boat is allowed per unit, unless approved by the property manager.
27. All boat owners (or condo owners allowing other boats in their reserved slip) are liable for all injuries and damage to piers, pilings, and other boats.
28. All boats must be removed from the slips and the "submerged lease" area if there is a hurricane warning. If a boat is left in these areas during a hurricane warning (or actual hurricane), the boat will be assumed to have caused any and all damage that can be attributed to it.
29. No boats over 30ft on the outside slips
30. No boats over 25ft on the inside slips
31. Boats not in a slip with a lift must be properly cross tied. Boats not properly tied can result in damage to finger piers and the dock.
32. Renters' boat must fit into the rented slip. Renters are no longer able to moor a boat in any slip that's available. No more first come first serve on slips. Permission must be obtained from the owner of a slip for someone other than the owner to use it.
33. Jet ski's must moor in their rented slip and cannot tie up on the beach.

The Board agreed that owners are responsible for their renters. If a tenant is in violation of these rules it will result in a \$100.00 per day fine to the owner, plus reimbursement for any damage done to the docs.