

HARBOR COVE COMMUNITY PROPERTIES
RULES & REGULATIONS
Revised November 2015

1) AMENITIES PASSES AND PARKING PERMITS

- A) All persons over 14 (fourteen) years old must have a Harbor Cove Amenities Pass available to be presented to Security or a Manager's employee upon request. All vehicles parked in The Harbor Cove areas must display a parking permit.
- B) Amenity Badges and parking permits are available to owner residents. Owners are responsible to provide parking permits and amenity badges for their guests and renters. Owners can arrange to get permits and badges from the Property Manager. Additional guests for renters are limited to 6 (six) per unit per day. Owners/Renters/Timeshare Owners must accompany guests or be on property at time of sponsorship of guests. The only exception is for owner's immediate family members, which requires notification to Harbor Cove Community Property Manager.
- C) Vehicles without a parking permit will be given a written warning and may be towed at the owner's expense the next day or the next time the vehicle is found in violation.

2) FIRES

- A) No cooking fires are allowed except in charcoal and gas grills provided near the beach house, indoor /outdoor pools, and other areas within the complex. Grills and hibachis may not be used on decks, porches or around condominium units.
- B) No open fires on the beach are permitted, except in the fire pit area near the beach house. This fire will be extinguished at a time to be determined by the Board and whenever windy or dry conditions dictate.

3) PETS

- A) No pets are allowed on the beach from Memorial Day weekend through Labor Day weekend except for the early AM hours from 6:00am-9:30am. The Beach does not include the parking lot or path but DOES include the fire pit area. All pet owners are expected to control and clean up after their animals.
- B) Pets must be leashed at all times.
- C) Pets should not be in the indoor pool building, on the tennis courts, or on the pool decks.
- D) Pet ownership is a privilege not a right. Non compliant owners pets will lose their community property privileges and be confined to the owner's condo. Repeated violations may be subject to fines as well.
- E) Renters and timeshare owners are not allowed to have pets in the complex.

4) CONSUMPTION OF ALCOHOL BY MINORS

This activity is prohibited at all times in the common areas by the laws of the State of Michigan and will be enforced by the Manager and Security.

5) BEACH RULES

- A) No lifeguards are provided, so swim at your own risk.
- B) Kayaks, Sailboats and sailboards must use the EAST end of the beach for launching and landing.
- C) No motorized watercraft, including but not limited to jet skis, and ATV's may launch from, land on, be driven on or be stored on the beach.
- D) No tents, canopies or awning tents may be set up on the beach. Baby sunscreen/shields are permitted.
- E) Security personnel will be on duty throughout the summer.
- F) The fire pit will be extinguished and the beach area closed at night during the summer at a time to be determined by the Board. The times will be posted at the Manager's office and the Beach House.
- G) Harbor Cove residents (owners, guests, renters) should walk at the water line to avoid trespass if traveling eastward from the Menonaqua-Harbor Cove boundary line. Our residents should not "set up camp" on the Menonaqua beach with chairs or blankets. All boats and beach paraphernalia should be kept within the Harbor Cove beach boundaries.

- H) ALL tables are on a first-come, first-serve basis. This means that items may NOT be left unattended, chained, or otherwise obstructing others from using a table. "Unattended" means not present on the beach.
- I) Any items left on the beach or at the beach house will be removed nightly.
- J) No personal grills allowed at beach.
- K) FIREWORKS ARE NOT PERMITTED ON HARBOR COVE COMMUNITY PROPERTIES. THIS INCLUDES CHINESE LANTERNS AND SPARKLERS.
- L) Multiple player games (such as volleyball, softball, football) should be restricted to the general area east of the fire pit and West of the Beach House with the specific site to be designated seasonally.

6) TRAILERED BOATS AND RV's

- A) All boats must be tagged. Tags are provided at no charge from the Property Manager.
- B) Boats may be launched at the EAST end of the beach area only.
- C) Trailers may not be stored at the beach area. Space is provided on the north side of the pool parking lot.
- D) Due to limited parking space no motor homes or live in trailers (RV's) shall be stored on the HCCP Common Grounds. No trailers, boats or other trailered vehicles are to be parked by the condo units. Management will coordinate vehicle parking at the pool parking area. Snowmobiles and ATV's are not to be ridden on the Harbor Cove Association grounds.
- E) Parking fee schedule: \$50.00 fee resident summer season parking in the designated area of the pool house parking lot for owners. Short term parking in pool house parking lot for renters and guests is \$20.00 for a weekend or \$35.00 fee up to three weeks, given available space. Owners empty boat trailers may be parked in the Maintenance Area for the summer for a fee of \$30.00. All fees are to be collected by the Harbor Cove Community Property manager.
- F) For the winter season trailered, non-motorized boats no longer than 18 feet may be parked in the maintenance area. Small sailboats and kayaks can be stored on the provided racks
- G) Storage is Seasonal only – not permanent.

