

HUDSON HARBOUR CONDOMINIUM HOUSE RULES

Revised and Approved December 1, 2014

These House Rules have been approved by your Board of Directors. Their purpose is to help protect our property and to provide for the safety and wellbeing of our residents. We ask that all residents be acquainted with these Rules and ensure that they and their guests comply with them.

The Board of Directors is responsible for the enforcement of these Rules and has the authority to impose fines for violations.

BALCONIES:

1. The use of barbeque grills or similar equipment is prohibited on balconies.
2. Swimsuits, wet towels or laundry may not be hung on balconies or railings.
3. Sweeping dirt over the edge or shaking mops from balconies is prohibited.
4. Wet mopping must be done carefully so excess water does not run onto the units below.
5. Waterproof containers and/or overflow trays are required for potted plants. Excess water must not be allowed to seep through to lower units.

STORAGE ROOMS:

1. There are two storage rooms, one on the second floor and one on the third floor. Both are near the elevator. Each unit has one assigned storage cubicle in one of the storage rooms. The space is 42" high x 18" deep x 24" wide.
2. Personal items stored in the storage rooms must be placed in boxes and fit within the space assigned to the unit. Boxes must be labeled with the name and unit number of the owner.
3. Written notification must be provided to the Board of Directors if you give someone your permission to use your assigned storage space.
4. No storage of combustibles, such as gasoline, oil, oils based paints, is permitted in the storage rooms.
5. Water based paints may be stored in the storage rooms.
6. Items may not be stored in the aisles of the storage rooms, except for items owned by the Association.
7. Items not stored as required in these House Rules will be considered abandoned property and are subject to disposal at the discretion of the Board of Directors.
8. If you require additional storage space, you need to seek it off site.

COMFORT AND SAFETY OF RESIDENTS:

1. Loose or moveable objects must be removed from patios, balconies, the pool area, and all other common property during the threat of severe winds and/or hurricanes, or when the resident will be absent for an extended period of time.
2. No loud, excessive or objectionable noises which disturb other residents are permitted, especially before 7:00 a.m. or after 10:00 p.m.

3. No activities are permitted which would constitute a health, safety or fire hazard, or which create offensive odors.
4. Smoking in the elevators is prohibited.
5. Skateboards, rollerblades and roller skates may not be used in the community.
6. Grocery carts or other such similar objects may not be left or stored on the walkways, storage rooms or stairwells.
7. No plants, furniture or statuary may be allowed to obstruct walkways. This is a requirement of the Fire Marshall.
8. Unit owners must provide a spare key to the Board of Directors for emergencies. Unit owners with alarms on their units must additionally provide codes for those alarms to the Board.
9. Bicycles should be stored in racks provided or inside unit.

EXTERIOR APPEARANCE:

1. No signs may be displayed on any Unit or in windows, except for small alarm decals.
2. It is prohibited to paint or otherwise change the appearance of any exterior wall, door, window, patio, etc., or to apply anything to doors or windows which will adversely affect the uniform exterior appearance.
3. Garbage receptacles are not permitted outside of the Units.
4. No clothes lines are permissible which are visible from outside of the Unit.
5. Landscape plantings must be submitted to the Landscaping Committee for approval prior to any planting.
6. Holiday Decorations may be displayed on the front door, as long as not permanently attached to the door or building. Holiday Decorations may be displayed up to thirty (30) days prior to the Holiday and removed within fourteen (14) days after a holiday. All holidays may be recognized such as but not limited to New Years, Valentine's Day, St. Patrick's Day, Easter, Memorial Day, 4th of July, Veterans Day, Labor Day, Halloween, Thanksgiving, Christmas, and Hanukah.

ALTERATION AND IMPROVEMENTS OF UNITS:

1. Unit owners must obtain prior written approval of the Board of Directors before performing any maintenance, alteration or improvements of Units, as specified in Section 8.2.1 of the Declaration of Condominium of Hudson Harbour.
2. Requests for the performance of maintenance, alteration or improvements to a Unit must be submitted to the Architect Committee for review and recommendation by the Board of Directors.

