

## Harbor Pointe Condominium Regulations

No pets allowed under any circumstances with the exception of service animals that have been approved by the Property Management, Attorney and HOA Board.

Rentals are no less than three months and no more than five months to the same person within a twelve-month period. Renters are required to have a background check conducted by Property Management at owner's expense.

Owners must be present if guests are staying in the condo with the exception of immediate family members.

Quiet time is from 9:00pm to 8:00am. No laundry during this time or loud noise/activity on the lanais.

Third floor sound carries through the floor to the unit below. Please be aware of heavy walking/transmission of sound that may affect your neighbors.

Secure trash within sealed/tied trash bags to prevent liquids and food from leaking into the dumpster, attracting rats and other animals. Please do not force large bags and boxes into the garbage shoot; instead take them downstairs to the dumpster. Garbage pickup is Monday & Thursday.

Pool hours are from dawn until dusk. No glass or smoking is permitted in the pool area. Please be courteous and clean up after yourself.

The grill is for community use. A spare propane tank is attached to the grill. If the tank becomes empty, please have it filled or contact a board member to have it filled or to receive reimbursement for filling it. Turn off the gas after use and clean the grill for the next person.

If leaving condo for an extended period of time (a week or more), please turn off water and hot water heater. Please remove all furniture and personal items from lanai if gone during hurricane season (June 1st - November 30<sup>th</sup>).

The HOA requires all owners to provide a key to their unit and storage in case of emergency. The keys will be placed in a secure lockbox where only the board members have access. If entry needs to be made, the owner will be contacted prior to entry except under extreme circumstances such as fire or water coming from the unit.

We do not have a cleaning service so please try to pitch in and keep our community clean and respectful of your neighbors. Please be aware of dripping garbage on walkways and if you create "a mess," please clean it up.

Clubhouse hours are 9:00am - 9:00pm for community use. There is no smoking in the Clubhouse. If you would like to reserve the clubhouse for a special event, please contact a board member. Please clean up after each use and take all sealed/tied trash to the dumpster.

We would like to keep our community clean and in the best condition possible to ensure that our property values continue to rise and our HOA fees remain at a minimum as we are proud of the comfortable environment that we all live in. Thank you.