

## **HARBOUR VILLAGE CONDOMINIUM ASSOCIATION, INC.**

### **RULES AND REGULATIONS**

1. Automobiles may be parked only in the areas provided for that purpose. Trucks, pick-up trucks or other conventional non-private passenger vehicles, travel trailers or motor homes shall not be parked in the parking areas. Bicycles owned by condominium unit owners shall be parked only in the areas provided for that purpose as shall golf carts or other motorized vehicles.
2. Use of the recreational facilities of the general common elements will be in such manner as to respect the rights of other unit owners. Use of particular recreational facilities will be controlled by regulations to be issued from time to time, but in general, such use will be prohibited between the hours of 11:00 P.M. and 9:00 A.M.
3. No radio or television antenna or any wiring for any purpose may be installed on the exterior of the building.
4. No sign, advertisement, notice of other lettering shall be exhibited, inscribed, painted or affixed by any unit owner on any part of the outside or inside of the demised premises or building without the prior written consent of the Association.
5. The sidewalks, entrances, passages, stairways and corridors must not be obstructed or encumbered or used for any purposes other than ingress and egress to and from the premises.
6. All stairways shall be used only for the purposes intended, and shall not be used for hanging garments or other objects, or for cleaning of rugs or other household items. No washlines of any kind will be maintained outside owner's unit. No unit owner shall discard or permit to fall any items from the windows of the premises, nor shall they place or permit to be placed any foreign objects in the stairways and other common areas.
7. 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.
8. Servants, maintenance personnel and domestic help shall not gather or lounge in the common areas.
9. All units shall be used for residential purposes only.

10. The flooring of all units above the first floor shall be carpeted except the bathrooms and kitchens. All carpets shall be medium heavy carpet and pad, of at least sixteen (16) ounce yarn per square yard of carpet and fifty (50) ounce of rubber padding per square yard. Wood, ceramic or vinyl flooring must be preapproved by the Association and have sound deadening subflooring installed.
11. Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of receptacles approved by the Association.
12. Owners may have one (1) pet (dog, cat or bird). Tenants are not permitted pets. Pets must be kept on a leash or caged at all times when outside the unit. Weight limit 25 lbs. If the Association shall determine that any such pet shall become a nuisance to the other unit owners, the pet shall be removed from the premises. No other pet or animal of any kind or breed may be kept or harbored on Condominium Property.
13. No owner may make or permit any disturbing noises in the building whether made by himself, his family, friends or servants, nor do or permit anything to be done by such persons that will interfere with the rights, comforts and conveniences of other residents. No owner may play or suffer to be played any musical instrument, phonograph, radio or television set in his apartment between the hours of 11:00 P.M. and the following 8:00 A.M. if the same shall disturb or annoy other occupants of the condominium.
14. There shall be no restriction as to the minimum age of children who may live in or visit the Harbour Village Condominium, or any condominium unit or unit owner. It is well recognized furthermore, that children, particularly young children, may become a source of annoyance to adults, just as adults may become a source of annoyance to each other. For this reason the activities and behavior of all children 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 reasonably require that the owner, lessee guest or other adult who is responsible for a particular child to remove him from any common area if the child's conduct is such that they believe this action is necessary. In no event shall children under the age of ten (14) years be permitted in the pool area nor other common areas or waterways unless accompanied by an adult.
15. No garbage cans, supplies, milk bottles, or other articles shall be placed in the halls or on the staircase landings, nor shall anything be hung from the window or balconies or placed upon the window sills. Neither shall any linens, cloths, clothing, curtains, rugs or mops be shaken out or hung from any of the windows or doors. No fire exits shall be obstructed in any manner.

16. House guests shall not be permitted for more than an "occasional" visit in

numbers which shall exceed the number of bedrooms in the unit, multiplied by two, plus two. House guests may not maintain residence for a continuous period exceeding three (3) months and all such house guests shall be registered by the unit owner with the association.

17. Leasing or renting of units shall be permitted subject to the provisions of the Condominium Declaration herein.
18. No unit owner shall drive upon the streets or common areas of the Harbour Village Condominium in a motorized vehicles commonly know as a “hot rod”, “souped up vehicle”, nor a car specially equipped to produce greater than normal sound such as “glass packs”. While motorcycles and motorbikes are not prohibited, the same shall be driven and ridden upon the roads and streets, paths in such manner as not to annoy other owners.
19. All bicycles and other vehicles shall be parked and or stored in the areas provided for such vehicles. Persons using the bicycle paths and walkways shall at all times use the same in such manner as not to annoy others or cause damage to the paths and areas provided therefor and pedestrians shall have the right of way on such paths.
20. No unit owner shall permit any open fires, barbecue grills or other similar type fire or smoke cooking procedure on the premises of his unit, the same to be done in the areas provided therefor.

Direct all questions regarding the Rules and Regulations as well as reports of violations to:

Mark Axford, LCAM  
Premier CAM Services  
(239) 217-6599  
[mark@premiercams.net](mailto:mark@premiercams.net)

Any excessive noise late at night, during the quiet hours, should be reported to the Lee County Sheriff at 239-477-1810.