

**RULES AND REGULATIONS
FOR
HARBOUR PLACE CONDOMINIUM ASSOCIATION, INC.
(updated as of December 12, 2014)**

In these Rules and Regulations, the term "Unit Owner" shall also include **renters** or **lessees** since they are responsible for all the obligations of a Unit Owner during their stay.

General

1. It is intended that all Unit Owners and their guests will be able to enjoy Harbour Place without interference from others. Unit Owners shall take care that they and their guests do not create excessive noise or otherwise disturb others. In particular, all noise shall be held at a subdued level between 10:00 PM and 7:00 AM.
2. Smoking is not permitted anywhere on the site. Although it is highly discouraged, Unit Owners may choose to permit smoking within their units or on their balconies/decks. If a Unit Owner is renting, a spill-proof ash tray is required on balconies/decks. Nothing may be thrown from balconies or decks (including cigarette butts).

Parking

1. Unit Owners and their guests may only park in spaces assigned to that unit or in a temporary space assigned via permit by the Office. Temporary parking (not overnight) is permitted in designated Visitor spaces.
2. Bicycles and scooters must have an Office-issued sticker and must be parked in designated areas, not in building hallways or stairwells.
3. All vehicles (cars, bicycles, scooters) must be maintained and operable. No major maintenance of cars may take place in the parking garage.
4. The following may not be parked on Harbour Place property:
 - a. Any vehicle more than 18 feet long or 80 inches wide.
 - b. Boats, rafts, canoes or similar craft.

Decks and Balconies

1. All decks and balconies shall be kept in an orderly, clean fashion at all times with only balcony-type furniture and plants.
2. No towels or clothes or anything else may be hung on decks, balconies, railings or clothes lines.
3. Nothing may be attached to the exterior of the building except with the approval of the Board.
4. Nothing may be thrown from balconies or decks (including cigarette butts)
5. At all times during Hurricane Season (June 1 – November 30) the following applies: If a unit is not occupied, all items must be removed from all balconies and decks. If a unit is occupied and a Hurricane Warning is issued, all items must be removed immediately from all balconies and decks. There are no exceptions!

Pool

1. All owners and their guests must observe posted pool rules.
2. Pool hours are: Dawn to dusk.
3. In addition to the occupants of the unit, a unit owner may have a maximum of 4 invited guests.
4. No food or drinks may be taken into the pool or on the edge of the pool. No glass bottles or containers are permitted anywhere in the pool area.

Children

1. Children of Unit Owners and guests must be supervised at all times, especially at the pool.

Pets - General

1. **Renters, Lessees** and **Guests** may not bring pets onto the site.
2. Unit Owners may keep dogs or cats within their unit, but such approval is conditional upon the dogs or cats not being an unreasonable source of annoyance or danger to others. Upon a finding by the Association that a dog or cat is an unreasonable source of annoyance or danger, the dog or cat must be removed from the site.
3. Pets must be registered at the Office. Additional information and rules are available there.
4. No dog or cat may be permitted outside the unit unless carried or on a leash.

Miscellaneous

1. Maximum occupancy of units is as follows: 2 bedrooms, 5 occupants; 3 bedrooms, 7 occupants; 4 bedrooms, 8 occupants.
2. For safety reasons, there should be no playing in stairwells or hallways or in the garage.
3. No personal property may be stored outside the unit.
4. No door mats may be placed outside of a unit.
5. Association employees may be willing to perform odd jobs for a fee **outside business hours**, but not during business hours and not without compensation.
6. No business that draws customers to the site may be carried on in any unit.
7. No signs, posters, lettering or numbers may be affixed to the outside of a unit or be visible from outside the unit.
8. Cooking with charcoal is prohibited and gas grills must be at least 10 feet from the building when in use. Electric grills are recommended. Propane tanks may not be stored at an unoccupied unit.
9. No Unit Owner shall permit anything to be kept or done at his or her unit that would increase the rate of insurance on the unit or violate any governmental law, ordinance or regulation.
10. Trash and recyclables must be deposited in designated receptacles. Trash that will cause an odor must be carried to the dumpster for deposit.
11. Window air conditioning units are not permitted.
12. Moves of entire units or of significant amounts of furniture must be scheduled with the Office to assure availability of parking and access.
13. See separate rules related to work by contractors that must be given to contractors.
14. Unit Owners who rent or lease their units must see that all renters and lessees receive a copy of these Rules and Regulations and sign an Acknowledgement that they will observe them before occupying the unit.
15. Those Unit Owners who violate these rules shall be responsible for all costs incurred by the Association in rectifying the non-compliance, including court costs and reasonable attorney's fees, and may be fined up to the maximum allowable under F.S.S. 718 in compliance with the Association's fining procedure.

**Rules for Unit Owners
Concerning Pets at**

Harbour Place Condominiums, Inc.

(updated as of December 12, 2014)

1. A maximum of two pets are permitted in a condominium unit. Only dogs and cats are permitted except with the approval of the Board.
2. As part of registration, Unit Owners must provide the Association with proof of current vaccinations against rabies and distemper (dogs) and against rabies, distemper and feline leukemia (cats). Such proof of vaccinations must be kept current.
3. Pets must regularly be treated for fleas.
4. A photograph of the each pet must also be provided as part of registration.
5. No dog or cat may be permitted outside the unit unless carried or on a leash.
6. Pets are not permitted in the pool area.
7. Pet containers may not be placed so they are visible from neighboring units.
8. Dog waste must be picked up and disposed of properly and promptly.
9. Any attack (bite) by a pet must be reported to the Office.
10. Upon a finding by the Association that a pet is an unreasonable source of annoyance or danger, the pet must be removed from the site.