

**SOUTH HARBOUR STATION BOARD OF DIRECTORS
RULES AND REGULATIONS - EFFECTIVE AUGUST 15, 2018**

The Board of Directors of South Harbour Station UOA has been diligently working to keep SHS a comfortable place to live as well as maintain property values. Ongoing financial issues are addressed and community appearance and safety issues are discussed. In addition to the by-laws of the Association, The Board has adopted a list of rules to apply to the community. **OWNERS ARE REQUIRED TO ENSURE TENANTS AND GUESTS ABIDE BY THESE RULES AND REGULATIONS.** These rules may be updated as needed.

1. **PARKING** is allowed only in designated parking spaces. **Parking in front of garages is reserved for the Unit Owner/Occupant associated with that Garage.** Please do not block garages aside from the one assigned to your Unit.

Parking along the back bend behind the complex is prohibited. Emergency vehicles cannot make the turn if vehicles are parked there.

Boats, campers and/or trailers are not allowed to be parked on premises. These vehicles or those parked in unauthorized areas will be subject to towing at the owners expense.

2. **Bicycles, toys, beach gear and other outdoor items** are to be stored in units or garages when not in use. There shall be no playing or lounging in the entrances or passages of a building except in recreational areas or other areas designated as such in the Declaration or by the Condominium Board. Exterior furnishings must be designed for exterior use, appropriate to the space in which they are placed and kept in good condition.

3. **Trash** and other discarded items are to be placed in dumpsters and recycle bins. The County will not pick up items that are not placed in the containers. If items are too large for the dumpster, it is the responsibility of the unit occupant to properly dispose of them.

Cigarette butts are to be disposed of in an appropriate trash container, and not on the grounds of the community.

4. **Pets** must be on leash and not left on decks unattended. It is the responsibility of the pet owner to pick up pet waste and dispose of properly.

5. **Towels, clothing, bedding**, etc. may not be hung from deck railings.

6. **Elevators, garages, sidewalks**, and other common areas are to be kept clean – no signage, postings, flyers, etc. The sidewalks, entrance passages, and any exterior stairways of the buildings must not be obstructed or used for any purpose other than entering and exiting from the Units.

7. **Grills** may not be used on patios or decks and must be at least 20 feet from any building when in use.

8. **Satellite dishes** are not allowed on any common areas of the community. If dishes are installed on unit patios or decks, no wiring may be visible in common areas, and the location must be approved by the Architectural Review Board prior to installation.

9. **Excess Noise** - Unit occupants are to respect other occupants in the community with regard to excess noise and activities. Be a good neighbor and thank you for your cooperation.