

RULES AND REGULATIONS - UPDATED
FOR
HARBORSIDE VILLAGE II CONDOMINIUM

1. The sidewalks, entrances, passages 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 personal property of Unit Owners and occupants must be stored in their respective Units.
3. No garbage cans, supplies, milk bottles or other articles shall be placed on the balconies/terraces or other Common Elements. No linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, 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 Unit Owner or occupant shall permit anything to fall from a window or door of the Condominium Property, or sweep or throw from the Condominium Property any dirt or other substance into any of the balconies/terraces or elsewhere in the Building or upon the Common Elements.
5. No repair or washing of vehicles is allowed on the Condominium Property.
6. The parking area of each Building is intended solely for access to and from the Units in the Building served by the parking area. Accordingly,
 - 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 item 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 Units.
 - c. The parking area may not be used as a recreation or play area by any person.
7. No Unit Owner or occupant shall make or permit any disturbing noises by himself or his family, lessees, servants, employees, agents, visitors or licensees, or pets, nor permit any conduct by such persons or pets that will interfere with the rights, comforts or conveniences of other Unit Owners or occupants. No Unit Owner or occupant shall play or permit to be played any musical instrument, nor operate, or permit to be operated, a phonograph, television, radio or sound amplifier in his Unit in such a manner as to disturb or annoy other residents. No Unit Owner or occupant shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.
8. Owners please schedule contractor work for Monday – Saturday within the hours of 8AM to 6PM.
9. No radio or television, mechanical or electronic installation may be permitted in any Unit which Interferes with the television or radio reception of another Unit.
10. 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.
11. A Unit Owner or occupant shall not allow anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies/terraces or windows of a Building. Curtains and drapes (or linings thereof) which face on exterior windows or glass doors of Units which face the parking areas must be white or off-white in color. Any unit owner may display one portable, removable United States flag in a respectful way pursuant to Section 718.113(4), F.S.

12. No structure of a temporary character, nor 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 temporarily or permanently. No gas tank, gas container or gas cylinders shall be permitted.
13. No window air-conditioning units may be installed by Unit Owners or occupants. No Unit shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass. No unsightly materials may be placed on any window or glass door or be visible through such window or glass door.
14. Any exterior improvements/modifications (antennae or satellite dish) shall only be permitted on the Condominium Property in designated areas approved by the Architectural Review Board.
15. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises will not be tolerated. All children under fifteen (15) years of age must be accompanied by a responsible adult when entering and/or using any of the recreational facilities.
16. 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, in addition to the applicable terms of the Declaration:
 - a. Dogs and cats shall not be permitted outside of their Owner's Unit unless attended by an adult and on a leash not more than six (6) feet long. Said dogs and cats shall only be walked or taken upon those portions of the Common Elements designated by the Association from time to time for such purposes. In no event shall said dog or cat ever be allowed to be walked or taken on or about any recreational facilities contained within the Condominium Property.
 - b. Fish or caged domestic (household-type) birds may be kept in the Units, subject to the provisions of the Declaration.
16. Every Owner and occupant 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 so 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 Owner for failure of an Owner, his family, guests, invites, 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.
17. The Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owners from specific rules and regulations upon written request thereof and good cause shown in the sole opinion of the Board.