

## **RULES AND REGULATIONS FOR HARBOR SIDE VILLAGE CONDOMINIUM**

1. The sidewalks, entrances, landscape and like portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium property; nor shall any carts, bicycles, carriages, chairs, tables or any other objects be stored therein.
2. The private property of Condominium Owners and Residents must be stored in their respective Condominiums.
3. No garbage cans, supplies or other articles shall be placed on the balconies/terraces or other Common Elements. No linens, beach towels, clothing, curtains, rugs, mops, or other articles, shall be shaken or hung from any of the windows, doors, fences, balconies, terraces, or other portions of the Condominium Property.
4. No Condominium Owner or Resident shall permit anything to fall from a window or door of the Condominium, nor sweep or throw from the Condominium any dirt or other substance into any of the balconies/terraces or elsewhere or upon the Common Property.
5. No garbage, refuse, trash, or rubbish shall be deposited except as permitted by the Association. The requirements from time to time of any local government or private waste collection company for disposal or collection of waste shall be complied with. All equipment for storage or disposal of such material shall be kept in a clean and sanitary condition.
6. No repair of vehicles shall be made on the Condominium Property, except in case of emergency.
7. All vehicles must display a current tag & registration sticker. Non-compliant vehicles will be towed at the Owners expense.
8. Car Covers will be permitted in a solid color and must be kept clean and in good repair.
9. The Condominium parking areas are intended solely for access to and from the Condominiums.
  - a. Nothing may be placed in any parking area and no person may park any vehicle in a parking area which obstructs any access.
  - b. No items including, by way of illustration and not limitation, golf carts, toys, lawn furniture, children's pools, barbecue grills or trash containers may be stored or left overnight in any parking area. All storage of property on the Condominium Property must be within the Condominium.
  - c. The parking area may not be used as a recreation area or play area.
10. No Condominium Owner or Resident shall make or permit any disturbing noises by himself or his family, lessees, employees, agents, guests, or pets, nor permit any conduct by such persons or pets that will interfere with the rights, comforts or conveniences of other Condominium Owners and Residents. No Condominium Owner or Resident shall play

any musical instrument, or operate or permit to be operated any television, radio, or sound amplifier in the Condominium in such a manner as to disturb or annoy other Condominium Owners or Residents. No Condominium Owner or Resident shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other Condominium Owners or Residents.

11. No sign, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted, or affixed in, on or upon any part of the Condominium Property. Additionally, no awning, canopy, shutter, or other projection shall be attached to or placed upon the outside walls or roof of a building on the Common Property.
12. A Condominium Owner or Resident who plans to be absent during the hurricane season (June 1 through November 1) must prepare the Condominium prior to departure by designating a responsible firm or individual to care for the Condominium should a hurricane threaten the Condominium or should the Condominium suffer hurricane damage and furnish the Association with the name and contact information.
13. Window coverings of the Condominiums must be white or off-white in color.
14. No structure of a temporary character, trailer, tent, mobile home, boat, or recreational vehicle shall be permitted on the Condominium Property at any time or used on the Condominium Property at any time as a residence either temporary or permanently.
15. No gas tanks, gas containers or gas cylinders shall be permitted.
16. No Air-Conditioning units may be installed by Condominium Owners or Residents. No Condominium shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass, unless approved in advance in writing by the Architectural Review Committee. No unsightly materials may be placed on any window or glass door which is visible through such window or glass door.
17. No exterior antennae or satellite dishes shall be permitted on the Condominium Property or improvements thereon.
18. Children will be the direct responsibility of their Parents or Legal Guardians, including full supervision of them while within the Condominium Property. Parent or Legal Guardians will ensure full compliance with the Rules and Regulations of the Association. Loud noises will not be tolerated. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or using the Pool area.
19. Pets, birds, fish and other animals, reptiles or wildlife shall neither be kept nor maintained in or about the Condominium Property except in accordance with the following, and subject to provisions of the Declaration:
  - a. Dogs and cats shall not be permitted outside the Condominium unless attended by an adult and on a leash not more than six (6') feet long. Dogs and cats shall only be walked or taken upon those portions of the Common Property designated by the Association from time to time for such purposes.
  - b. In no event shall a dog or cat even be allowed in the Pool Area.
  - c. Fish or caged domestic (household-type) birds may be kept in the Condominium, subject to the provisions of the Declaration.

20. Every Condominium Owner and Resident shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner or occupant to comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Condominium Owner for failure of an Owner, his family, guests, invitees, lessees, or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, Articles of Incorporation or By-Laws, provided the procedures set forth in the By-Laws are adhered to.

Revision adopted by the Harbor Side Village Board of Directors on June 16, 2025

 , Patricia Race, President,  
Harbor Side Village Condominium Association, Inc.

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