

HARBOUR PLACE RULES AND REGULATIONS
(Breaking any of these rules or regulations is basis for eviction.)

1. **MAXIMUM OCCUPANCY** per unit must not exceed the number the unit is designed to sleep regardless of age: one bedroom – 4 people; two bedrooms – 6 people; three bedrooms – 8 people.
2. **PETS** – Owners are permitted to have pets; however, all pets are on probation. If pets cause a problem of any kind, the Board is authorized to ban the pet from the property. Owners are required to clean up after pets, regardless of the area used. Guests are not permitted to have pets on the property. Pets should be on a leash when in common areas.
3. **PARKING** – Owners and guests must display a parking permit when on the property and must observe the “handicapped parking” areas. Vehicles that are not properly permitted will be towed at owner expense. There are no reserved parking spaces at Harbour Place for either owners or guests. Parking spaces are limited as follows: one bedroom – 1 space; two bedrooms – 2 spaces; three bedrooms – 3 spaces. Occupants are allowed only one (1) space per unit under the building on a space available basis.
4. **BOATS AND PERSONAL WATERCRAFT** shall not be parked under the building. A parking permit must be attached to the trailer. Only one trailer space is allowed per condominium unit. Use of trailer parking space shall constitute one of the parking spaces allowed per unit.
5. **SIGNS** – Real estate signs may be placed inside a unit window, visible only from the hallway. The Board must approve any other sign. Signs shall not be visible from the outside of the building. Commercial unit signs shall not exceed 18x24 inches.
6. **GARBAGE AND DEBRIS** – No one shall sweep, shake, or throw any article, trash, food, or dirt from the windows, doors, or balconies. All garbage and other refuse shall be properly secured in a garbage bag and deposited in the garbage dumpster near the street. Do not deposit unit refuse in the trash containers under the building.
7. **NOISE AND DISTURBANCE** – No one shall make or permit any noise that will disturb or annoy the occupants of other units, or permit anything to be done which will interfere with the rights, comfort, or convenience of others. Radios, stereos, TVs, etc., shall be kept at conversation levels.
8. **HALLWAYS, STAIRS, DRIVEWAYS, and SIDEWALKS** must not be obstructed, encumbered, or used for any purpose other than ingress or egress. No vehicles shall be parked outside a designated parking space.
9. **BALCONIES** – Do not hang clothes, towels, or other articles on balcony railings.
10. **GRILLING** – Grilling on balconies is limited to electric grills only. Open fire grills are not allowed.

11. **FIREWORKS** – No fireworks are to be discharged on the property.
12. **FLAMMABLES AND EXPLOSIVES** – No one shall use or permit to be brought into any unit any flammable or explosive articles.
13. **POOL AND HOT TUB** – All persons using the pool and hot tub do so at their own risk. There is no lifeguard on duty. The Association is not responsible for any accident or injury in connection with use of the pool and/or hot tub. An adult must accompany children under ten (10) years of age at all times. No running, boisterous or rough play shall be permitted in the pool or pool area. Pool and common area furniture shall not be removed from the area where located. All posted rules apply. The pool and hot tub are closed from 10 P.M. until 6 A.M. Do not add chemicals or soap to the pool or hot tub.
14. **PERSONAL PROPERTY** – The Association is not responsible for loss of or damage to personal property while on premises.
15. **UNIT OWNERS** and their guests will reimburse the Association or other unit owners for any expenditure incurred for property damaged through owners, renters or guests fault.
16. **CARTS FOR LUGGAGE** shall be returned to the ground floor, beside the Building Superintendent's office upon completion of use.
17. **CAR AND BOAT WASHING** is not allowed on the premises.
18. **DISCHARGE OF FIREARMS** on Harbour Place property is prohibited at all times.