

**AMENDED AND RESTATED
RULES AND REGULATIONS
HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, INC.**

The following Rules and Regulations shall govern and control the use, occupancy and enjoyment of the Condominium parcel and Condominium property; the aforesaid Rules and Regulations being for the mutual welfare and benefit of all Unit Owners of Harbour Village. These Rules and Regulations furthermore apply to all persons from time to time occupying, residing and visiting Units within and upon the Harbour Village property.

Regulations herein are divided into three sections as follows:

SECTION A - Regulations and rules of a general nature which apply to all common areas of Harbour Village.

SECTION B - Rules specific to the Club house, swimming pool and pier.

SECTION C - Regulations and rules specific to boats and trailers and their use and/or storage.

SECTION A

It is the responsibility of each Unit Owner to assure that all unit occupants (whether owner, lessee, renter, family or guests) are familiar with these regulations.

1. These rules and regulations shall apply equally to owners, their family, guests, renters and lessees.
2. Harbour Village Property Owner's Association, Inc. shall have the right to amend these rules and regulations from time to time by a majority vote of the Board of Directors.
3. Use of the recreational facilities will be in such manner as to respect the rights of other unit owners.
4. Automobiles, bicycles and recreational vehicles may be parked only in the areas provided and designated for those purposes. Boat trailers and RV's shall not be parked in the HV parking area except as permitted in Section C, Boat Docks and Trailer Regulations, to load, unload and clean.
5. **Television and Other Outdoor Antennae.** No television, radio, satellite, or other antenna or satellite system may be installed on the Common Elements by any person other than the Association,

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except as provided herein. Certain television, satellite, or other antenna systems may be erected or installed on condominium property subject to compliance with the following requirements:

Permitted antennas include (collectively hereinafter referred to as “antennas”):

- Direct broadcast satellite dishes (DBS) that are less than one meter in diameter.

Location of Antennas. Antennas are only permitted to be installed in exclusive use areas, such as balconies. No antennae are permitted on roofs or common elements that are not designated as limited common elements. Antennae may not extend beyond the plane of the imaginary line running from the edge of the balcony ceiling to the balcony floor, bounded on the sides by the vertical balcony walls.

Holes (whether through drilling, nails or screws, or otherwise) are not permitted in structural portions of the building (including but not limited to concrete, masonry, block, stucco, fascia, soffits, windows, window frames, doors, door frames, and the like) without prior written approval of the Board of Directors. It is the intent of this requirement to ensure that the structural integrity of the building (including but not limited to its water-proofness) is not compromised by the installation of antennas.

Color and Screening of Antennas. All antennas shall be painted to blend into the background against which it is mounted, so long as the paint will not interfere with an acceptable quality signal.

Safety Requirements. To safeguard the safety of the unit owners, occupants of the residence in which the antenna is located, neighboring unit owners, and other owners and members in the condominium, it shall be the obligation of the owner to comply with all applicable local, state and federal safety requirements, including but not limited to obtaining a permit for the installation of the antenna, if any is so required, hiring licensed contractors with sufficient expertise and adequate insurance to protect their work, installing the antennas away from power lines and other potentially dangerous areas, installing and using the antenna in accordance with safety recommendations and requirements of the antenna manufacturer, and in accordance with the customs and standards for the antenna industry, including compliance with electrical code requirements to properly ground the antenna, and installation requirements to properly secure the antenna. Antennas shall be properly secured and installed so as to cause no damage to the building, such as compromise of its water-proof integrity. Unit owners shall indemnify the Association for any loss or damage (including attorney’s fees) occasioned by non-compliance with these obligations. A unit owner shall indemnify and hold harmless the Association, and all other unit owners, for any damage that an antenna causes to the condominium property or to persons or other property.

6. No signs, flags, pennants, advertisements, notice or other lettering shall be exhibited, inscribed, painted or affixed by any unit owner on any part of the condominium property visible from the exterior or common areas without the prior written consent of the Association. Provided, however, that a unit owner may display one portable, removable United States flag in a respectful way. On Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, a unit owner may display in a

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respectful way, portable, removable official flags, not larger than 4 feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.

7. No wash lines will be erected outside an owners unit, including on any porch or balcony, which is part of a unit.

8. No unit resident shall discard or permit any items to fall from the windows or balconies nor feed the birds.

9. All common areas inside and outside the building will be used for their intended purposes and no articles belonging to unit owners shall be kept therein or thereon and such areas shall at all times be kept free of obstruction.

10. Swimming shall be permitted in the pool only between 6:00am and 11:00pm.

11. All units shall be used for residential purposes only. Each of the units shall be occupied only by a single family and/or guests at their residence but in no event may more than six persons reside in a unit at one time.