7) TENNIS RULES

- A) Reserved play is limited to one hour per unit per day. Sign-up sheets are located at the pool, or you may contact personnel at the pool.
- B) Posted rules regarding proper dress, shoes and use must be observed.
- C) Children under 14 (fourteen) years of age must have adult supervision (18+ years old) at all times.
- D) Tennis courts are to be used for TENNIS ONLY. The courts may not be used for skating, roller blading, skate boarding, basketball, or any other activity except tennis.

8) INDOOR/OUTDOOR POOLS

- A) No lifeguards are provided, so swim at own risk.
- B) Children under 14 (fourteen) years of age must have adult supervision (18+ years old) while in the Jacuzzi, sauna, indoor and outdoor pool.
- C) OBSERVE THE POSTED RULES, including pool hours, food, candy, glass, diapers, and showering. Rafts are not permitted.
- D) The sign-in sheet near the pool entrances MUST be used.

9) BEACH HOUSE AND GREAT ROOM

- A) These facilities CANNOT be reserved or rented for exclusive use.
- B) Any owner or guest may use the facilities at anytime during open hours, except July 4th weekend, but may not preclude any other owner or guest from using either area at the same time. Reservations are limited to 4 hours.
- C) Any owner or guest intending to use either facility for a group function must fill out a Reservation Form from the Property Manager. Security deposit will be required in advance and collected by the Property Manager.
- D) No additional furniture or equipment may be brought into either facility.
- E) Any catering plans including cooking and serving equipment must be approved by the Manager in advance.
- F) Users of each facility are expected to thoroughly clean up after themselves and they will be responsible for

the cost should any additional cleaning or repairs be required.

G) It is expected that users of these facilities will be responsible for policing their use of the facility.

10) PATHS

A) No bicycles, ATV's or vehicles of any kind are permitted on unpaved paths or areas of the common property. Use of these vehicles is permitted only on paved roadways.

B) SNOWMOBILES ARE PROHIBITED from use on any area of the property.

11) RENTER REQUIREMENTS

*** Owners accept full responsibility for their renters and/or guests including the following:

A) Provide their renters and/or guests with copies of the Association Rules & Regulations AND the Harbor Cove Community Property Rules & Regulations and include in the lease agreement a provision that the renters and/or guests have been given said copies, has read and understood, and agree to abide by these documents.

B) Assume financial liability for any damage to their individual unit, common elements of the Association and any Community Properties elements and amenities.

C) Provide their renters and/or guests with parking passes to display them visibly on the renter's vehicle. The passes must have the unit number and the rental dates.

D) Provide their renters and/or guests with amenity pass and ensure the renters and/or guests understand the need to carry them with them throughout the Harbor Cove campus.

E) Provide their renters and/or guests with the keys to the unit.

F) Provide their renters and/or guests with the unit assigned key card to the Community Center.

G) Ensure their renters and/or guests are aware of the 'NO PETS' rule.

H) Provide the Harbor Cove Office Management with a list of tenant-occupied dates – including the renters and/or guest name(s).

I) Ensure the renters and/or guests know that in the event of any complaints or issues the renters and/or guests experience; the renters and/or guests are to communicate solely with the renting Owner who is solely responsible for the resolution thereof.

J) The unit Owner is responsible at all times for the enforcement of these rules. Any non-conformance to the above rules will result in a letter of warning or suspension of the use of HCCP facilities or a cash fine. The Property Manager will review the issue with the respective Association Board of Directors for a decision.

*** Property Management Companies – any PM Company that wishes to do business within Harbor Cove properties are also fully responsible for all of the above stated requirements for Owners who rent directly. It is the responsibility of the renting company to ensure that their renters and/or guests are informed of all applicable Rules & Regulations of both the Association and Community Properties and they are responsible for obtaining the signed acknowledgement thereof. All PM Companies MUST provide a list of tenant-occupied dates to the Harbor Cove office – including the renters and/or guest name(s).

12) PENALTIES

Violation of these rules and regulations by an owner or other persons in their unit (family, guests, renters) could result in suspension of the appropriate privileges for the occupants of that unit upon notice by the Board or Management and/or cash fines. Fines could be levied up to \$100 per incident in addition to revocation of Harbor Cove amenities.

Harbor Cove Community Properties
Board of Directors
November 2015