GUESTS:

1. Unit owners and tenants are permitted to have overnight guests in their absence. Any such guests who will be occupying the Unit for more than 15 days shall provide the Board of Directors with their names and address, a copy of their driver's license, a phone number where they can be reached, the duration of their

- stay, the type of vehicle they will be using and its license plate number, and any other information requested in the reasonable discretion of the Board.
2. Residents are responsible for their guests and any damage done by their guests.
 3. Residents are responsible to ensure their guests are familiar with these House Rules and the Association's governing documents.
 4. Visiting children under age 12 must be attended by an adult at all times on Common Property, and cannot be left at any time unattended in the pool area.

LEASING:

1. All leases shall be subject to the prior written approval of the Association.
2. A Unit owner may not lease his or her Unit more than once a year, except if the Board of Director makes an exception for a hardship. All leases shall be a minimum of 6 months in duration.
3. Only entire Units may be rented. There shall be no subdivision or subletting of Units.
4. Unit owners must monthly pay the Association 5% of the monthly rent paid by the lessee to the Unit owner.
5. Unit owners must provide a \$500 security deposit to the Association for any leased Unit. Such funds will be used by the Association if necessary to repair damages made by the tenant(s).
6. Unit owners who will be leasing to tenants with pets must provide a \$250 security deposit to the Association. Such funds will be used by the Association if necessary to repair damages made by the pet.

PARKING:

1. Each Unit has one assigned covered parking space. Additional vehicles and guests' vehicles shall be parked in the unmarked parking spaces.
2. Boats, trailers, commercial trucks, campers, vans, commercial vehicles, buses, campers, golf carts, off-road vehicles, inoperable vehicles, unregistered vehicles, vehicles with expired tags or no tags, vehicles not owned or registered to a resident, motor homes, mobile homes or RVs are permitted to park overnight. Non-commercial passenger pick-ups are allowed.
3. Motorcycles, motor scooters, and mopeds are allowed when approved by the Board of Directors.
4. If a resident gives permission to someone to park in their assigned space, written notification of such permission must be provided to the Board of Directors.
5. Violators of these parking rules may have their vehicles towed at their expense.

PETS:

1. All new owners and tenants must make any pet they plan to have in a Unit available to the Board of Directors for an interview prior to purchasing or leasing the Unit.
2. Birds, fish, cats and one small dog (under 20 pounds) are permitted. No reptiles or wildlife shall be kept on the Condominium Property.
3. Pets must be leashed when on Common Property.

4. Pets shall be walked on the grassy area of the exterior perimeter of the parking area. Solid waste must be removed and properly disposed of. Pets shall not be allowed to soil sidewalks or the grassy areas near buildings.
5. Pet owners are responsible for any damage done by their pet.
6. Excessive barking which disturbs other residents is not permitted.
7. Kitty litter must be carefully wrapped and disposed of in the dumpster.

POOL:

1. Rules posted by the pools must be obeyed.
2. Pool hours are from 9:00 a.m. to Sunset.
3. Children under age 12 must be supervised by an adult at all times and are not allowed to play in the ornamental fountain.
4. No glassware, china or other such breakable items are permitted in the pool area.
5. Pool deck furniture may not be removed from the pool area.
6. Pool furniture must be covered with towels if suntan lotion is used.
7. Suntan lotion must be showered off before entering the pool.
8. The volume on any music playing devices must be kept low enough to prevent disturbing other residents.

TRASH:

1. The trash chute may be used from 7:00 a.m. to 10:00 p.m. only.
2. Garbage and items subject to decay and odor must be securely wrapped in plastic.
3. Cartons and large objects must be carried to the first floor trash room.
4. Recycling is required. Separate containers are provided for paper (newspaper, mixed paper and flattened cardboard), metal (steel and aluminum cans and jar lids), glass (clear, green and brown) and plastic (PET #1 and HDPE #2). Please use the appropriate bins for recyclable waste and do not put non-recyclable items in the bins. Residents should review Sarasota County's recycling rules at <https://www.scgov.net/ResidentialSolidWaste/Pages/ResidentialRecycling.aspx>

QUESTIONS? Comments and suggestions (can be anonymous) for the Board should be in writing and placed in the Association's message box in the breezeway across from the mailboxes, E-mailed to property manager Brett Stolson at brett@argusmgmt.com or faxed to Argus at 941 927-6767. Residents are encouraged to check the Bulletin Board in the breezeway for meeting notices and other announcements.