

RULES AND REGULATIONS

MISTY HARBOR CONDOMINIUM ASSOCIATIONS

REVISED BY EXECUTIVE BOARD, OCTOBER 2024

Misty Harbor Condominium Association hereby revises and adopts the following Rules and Regulations. The Association may modify these Rules and Regulations at any time by vote of the Association or its Executive Board.

These Rules and Regulations are binding upon all unit owners in their use of their units and the common elements of the condominium association. For the purpose of these Rules and Regulations the words “unit owners” also included family members, guests, tenants, and anyone else who visits or stays in their unit.

1. Each unit shall be used only as a single family residence. No business of any kind shall be conducted in or from any unit unless the activity is not visible or audible in any way from the unit and results in no increase in traffic to or from the unit.
2. Nothing may be stored on the common elements without written consent of the Executive Board. Lawn furniture, gas grills, and ornaments on decks or the lawn near a unit may be placed without written permission but must be removed if required by the Executive Board.
3. All garbage and trash must be placed in the trash receptacle behind the C building.
4. Misty Harbor is a non-smoking property. Smoking is not allowed in any of the common area buildings or in the individual units. Any person smoking outside their units should pick up any smoking residue and dispose of it carefully.
5. No explosive, hazardous, or similarly dangerous materials may be kept inside any unit or garage.
6. No alterations to the exterior of the units or to the common elements may be made without written consent of the Executive Board. This prohibition includes, but is not limited to, antennas (including satellite dishes), clothes lines, fences, and air conditioning units.
7. No unit owner may make or permit any noise or other disturbance which will interfere with the reasonable comfort and convenience of other unit owners. Quiet hours shall be observed throughout the MHCA community from 10pm until 7am daily.
8. We are a pet friendly community. Owners are allowed to have pets.

A. Tenants (renters) cannot have pets or animals of any kind without the express written consent of the Executive Board. Owners who are renting their unit must provide information about the animal to the Executive Board a minimum of 2 weeks prior to the pet's potential residence in our community. At that time, the unit owner will be given information about how to obtain permission from the Executive Board. A fine of \$100 a

day will be assessed against the unit owner for each day that the pet is on the property without Executive Board approval.

B. All pet owners shall clean up after their animals. If an owner or tenant is not a good pet citizen fines may be imposed. Poor conduct will first result in a written warning. If there is repeat behavior a \$10 fine will be levied. A third violation will result in a \$25 fine and a fourth violation will result in a \$50 fine. Fines will be levied on the pet owner but, if not paid, will be assessed to the unit owner.

9. Unless authorized by the Executive Board in writing, parking areas may only be used for the parking of automobiles. Any vehicle improperly parked in a parking space allocated to a specific unit may be towed away at the expense of the owner of that vehicle and/or the unit owner of which the vehicle's owner is a tenant or guest.
10. Any costs incurred by the Association including legal fees to enforce these rules and regulations shall be assessed against the unit owner and may be collected in the same manner as common expense assessments.