

SAFE HARBOUR VILLAGE CONDOMINIUM OWNERS' ASSOCIATION, INC.

Rules and Regulations

1. Motor vehicles may be parked only in the parking spaces provided for that purpose. No vehicle may be driven off the paved area or on walkways. Persons moving large or heavy objects are not allowed to drive delivery/moving vehicles on sidewalks or grass. Vehicle maintenance, other than washing, waxing or minor under-hood repairs is prohibited.
2. Parking of recreational vehicles (motorhomes, pull campers, boats, and small watercraft) is allowed for a period not to exceed 7 days. While on the premises these recreational vehicles must be parked by the tennis court and are not to be parked in vehicle parking slots.
3. The private balconies, patios, and walkways shall be used only for the purposes intended and shall not be used for hanging laundry, garments, rugs, towels or other objects on the railings. This includes other areas that are visible outside the condo unit. Balconies and patios are to be maintained in a neat and uncluttered state. Balconies are to be furnished with outdoor furniture only. Outdoor items must be tasteful and not detract from the appearance of the property. If an outdoor item is deemed by the board to be an eyesore, enforcement procedures will begin.
4. Unit owners and tenants are prohibited from making any alterations or repair of units' exterior boundary walls without the written consent of the Association.
5. The Board of Directors must approve any physical changes to common areas.
6. No antennas, satellite dishes, or wiring, for any purposes, may be installed on the exterior of a building or common areas without the written consent of the Association.
7. Owners (or tenants with the approval of the owner) shall be permitted to keep pets within their unit. Owners may be responsible for costs associated with pet-related pest infestation in adjacent units. Pets must be leashed and under the owner's control at all times. Unleashed exercising of pets is permissible in the old tennis court area/Highway 98 field area provided it does not pose a threat to the safety of others. Pets should not be allowed to relieve themselves or exercised in the immediate vicinity of the front or back common areas and are prohibited in the fenced pool area. The grass areas across the front parking lots along the fence line and the old tennis court/Highway 98 field area can be used for this purpose and owners are responsible for immediate clean up. Outdoor pens (any size) or runs are not permitted. Any damage resulting from pets will be the responsibility of the owner. The owner will be expected to pay all charges plus appropriate fines.
8. No owner or tenant may make or permit any disturbing noises in the building, or permit any activity by such persons that will interfere with the rights, comforts, or convenience of the other owners or tenants.
9. Units are not to be permanently occupied by more people than they were designed to accommodate. One bedroom units are designed for a maximum of two people. Two bedroom units are designed for no more than four people, and three bedroom units for no more than six people. Multi-family occupancy is prohibited. Houseguests are limited to a reasonable stay. Owners who choose to rent/lease their apartments must enter into at least a six month rental/lease agreement in order to protect/maintain the quality of life enjoyed by in-residence owners and other renters/lessors. Owners who rent/lease their units are responsible for providing their tenant with a copy of Safe Harbour Village Condominium Owners Association Rules and Regulations. However, the owner will bear the responsibility to ensure compliance and enforcement of these rules.

10. Owners shall provide the Association a copy of all leases.
11. Because of fire and emergencies, upper and lower floor walkways must remain uncluttered. These are common areas and items placed must not obstruct the ability of individuals to pass.
12. The dock is for everyone's use and enjoyment. No watercraft may be tied to the pier. Crab traps may be kept tied to the dock from March through November. Please tend to your trap only and leave other traps alone.
13. Garbage and trash must be placed in the dumpster and the dumpster lids are to remain closed. No garbage shall be kept outside any unit for any reason because of potential health risks and pest problems.
14. No signage (posters, advertisement, for sale signs, etc) shall be displayed in unit windows. Window treatments are optional. Window treatments using reflective materials (i.e. foil) which are visible from the outside of the unit are prohibited.
15. No one is permitted on the roof except Board approved workers. The type of roof on the building is easily damaged if walked on in an inappropriate manner. Roof damage caused by unauthorized persons will become the liability of the owner or owner's tenant gaining access to the roof or authorizing access to the roof.
16. Florida condominium law prohibits the use of all types of grills or other similar devices used for cooking on any balcony, under any overhanging portion, or within ten feet of any structure. It also states that no hibachi, grill, or other similar devices used for cooking may be stored on balconies or walkways with overhangs. To that end, grills may be stored on 1st floor patios only and all outside grilling will be limited to a safe distance (not less than 10 feet) from the condominium structure.
17. If a point of confusion arises regarding the interpretation of association rules, a majority vote by the Board of Directors shall prevail in the resolution of the point in question.
18. Florida statutes allow for the use of fines as an enforcement tool. The association may levy reasonable fines against an owner for failure of the owner or its occupant, leaseholder, or its guest to comply with any provisions of the Declaration, Bylaws, or reasonable rules of the association. The Board shall be reasonable, uniform, and consistent with enforcement of the rules and regulations. When there is a violation, a notice of violation will be issued by the Board to include: Specific violation, deadline for compliance, and an opportunity to correct the problem. If the problem or violation is not corrected the Board may fine owners. The fine may not exceed \$100.00 per violation; however, the fine may be imposed for each continuing day of violation not to exceed 10 days or a total of \$1,000.00. All owners are allowed the opportunity for a hearing before a fine is imposed.

Safe Harbour Village

Pool Rules:

- ❖ The pool opens at 7:00 AM and remains open until 10:00 PM (Sunday - Thursday) and 11:00 PM (Friday - Saturday).
- ❖ The pool is restricted to residents and their guests. Poolside functions require the approval of the Board.
- ❖ Individuals swim at their own risk, Safe Harbour Village does not employ a lifeguard.
- ❖ An on-site adult (over 18 years of age) must supervise children under 12. An adult will be allowed to supervise no more than three children.
- ❖ Shower before entering the pool.
- ❖ Maximum of 14 people in the pool at one time.
- ❖ No Diving!
- ❖ Do not drink the water!
- ❖ Styrofoam toys are not allowed since particles may clog the pool filter.
- ❖ No excessively loud noises or music in the pool area.
- ❖ Proper swim attire shall be worn in the pool.
- ❖ No food in pool or in pool deck area. Drinks are not allowed in the pool. Drinks contained in non-glass or non-breakable containers are allowed on the pool deck area.
- ❖ Smokers are not to extinguish cigarettes on the pool deck or toss butts over the fence railings. Please be conscientious and use proper receptacles.
- ❖ The pool gate must remain closed at all times. Ensure that the gate latch is secure after entering and exiting the pool area.
- ❖ When yard workers are in the pool area, please leave the pool area until work is done.
- ❖ Pets are prohibited from the pool area (excluding authorized service animals) by county and state health laws.
- ❖ Please turn off shower after use.