

RULES AND REGULATIONS

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 not be allowed on common elements. No parking of any kind is allowed on the asphalt drive lane, except for in the designated parking stalls. As of 6/1/2017, a single condo unit can park 2 vehicles on HOA property, one numbered spot and one guest spot. **PARKING** vehicles in numbered spots that are registered to other owners is forbidden. **PARKING** vehicles over or outside painted parking lines is forbidden. **PARKING** vehicles that are considered in a state of extreme disrepair or that have expired tags and registration is forbidden. Such offenses will incur fines that will be documented and assessed by management. The **FIRST** parking offense will result in a 48 hour tow warning and towed after 48 hours at the owner's expense. The **SECOND** parking offense will result in a **\$150** fine and immediate tow at the owner's expense. A **THIRD** parking offense will result in a **\$250** fine, immediate tow at the owner's expense and will go up \$100 per offense thereafter as decided by the HOA Board of Directors.

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 HOA property 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 residents of the HOA property. Should any Owner fail to remove such vehicle within (2) days following the date on which notice is placed, the Board or manager may have the vehicle removed from HOA property at the expense of the vehicle's owner. No on-property vehicle maintenance or repair is allowed.

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. 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. PLEASE REMOVE ALL ANIMAL EXCREMENT IMMEDIATELY. Any Owner/Renter leaving animal excrement will face **\$100** fine for a first offense, **\$250** fine for the second offense and **\$500** for a third offense and will increase by \$100 thereafter. These offenses and fines will be documented and assessed by HOA Management.

LATE FEE- Any owner paying after the 15th of month will receive a \$25.00 late fee + 10% annum interest. After 60 days a letter will be mailed with notice that the board has the right to put a lien on your property along with a **\$50.00** fine and you will have 10 days to pay past due or have a lien placed on your property. A **\$225** fee along with a recording fee will be applied.

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. After 5 days if not taken care of a **\$150** fine will be assessed for any items/rubbish that impede common areas, sprinkler systems and or landscaping areas. A **\$100** fine per week will be added until taken care of. A **\$300** fine will be assessed for any excessive items that owners of HOA property find offensive as determined by the board, and/or improper structures built to obscure and or enclose condominium porches or decks.

RUBBISH TRASH – No Unit or any part of the common elements (including the decks included in the Limited Common Elements) shall be used as a 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 sublessee 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, An Owner is responsible for paying for any damage to the common elements caused by their guests, tenants, or lessee's (including sub lessees) and for any fines imposed by the Board. A **\$50.00** registration fee will be billed to the owner for new tenants. Owners are required to fill out the owner/tenant and vehicle registration form (located on our website PortWarren.com) and turn it into the office and provide their renter with the rules and regulations of Port Warren. Any owner who is in violation of the rules and regulations will be sent a letter of non-compliance. After 5 days of the letter a **\$50.00** fine along with late fees will accrue. If slip owners wish to rent out their moorage slip owners will be required to fill out the owner/tenant and vehicle registration form (located on our website PortWarren.com) and turn it into the office and pay a **\$100.00** registration fee. All slip owners are required to send proof of insurance for their boat and their renters boat if it is moored at Port Warren.