12. Disposition of garbage and trash shall be only by the use of the dumpsters provided. Nothing is to be left outside the dumpsters. Boxes are to be broken down. Residents are also responsible to dispose of items that are not allowed as garbage, such as batteries, hazardous waste and items too large to fit in the dumpster.

13. No owner may make or permit any disturbing noises or improper use of the premises whether made by him/herself, family, friends, servants, renters, or lessees nor do or permit anything to be done by such persons which will interfere with the rights, comfort and convenience of other residents. No owner may play or allow to be played in a loud manner any musical instrument, player, radio or television set in his/her unit between the hours of 11:00pm and the following 8:00am if the same shall disturb or annoy other occupants of the condominium.

14. There shall be no minimum age of children who shall be permitted to reside in the condominium. The activities and behavior of all children whether residents or visitors when upon the condominium property shall be regulated by an adult including physical supervision where necessary. The Directors or their designated representative, shall at all times have the authority to require that the owner, renter, lessee, guest or other adult who is responsible for a particular child remove him/her from any common area if the child's conduct is such that they believe this action is necessary.

15. Nothing shall be hung from the windows or balconies.

16. The Association and the Management Company must always be provided access to all units. If a unit Owner changes the lock on their unit, they must immediately give a copy of the new key to the Association or Management Company so that the master key box can be kept up to date.

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17. Unit Floor Coverings. All Units above the first floor shall always have the floors covered with wall-to-wall carpeting, except in kitchens, bathrooms, balconies, foyers, and utility or laundry rooms, except as provided below. Hard floor surfaces (tile, marble, wood, etc.) may only be installed in areas other than kitchens, bathrooms, balconies, foyers, and utility or laundry rooms, upon prior written approval of the Board of Directors, which shall condition its approval on the Unit Owner's proof of the installation of appropriate sound-deadening material. Specifications for sound proofing of hard flooring must be approved in writing by the Board or its representative prior to installation, and then the installed sound proofing must be inspected and approved prior to installation of the hard flooring. The minimum sound proofing material that will be approved shall be of such kind and quality to achieve STC and IIC ratings of at least 47 in bathrooms and 52 in all other areas and as the Board may further specify.

18. Pets: Only domestic pets are permitted. If the Board of Directors shall determine that any pet has become a nuisance to other residents, the pet shall be removed from the premises. Pets shall be kept leashed at all times when upon the common areas. Residents must clean up after their pet on all common areas of the property. If this is not done, their privilege to have a pet will be revoked. No vicious breed of animal (including but not limited to Staffordshire terriers a/k/a Pit Bulls, Dobermans, Rottweilers, Chows, Presa Canarios, Akitas, Wolf hybrids, Huskies, and similar types of dogs) may be kept at the condominium. The Board of Directors shall have the authority to determine if a breed of dog is considered "vicious".

19. Unit owners shall not drill through walls, floors or ceilings for any reason, unless prior approval is obtained from the Board of Directors. Lanais and walkway are considered "Limited Common Areas", therefore, any alterations or improvements that an owner would like to make must first be approved by the Board of Directors. This includes, but is not limited to, any floor covering attached or not attached to the floor, screens, anything attached to the walls or ceilings, hot tubs, etc. Any violation of this rule that results in any damage to any surface of the lanai or walkway will be repaired at the Owner's expense. If a unit is sold, the responsibility for any lanai surface damage will pass to the new owner.

20. Unit owners shall not paint or otherwise change the appearance of any exterior wall, door, window, lanai, balcony or any exterior surface; place any sunscreen, blind or awning on any balcony or exterior opening; place draperies or curtains at the windows of any unit without a solid colored liner, acceptable in color to the Board of Directors, facing the exterior of the unit; tint, color or otherwise treat or apply anything to any window which will adversely affect the uniform exterior appearance of the building in the opinion of the Board; plant any planting outside of a unit except upon written approval of the landscaping plan by the Board of Directors of the Association; erect any exterior lights or attach any structures or fixtures within the common elements. Plants are permitted on Lanais.

21. There shall be no open flame cooking of any kind on the lanais or walkways.

22. A speed limit of 10 mph shall be observed in the parking areas.

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23. The owner of a rented unit retains access rights to the unit as the landlord but shall not have rights to use the common elements of Association property except as a guest.

24. Leasing or renting of a unit by an owner (directly or through an agent) for a period of less than one (1) week is prohibited. When a lease is contemplated for a period which is more than one (1) year, the unit owner shall, before commencement of the lease term, furnish in writing to the Association the name and permanent residence address of the proposed tenant, the lease terms and other information relative thereto, and obtain the approval of such lease by the Board of Directors of the Association or its designated representatives. Approval shall not be unreasonably withheld, but until approved, such lease shall not be valid.

