

## REGULATIONS

**PARKING** – Starting 6/1/17 parking will be restricted no single condo unit will be allowed to park more than 2 vehicles in the parking lot, one numbered and one guest spot. A third spot can be rented for \$240.00 a year. To further explain the reasons for the above regulations it is the numbers. You need to understand the arithmetic. We have 104 parking spaces 56 are numbered 24 have been rented to those that own slips but not condos. They pay \$180.00 each to park here, of the remaining 24 spaces left 7 residents have 2 or more vehicles leaving 17 spaces and 4 spaces taken up by employees and garbage cans leaving a net of 13 spaces for any that need to park here. Two signs have been placed at the entrances of the property and illegally parked vehicles in number spaces and registered M.O.A. spaces will be towed. If you wish to rent your moorage slips for the fishing season the renter will be required to register his vehicle with the office and pay a parking fee of \$100.00.

**DOGS** – A monthly fee of \$5.00 for each dog starting June 1, 2017 will be added to the monthly assessments of dog owner units. It will be \$10.00 for rental units. We are currently spending \$200.00 – 250.00 a month for our maintenance people to pick up dog poop and dog poop bags. The fees will help offset the cost.

**LATE FEES** – Delinquent accounts will be sent 30 day, 60 day and 90 day letters. Any owner owing more than 30 days will receive a \$25.00 penalty, 60 days a \$50.00 penalty and over 90 days the letter will be certified with a notice that the board has the right to put a lien on the past due property.

**COMMON ELEMENTS** – A letter will be sent out to any owner who has anything that impedes the landscaper's ability to maintain Port Warren property. A fine pay be applied after 5 days of letter being sent to owner.

**RENTALS** – The board requires the owner to do a background check on all potential renters and to sign a waiver that they have run a background check. There is a 2 person per bedroom occupancy limit on all rentals. A \$50.00 registration fee will be billed to owner for new tenants. Owners also need to fill out a owner/tenant and vehicle registration form with the office of their tenant. The rental occupancy rate is to be at or below 25% for Port Warren. There is a provision for hardship cases. Any owner who is in violation of the rules and regulations will be sent a letter with the non-compliance. Any fine will be determined by the board. If more than one letter is necessary the fine will increase with each letter.