

GOOD NEIGHBOR POLICY

The association has established varied rules and regulations according to the bylaws to establish an environment that allows all owners and tenants to use their units in an unobtrusive surrounding. The rules are typically generated when actions of some person infringe on another individual's right to enjoy the common elements of Port Warren.

OFFENSIVE ACTIVITIES – No noxious or offense activities shall be carried on upon the Condominium, units, common area, or any part thereof, nor shall anything be done or placed in, on or under any part of the Condominium, or which is a source of unreasonable annoyance to residents. No unlawful use shall be made of the Condominium or any part thereof.

PARKING – Watercraft, trailers and recreational vehicles may be parked on General Common Elements only while being prepared for travel, limited to forty-eight(48) hours prior to leaving and forty-eight(48) hours after returning to the Condominium. Subject to the preceding sentence; parking of boats, watercraft, trailers, recreational vehicles, trucks, campers, motorcycles, similar equipment and anything being in excess of three-quarters of a ton in weight shall be allowed on common elements. No parking of any kind is allowed on the asphalt drive lane, except for in the designated parking stalls.

VEHICLES – No Owner shall permit any vehicle that is in an extreme state of disrepair to be abandoned, or to remain parked upon any part of the Condominium for a period in excess of forty-eight(48) hours. A vehicle shall be deemed in an "extreme state of despair" when the board reasonably determines that its presence offends the residents of the Condominium. Should any Owner fail to remove such vehicle within (2) days following the date on which notice is mailed to such Owner by the Board, the Board may have the vehicle removed from the Condominium and charge the expense of such removal to the Owner. No on-street vehicle maintenance or repair.

PETS – Domesticated animals, birds, fish and reptiles (herein referred to as "pets") may be kept in the Units subject to Rules and Regulations. Dogs will not be allowed on the common elements unless they are being carried or are held on a leash. The Board may at any time require the removal of any pet that the Board reasonably determines is dangerous, unreasonably disturbing other Owner, repeatedly soiling or causing damage to the common elements, or not being kept in accordance with Rules and Regulations. The Board may exercise this authority with respect to specific pets on a case by case basis. At all times, the common elements shall be free from pet debris including food and fecal matter. Each Owner shall be responsible for any damage to the common elements caused by a pet kept in his Unit or by any guest or invitee of such Owner.

RUBBISH TRASH – No Unit or any part of the common elements (including the decks included in the Limited Common Elements) shall be used as dump for trash or rubbish of any kind. All garbage and other debris and waste shall be kept in appropriate sanitary containers for proper disposal and out of public view. In the event an Owner or occupant fails to remove any trash, rubbish, garbage, or other debris or waste material from such Owner's or occupant's Units within five (5) days after notice from the Association, the Association may have such waste removed and charge the expense of such removal to the Owner.

RENTALS – If the Board determines that a tenant, lessee or sub lessee of a Unit has violated any provisions of this Declaration, the Bylaws, the Rules and Regulations, or the Condominium Act, in addition to any other remedies available to the Association, the Board may require that the Owner terminate such rental or lease agreement, or Owner's lessee terminate any sub lease. An Owner is responsible for paying for any damage to the common elements caused his or her guests, tenants, or lessee's (including sub lessees) and for any fines imposed by the Board.