25. All leases must contain a statement to the effect that they incorporate by reference all the condominium documents including, but not limited to the Declaration of Condominium, the Articles of Incorporation and Bylaws of the HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc., and the Rules and Regulations of HARBOUR VILLAGE, A CONDOMINIUM. In the event a tenant violates the rules and regulations of the Association relating to the normal use and occupancy of the unit within the condominium or use and occupancy of a common element or limited common element, then the Association shall have the right to terminate and cancel the lease and to bring appropriate legal proceedings when necessary to complete eviction. The cost involved in an eviction action, including the cost of a reasonable attorney's fee, shall be the obligation of the tenant and the owner, jointly and severally.

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SECTION B
CLUBHOUSE, POOL & PIER RULES

The Board of Directors of Harbour Village will enforce these rules.

Any owner can ask unauthorized functions to stop and people to leave. If people do not leave, sheriff should be called.

1. Curfew: No one is allowed in Clubhouse/pool area or fishing pier between 11 pm and 6 am. Exceptions must be approved by the Board of Directors.
2. No smoking in Clubhouse.
3. No consumption of any alcoholic beverage by anyone under the age of 21.
4. No children allowed in Clubhouse without adult supervision.
5. Lights/ air conditioning /heat must be turned off before leaving the Clubhouse.
6. To use Clubhouse for any function/group:
 - *Owner/Renter must fill out Reservation Form (available from office), as early as possible but not less than 48 hours, prior to the event, to reserve date and time.
 - *After filling out Reservation Form, post it on the Clubhouse Bulletin Board.
 - *Owner/renter must be present at all times during the function.
 - * Cover ping-pong & pool tables with cloths (in closet) if having refreshments.
 - *After function, owner/renter must fill out and sign check-list on bulletin board.
 - * Owner/renter will be responsible for any damage/problems found.
7. When any common areas are in use, noise to be kept at reasonable level and curfews to be respected. (includes Clubhouse, porch, pool area, pier, docks, etc.)
8. Continual disregard of rules will result in fines by the Board of Directors (see Condo Rules) and charges for any damages that occur.

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SECTION C

Harbour Village Boat, Dock, and Trailer Storage Compound Regulations Date 3/16/02

Harbour Village Property Owners Association Inc., a Florida non profit corporation located at 14578 River Beach Drive, El Jobean, Florida submits the following regulations for boats and trailers using the dock and/or the storage compound, which are included as part of the common elements of this condominium. These regulations supercede those dated 3/9/96.

- 1) All boats and trailers must be registered with HVPOA. Registration will include owner, unit number, make, model, and vessel license number. Registration will also include the insurance company, policy number and expiry date, for both boat and trailer. Insurance must cover all liability for injury or damage to persons, to other boats or to HV property. This list will be reconfirmed at least annually. Lessees must register on arrival, if they wish to use the dock or the compound. Boats or trailers not registered with HVPOA may be removed at owner's expense.
- 2) Boats must be registered to an owner or tenant currently in residence. Neither dock nor storage privileges can be extended to nonresidents.
- 3) Dock space is available on a "first come" basis.
- 4) Dock space is for boats that are in regular use. The dock is not a storage facility.
- 5) Boats must be operated in a safe and reasonable manner to avoid damage to other boats or the dock.
- 6) Children must have adult supervision when using the dock.
- 7) Use of the dock shall be at the sole risk of the owner/lessee, or their guests. HVPOA assumes no liability for any personal or property loss, injury, or damage arising as a result of boat dock use by owners/lessees, or guests.
- 8) Owners or lessees may use dock space for only one boat per HV unit (subject to available space).
- 9) Boats on trailers may be temporarily parked in the HV parking lot to allow for packing and unpacking. In no case will this period exceed three days and is subject to available space.
- 10) Trailers stored in the compound must be placed in a manner that allows adequate access to the pumping station.
- 11) **Electrical Cords:** For everyone's safety, when using electrical outlets at the boat dock, residents must use marine grade UL approved electrical cords at all times. Cords must be positioned so as to avoid

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any tripping hazard and must be unplugged from receptacle and removed from the dock area when not in active use. Under no circumstances can cords be left plugged in when a boat is not present at dock.

If owners or lessees fail to comply with these regulations Harbour Village Property Owners Association reserves the right to take necessary action against any person who violates these regulations. The prevailing party in any such action shall recover the costs of such action, including reasonable attorney's fees.

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