



**RESIDENT RULES AND REGULATIONS**

All residents must abide by the Rules of the Lighthouse Cove Condominium Association. They include, but are not limited to the following:

1. Residents agree to follow the rules as posted, regarding use of all facilities, including the Pool and Deck Area, Fitness Center, Racquetball Court, Billiard Room and Computer Room. That includes not entering those areas except during the hours permitted.
2. Children must be supervised at all times by an adult, and are not permitted in any indoor or outdoor facilities without a parent or guardian.
3. Renters are not permitted to have pets. Unit owners are permitted (1) household pet in a one-bedroom unit, (2) household pets in a two-bedroom or three-bedroom unit. Only dogs, cats, and birds in cages are allowed. Exotic pets, of any kind, are not allowed.
  - Such pets are limited to dogs(s), which may not exceed (45) pounds in weight when fully grown or cats(s), provided that such dog(s) or cat(s) have been registered with the Condominium Association.
  - The following breeds, full or mixed, shall not be permitted: German Shepherd, Rottweiler, Doberman Pinscher, or any breed of bull terrier or similar dog commonly referred to as a "pit bull".
  - All residents are required to keep their dogs on a leash, no more than (6) feet long, and must pick up after their dog.
4. Any loud noise after 10:00 P.M. or any other annoyance to residents that interferes with peaceful and proper use of the property by its residents will not be permitted.
5. The entrances, and like portions of the Common Elements shall not be obstructed, nor used for any purpose other than the ingress and egress to and from the condominium property; nor shall any carts, bicycles, carriages, or any other similar objects be stored therein.
6. Residents are not allowed to display signs, decorations or attach anything to balconies, doors, or windows of the building, except for (1) portable removable U. S. flag, without prior written consent from the Board of Directors. No clothes lines are allowed.
7. All Unit owners must provide a key to their unit door to be kept in the Management Office at all times for emergencies. No owner shall alter any lock, nor install a new lock without consent of the Board of Directors.
8. Residents must park their vehicles in their assigned parking spaces and/or garages and are not allowed to park additional vehicles in guest spaces. Residents may temporarily park their vehicle in guest parking spaces while utilizing the pool area or recreational facilities.
  - One-bedroom units shall have (1) parking entity, unless additional parking entities are appurtenant to an individual condominium unit.
  - Two-bedroom or three-bedroom units shall have (2) parking entities, unless additional parking entities are appurtenant to an individual condominium unit.
  - Guest parking spaces are for visitors only.

Unit # \_\_\_\_\_ Initials \_\_\_\_\_ Date \_\_\_\_\_

9. No commercial vehicles of any kind are permitted to be parked at Lighthouse Cove, except for repair work being performed during business hours by contractors.
10. No Pick-up Trucks (including guests) are permitted between the hours of 9:00 pm and 7:00 am. Vehicles must not exceed 19' in length and 7' in width.
11. Motorcycles are not permitted to be parked at Lighthouse Cove overnight.
12. No boats or water craft of any kind are permitted to be parked at Lighthouse Cove.
13. No gasoline operated or electric vehicles (motorcycles, scooters, etc) are permitted to be stored on patios, balconies, landings, breezeways, or under stairwells.
14. The Trash Compactor is to be used as directed on posted instructions, and is for the purpose of discarding household waste only. Fines will be imposed to violators.
  - Forcing any items larger than will fit into opening of the trash compactor chute is not permitted.
  - Discarding of any large refuse around the trash compactor is not permitted.
  - Dumping construction materials or any form of refuse caused by a resident's employment is not permitted.
15. No trash is allowed to be left outside of condominium units, landings or breezeways. All trash must remain inside of the unit until residents are ready to dump trash in the trash compactor.
16. Gas or charcoal grills are not allowed on balconies. BBQ Grills are only allowed to be stored on first floor patios and must be taken out 10-15 feet from the building to barbeque.
17. Discarding of cigarette or cigar butts on the grass, sidewalks, stairwells, landings or pool areas is not permitted and must be discarded in proper outside receptacles.
18. The Cabana area cannot be reserved for private parties.
19. Smoking is not allowed in the entire pool area
20. Guests of residents may not use facilities unless accompanied by the unit resident, unless guests are residing in unit.
21. Only patio furniture and non hanging plants are allowed on the balconies or patios
22. All bicycles parked on the grounds must have a parking permit issued by the office.
23. Whenever an outdoor air conditioning unit is installed under a window, the height of the air conditioner shall be no higher than the outside edge of the windowsill.
24. Whenever an air conditioner in a condo unit is replaced or repaired with other than routine maintenance, the building fire sprinkler system is to be shut off by a service company of the Association's choosing at unit owner's expense.

Unit # \_\_\_\_\_ Initials \_\_\_\_\_ Date \_\_\_\_\_

25. In accordance with our condo documents, once a year on or before July 1 every condo owner is to submit to the Association Office a copy of their current certificate of insurance.

26. Under No circumstances may carpeting/rugs be installed or maintained on any Balconies.

**TENANT - RULES AND REGULATIONS (ADDENDUM)**

1. Installation of a new lock, without prior written consent or notification of the Unit Owner or the Condominium Association is not permitted.
2. Tenant is not permitted to sub-lease his/her condominium unit during their lease term under any circumstances.
3. During the lease term, tenant is not permitted to have anyone, not specified on their Tenant Information Sheet, to move into the condominium unit for more than 30 days. Guests are permitted to visit for a reasonable period of time.
4. Tenant is not permitted to have any pets.

Unit # \_\_\_\_\_ Initials \_\_\_\_\_ Date \_\_\_\_\_

I have read and understand all of the above Rules and Regulations for the Lighthouse Cove Condominium Association and agree to abide by them. I understand that any violation of these rules can result in fines and / or eviction.

I further understand that falsifying any information required by the Lighthouse Cove Condominium Association will result in immediate eviction or renewal rejection by the Board of Directors.

Unit# \_\_\_\_\_ Signature \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_