

SNUG HARBOR GARDENS CONDOMINIUM ASSOCIATION, INC.

2007

RULES AND REGULATIONS

Office Hours Monday-Friday 8 AM to 1 PM

Office Phone 561-736-2182

1. REGISTRATION

This is a fifty five (55) and older housing Association and owners/tenants will complete a registration form annually or when commencing a period of residence. Prior notification must be given to the Board in writing when immediate family members are to use your unit. Name(s), number of persons, proof of relationship and duration of stay must be noted and parking permits obtained. Upon arrival, relatives shall notify the office and complete a registration form prior to occupying the premises. Owners will be issued a yearly parking sticker to be placed in the rear window of their vehicle. Any vehicle not displaying a registration sticker is subject to a fine and/or towing at the owners expense. Owners are responsible to provide a copy of the rules and regulations to their family and guests and are responsible for proper behavior of guests and tenants. Absolutely no usage of unit by non-family members except as permitted under "Rentals". **ACCESS KEY "MUST" BE SUPPLIED TO OFFICE.**

2. RENTALS

Owners may lease their unit once in each calendar year and said lease must be for a minimum of three (3) months not to exceed a maximum of seven (7) months. Unit shall be occupied by one family only. Lease applications must be accompanied by a \$100.00 Screening Fee. Two (2) character references and two (2) credit references must be included. Permission to conduct a background check is required. Renters will be accepted based on references, background check and acceptance after the in-person Screening Interview with the Board of Directors. A copy of the lease must be presented. Return renters need not pay an additional screening fee however they must update their information file and present a copy of that years lease agreement upon occupancy.

3. SALES

No unit will be offered for sale or lease without the completion of an "Intent to Sell form. A prospective purchaser must fill out an Application to purchase, consent to a background check, provide references and be approved by the Board of Directors after a personal Screening. A \$100.00 Screening fee is required when submitting the application. The seller must provide the purchaser with a complete set of Condominium documents.

4. PETS

NO PETS allowed.

5. PARKING

All vehicles are to be parked front end in at assigned area. A parking sticker must be displayed in rear window of all vehicles, (owner, renter, guest) at all times. Sticker supplied by association office. **NO** vehicle is allowed in a non-assigned parking area unless authorized in writing by owner and filed in association office. All others will be ticketed and towed at owner's expense. Owner, tenant, or guest vehicle parked in guest parking for more than seven (7) days at any one time will be ticketed and towed at owner's expense. **NO** boats, trailers, motorcycles, motor homes, RV's, pickup trucks, or any ended vehicle, panel trucks, conversion vans, commercial vehicles of all types and vans other than a passenger van are not permitted. A passenger van is described as a vehicle used exclusively for passenger transportation. **NO** car top carriers are permitted for longer than a 24 hour period. **NO** advertising or commercial lettering permitted on vehicles. Owners, renters, guests who depart and leave a vehicle for any length of time must leave that car in their assigned parking area and a key must be left in the office until your return. **NO** vehicle shall be left unlicensed or unregistered at any time. Such vehicle will be ticketed and towed at owner's expense.

6. POOL

Pool hours are from 7:00 AM to dusk unless otherwise authorized by the Board. Swimming area users must wear proper attire (shirt and shoes) coming to and leaving the pool area as well as on the entire Condo property. All bathers must shower before entering the pool. Children must be supervised. Those under 12 must be accompanied by an adult, or they will be asked to leave the pool or recreation area.

- **NO** deck chairs or lounges may be reserved.
- **NO** diapers in pool at any time.
- **NO** unattached flotation devices (balls, noodles, etc.) unless used in the aid or support of a handicapped person.
- **NO** jumping, diving, or horseplay at any time when utilizing pool.
- **NO** glass or food on pool deck area (special place provided next to pool).
- Portable radios with earphones only

TWO bedroom condos are allowed no more than six (6) visitors including owners in the pool area at one time.

ONE bedroom condos are allowed no more than four (4) persons in the pool area at one time. Keys for pool and recreation areas may be picked up at the office.

A \$25.00 refundable deposit is required.

7. RECREATION AREAS OTHER THAN POOL

Recreation area hours are from 7:00am to 10:00pm daily unless otherwise authorized by the board. These areas include clubhouse, shuffleboard, BBQ and all area's adjoining clubhouse.

8. CLUBHOUSE

To be used for Snug Harbor Association sponsored events only. No private parties of any kind.

9. MISCELLANEOUS AND COMMON AREAS

Nothing is allowed on walkways at anytime. NO skate boarding, roller blades, roller-skating, scooters or child tricycles are permitted anywhere. Each unit owner must keep showers and baths properly grouted and maintained to prevent leaks. Toilet, toilet tanks, and faucets must be properly maintained to prevent leaks and unnecessary damage to other condo units. Carpeting is not allowed on porches or balconies. Ceramic tile is permitted providing waterproof grouting is used. Tile is allowed throughout condo only when proper cork under layer is used. All porch enclosures, windows and screen doors must comply with condo regulations and city codes. All replacements must have prior approval of the Board of Directors. NO storage on porches or balconies is permitted. All personal property must be stored in either your unit or locker. Cooking on porches, balconies or walkways not permitted. Refuse must be securely wrapped and tied with commercial plastic garbage bags. No grease, paper or cloth products are to be flushed down in any drain. **WATER SUPPLY VALVE MUST BE SHUT OFF BEFORE VACATING - THIS IS A MUST!**

10. LAUNDRY

Laundry facilities are available for residents and their in-house guests. Clothes should be removed from dryers promptly. Hours: 8:00 AM to 8 PM

11. GENERAL

Proper behavior is expected of all residents. Owners are responsible for proper behavior of tenants and guests. Unnecessary noise is not acceptable. Radios and TV's must be at a volume not to disturb your neighbors within the complex. Keep the noise level of personal gatherings on porches to a minimum. Monthly condominium fees are due the first of each month. A \$25.00 penalty fee will be assessed if unpaid after ten (10) days. Keep in mind that you are living in a condominium in close proximity to your neighbor and need to be considerate at all times.

VIOLATIONS OF THE ABOVE RULES AND REGULATIONS WILL RESULT IN A FINE OF \$50.00 PER DAY IN ADDITION TO LEGAL ACTION TO THE UNIT OWNERS AND THE REFUSAL OF FUTURE RENTAL TO OWNERS WHO ABUSE THE PRIVILEGES AND IS JUST CAUSE TO TERMINATE LEASE.