

CORRECTED
Harbor Cove Phase I Condominium
Association Rules and Regulations

These community rules and regulations are adopted by the Board of Directors (Board) of Harbor Cove Phase I Association and may be amended at any time and from time to time by the Board.

Rules and Regulations regarding the use of Community Property (e.g. beach areas, pools and tennis courts) are determined by the Harbor Cove Community Property Board of Directors and are attached. It is the responsibility of the unit owner to ensure that their family, guests and/or renters are informed of these Rules and Regulations.

1. All walkways in front of the condominium units (units) shall be used for pedestrian traffic only and not utilized for bicycling, roller blading, skateboarding, etc.
2. The exterior of any unit shall not be decorated by any owner, guest or renter in any manner (other than potted plants or holiday decorations) without the prior written approval of the Board.
3. No unit owner, guest or renter shall make or permit any noises that will unreasonably disturb or annoy the occupants of any other unit or do permit anything to be done which will unreasonably interfere with the rights, comfort or convenience of the other unit owners, guests or renters.
4. No awnings, window boxes, ventilators, or air conditioning devices shall be used in or about the units except such as has been approved, in writing, by the Board.
5. No sign, notice, advertisement or the like shall be inscribed, exposed or projected from any window or other part of any unit, except such as shall have been approved, in writing, by the Board.
6. All refuse, garbage and trash of any kind shall be disposed of in the garbage dumpsters located throughout the Phase I Community and not disposed of in any other parts of the property. Burning of trash or refuse is prohibited.
7. No grills allowed on decks or Phase I grounds.
8. Pet ownership is a privilege, not a right. Only PRIMARY owners may have domestic pets, a maximum of two (2) on the premises. Pets must be registered with and approved by the Board. Pets must be on a leash and droppings picked up promptly by the owner. HCCP rules regarding pets in the pool and tennis areas and at the beach must be obeyed. Failure to follow the rules can result in losing pet privileges. The Board may request that an owner remove an obnoxious pet due to incessant barking or behavioral problems. Renters and Time Share owners can not bring pets. If they do so, they will be required to remove them or pay a fine at least twice the daily local boarding fees.
9. No radio or television aerial or satellite dish shall be attached to or hung from the exterior of any unit without prior approval, in writing, by the Board.

10. The agents of the Association, Property Manager or any contractor or workman authorized by the Board of Property Manager may enter any unit or storage area at any reasonable hour for an official purpose (e.g. crawl space inspections). In cases of an emergency, the property Manager will attempt to contact the unit owner prior to entry.
11. The Property Manger will retain a key to each unit. No unit owner shall alter or change the lock(s) on any door leading into the unit without the written consent of the Board. If such consent is provided the unit owner will provide the Property Manager with a copy of the key for the Associations use.
12. Vehicles shall be parked only in paved areas provided for that purpose. The unit owners, guests and renters will obey parking and traffic regulations promulgated for the safety, comfort and convenience of all.
13. The parking of commercial vehicles, trailers, boats, boat trailers, campers, snowmobiles, and snowmobile trailers is permitted only in the designated area next to the Community House Building.
14. No flammable materials (gas or similar petroleum products) or explosive materials such as propane shall be kept in any unit.
15. No contactor or workman employed by a unit owner shall be permitted to do any work in any unit (except for emergency repairs) between the hours of 6:00pm and 8:00am, or on Saturdays, Sundays or holidays if such work is likely to disturb the occupants of any other unit, without the prior consent of the Board.
16. Unit owners shall be held responsible for the actions of their guests, renters and family members for any damage to any portion of the Common Property or other units. The financial responsibility for repairs rests with the unit owner.
17. No unit owner whose unit benefits from or has the exclusive use of a deck, shall place or maintain any personal property on the deck that will create an unsightly appearance from outside that particular unit.
18. Unit owners must inform the Property Manager as to the owner's Rental Agent.
19. Complaints regarding the management of Harbor Cove Phase I or regarding the actions of other unit owners will be made in writing to the Board.
20. The foregoing rules and regulations shall be strictly enforced. It shall be the responsibility of the unit owner to make certain that guest, family members and renters are aware of the rules and regulations. Further, the unit owner is responsible to be familiar with Article VI (Restrictions) of the Harbor Cove Phase I Condominium Bylaws and also with the Harbor Cove Community Properties Rules & Regulations. These rules and regulations shall be applied equally to unit owners.
21. Owners leaving for extended periods of time should turn off the water supply. When leaving for the winter months, the thermostat must be set on the heat setting and at least 55 degrees F. Freeze warning systems need to be set 10 degrees below the furnace thermostat.
22. All cars staying at a Harbor Cove Phase I unit must have a visible owner's sticker or guest pass.

23. Each unit is slotted two (2) parking spaces. During Holidays or other busy times, excess vehicles may need to be parking in low density areas elsewhere in Phase I. If there are no low density areas available, those vehicles should be parked by the Community Center.
24. These Rules and Regulations are effective as of January 1, 2009. As noted elsewhere, they complement the HCCP Rules & Regulations.