



# OCEAN BAY

TOWNHOMES

## RULES AND REGULATIONS

JULY 2019

**GENERAL-** Each owner is responsible for the proper conduct of his/her family, his guests and service personnel as well as for any damage to the property caused by these persons. It is also each owner's responsibility to insure that their rental agent and guests understand and observe all rules and regulations. Occupancy of a unit is not to exceed the number specified by law.

**FRONT & BACK PORCHES-** Decks and porches shall not be used for storage areas and must be kept clean and tidy at all times. Cigarette butts, cans, or trash shall not be thrown from balconies or on common areas. Storage of flammable liquids is prohibited.

**WINDOW TREATMENTS-** All window treatments visible from the exterior of the unit must be a uniform. Window tinting will be approved by the Board of Directors on a case by case basis.

**COMMON AREAS-** Personal items, including boxes, chairs, bicycles, trash etc. may not be stored or kept in the common areas.

**HOLIDAY DECORATIONS-** Decorations for holidays shall not be displayed for more than thirty (30) days prior to and after any such holiday.

**CLOTHES-LINES-** No clothes-lines shall be located on common areas or porches.

**GRILLING-** Please note that all grilling must take place at least five (5) feet away from any building structure.

**FIREWORKS-** Use of fireworks on Association property is strictly prohibited.

**ANNOYANCES & NUISANCES-** Loud and boisterous parties will not be tolerated. Televisions, stereos or musical instruments should be used with discretion so as not to disturb other residents. Excessive noise after the hours of 11:00 p.m. is not permitted. No immoral, improper, offensive or unlawful activity is permitted in the units or on Association property. No activity is permitted on the premises that will affect the structural integrity of the property or adversely affect the Association's insurance coverage.

**PETS-** Only homeowners and long-term tenants are permitted to have pets. In conformance with County leash ordinances, all pets, when in the common areas, must be on a leash or carried. Per the Article XI. Restraint Upon Separation and Partition of Common Elements of the Master Deed, Doberman Pinchers, Pit Bulls and Rottweilers are considered dangerous animals and shall not be permitted within any Unit or upon the Common Areas.

**TRASH-** Rollout garbage containers shall be rolled out to the street the evening before the regularly scheduled pickup and rolled back into the garage or stored on the back deck by 10:00 p.m. the day of pickup. All trash within containers are to be placed in garbage bags before discarding in dumpsters when possible.

**PARKING-** Vehicles should be parked only in marked designated spaces. Only vehicles fitting within one parking space may be parked on the premises. Double parking, parking on the landscaping/grass/along the curbs is not permitted. Vehicle washing is permitted with the use of biodegradable cleaning products. Mud washing on the premises is not permitted.

**TRAILERS AND OTHER RECREATIONAL VEHICLES-** Trailers, campers, mobile homes, boats, trailer mounted catering equipment, or other similar equipment (with the exception of Association owned maintenance equipment or maintenance equipment used on behalf of the Association) shall not be parked or stored on Association property. Motorcycles, mopeds, jet skis and other recreational vehicles shall be stored in owner garages. Prior authorization will be required for weekend/holiday storage of recreational vehicles in Association property.

**ALTERATIONS AND ADDITIONS-** No structural or exterior alteration shall be undertaken to any unit without prior written approval from the Association. Any request must be submitted in writing to the Board of Directors with adequate sketches and description of the requested change, and must be in compliance with the Master Deed. The installation or replacement of these items is at owner's expense and must be in compliance with the approved types.

**CHILDREN -** Supervision of children by a responsible adult must be exercised at all times when children are playing on Association property.