Definitions:

Common Areas – The common/general common elements shall be used only by the Co-owners of the units in the Condominiums and by their agents, tenants, family members, invitees, and licensees for access, ingress to, and egress from, the respective Units and for other purposes incidental to the use of the Units (Article 6.2)

Limited Common Elements – Those common elements which are reserved for the exclusive use of the co-owners of a specific unit or units.

Alterations, Additions, Improvements (Article VI, Restrictions, b) – No co-owners shall make any alterations, additions, or improvements to any general common element, nor make changes to the exterior appearance or structural members of his/her Unit or limited common elements without prior written approval of the Association.

Co-owners may only make alterations, additions or improvements from the drywall into their unit.

General Rules

The only flag or banner to be displayed is the American Flag

There are to be no changes/deviations to the color of the front door of any unit

There are to be no air-conditioning window units hanging on the exterior of the units (Article VI, subsection 6.3, f)

There are to be no permanent alterations, additions, improvements to the docks (aka Unit 25), this includes the alteration of the structure, color, size and shape of the individual docks

No recreational vehicles, boats or trailers are to be parked or stored on Condominium property for more than 24 hours without written approval of the Association Board (Article VI, subsection 6.3, h)

No commercial vehicles or trucks shall be parked in or about the Condominiums except for making deliveries or pick-ups in the normal course of business (Article VI, subsection 6.3, i)

Guests are to park in the guest parking areas or the over flow across from the entrance.

No common elements are to be used for the storage of supplies, vehicles or personal property.

Garage doors are not to be left open when not in use.

Garbage cans are not to be left out for more than 24 hours.

There are to be no changes (removal or additions) to the perennial plantings in the common areas.

Unless approved by the Association, seasonal plantings shall be limited to containers and flower boxes.

No co-owner may lease their unit for an initial period of less than twelve (12) months unless approved in writing by the Association. (Article VI, subsection 6.4, a, and Appendix C)

In accordance with Article VI – Restrictions, subsection 6.3 Specific Prohibitions, g and Appendix A:

All pets are to be on a leash

Pet owners are responsible for the pick-up and sanitary disposal of the pet waste

Co-owners or renters must submit a letter to the Board requesting that an animal be permitted in the condominium association or that the co-owner or renter be permitted to exceed the two (2) animal limit (appendix A)

Preferred Pet Waste Areas are identified as the overflow parking area, barked mailbox area, and the entrance greenbelt. **Old Boys Restaurant property is not to be used as a pet waste area.**

Each co-owner shall provide a key or code for access to the co-owners unit to the Property Management Company within fifteen (15) days of occupancy. (Article VI, subsection 6.6, 1) This also included any locked door or code changes.

To assist with consistency in the application of the By-laws and Rules of the Association, Realtors representing listed units must meet with the Property Management Company to obtain a copy of the By-laws and Rules to be shared and discussed with new potential Co-owners prior to purchase and occupancy. New Co-owners must sign-off that they received the By-laws and Rules.

Attached: Appendix A – Request for Animals to Reside in Condominium Unit

Appendix C – Rental of Unit