

Marsh Harbour Rules & Regulations

The Association shall have the absolute right to regulate the use of the Properties, and may from time to time modify, amend and supplement the Rules and Regulations. A current copy of all the Rules and Regulations established hereunder, and any modifications, amendments or supplements thereto, shall be made available at the request of any Owner. A newsletter is sent out door to door every quarter. It is your responsibility to read updates from the community. PLEASE BE ADVISED THAT UPON SIGNING THIS DOCUMENT YOU AGREE THAT YOU HAVE READ, UNDERSTAND AND AGREE TO ABIDE BY THE RULES & REGULATIONS OF THE ASSOCIATION.

Parking

Parking within the association shall be restricted to private automobiles and passenger-type vans, jeeps, and pick-up trucks and sport utility vehicles, motorcycles, and motor scooters.

No person shall park, store or keep any boat, watercraft, jet ski or boat trailers, any commercial vehicle including dump truck, motor home, trailer, cement mixer, oil or gas truck, panel truck, delivery truck, moving van, panel van or vehicles with commercial lettering or emblems on them. **No commercial vehicles allowed on property after 9pm unless escorted by tenant to only be drop off to resident.**

All residents must purchase a barcode. You will only be allowed vehicles for the allotted spaces for your particular unit. Townhome residents are not allowed to park in guest parking or at any other unit but their own driveway/garage. All violators are subject to being towed.

ALL ROADWAYS WITHIN THE COMMUNITY ARE 15 MPH MAX, AND THIS IS STRICTLY ENFORCED FOR THE SAFETY OF THE COMMUNITY.

Head in parking only! All vehicles parked in reverse will receive a warning sticker/violation.

Gate Access

Your vehicle registration must show the address of the unit and be in the name of someone living at your address. With the exception of a notarized letter from vehicle owner or court documents showing gifted or inherited.

Anyone entering the property by car must have a valid Driver's license, if not they will not be allowed to enter.

All Guest must enter the property by the front gate. Anyone entering the property by jumping the wall or any other way will not be tolerated. The police will be called and they will be removed from the property.

It is your responsibility to call in your guest or deliveries prior to their arrival. It is NOT the guards' responsibility to call you.

PLEASE BE ADVISED THAT YOU ARE RESPONSIBLE FOR YOUR BEHAVIOR AS WELL AS THE BEHAVIOR OF YOUR GUESTS

The office will issue you a PRIVATE PIN#. THIS IS NOT TO BE GIVEN OUT TO ANYONE NOT LISTED ON YOUR LEASE. If it is given out to anyone else, it will be deleted for 30 days and you must come to the gatehouse to get all guests and deliveries. Repeated violations regarding your pin can result in a non-lease renewal.

Your guest will turn down music, roll down the window and talk with the guard. If they do not cooperate they will be asked to leave. If they are confrontational they will be escorted off the property.

Gate House Direct # 561-856-1102/ Automated Call in #561 459-1681/561 459-1695.

Your Pin # is _____

Exterior Antennas

No exterior antennas, satellite dishes or similar equipment shall be permitted on any Dwelling. If an owner wishes to install any type of satellite it may not be attached to the building and the owner must fill out an ARC form and have approval from the Association.

Signs

No sign, poster, display, billboard or other advertising device of any kind including for Sale or for Rent signs shall be displayed to the public view on any portion of the Property. Holiday decorations are fine for the time of the holiday.

Garages & Driveways & Parking Spaces

If your unit has a garage the doors must be kept closed at all times except for entering and exiting. Garages cannot be used for living space. If you have a car that is leaking oil, you will be responsible for cleaning the area or you will be charged by the association for the cost. If you are a renter this will be taken out of your security deposit.

Animal Restrictions

No animals, livestock, reptiles or poultry of any kind shall be raised, bred or kept on or in any area of the Association. No dog, cat or other per may run loose on any part of the property. Pets must be on a leash if outside of a unit. Owners shall be limited to not more than 2 pets. Combined total weight cannot be more than 35lbs. No one pet shall be over 25lbs. You MUST clean up after your pet at ALL times. Our residents walk the community and we want to keep it clean for the enjoyment of all residents.

Exterior Alterations

No Owner or occupant of a Dwelling shall cause or allow improvements or changes to the structure or exterior of any Dwelling or in any manner change the appearance of any portion of the exterior of their Dwelling, without obtaining the prior written consent of the Association.

Trash

No Dwelling shall be used or maintained as a dumping ground for rubbish, trash or other waste. All trash must be put in garbage bags and put into the dumpsters on the property. Any resident caught leaving trash outside of the dumpsters will be charged a fee of 100.00 for cleanup. **Bulk pick up is every Friday. Do not put these items out until Thursday night. Place items by the side of the dumpster; do not block the front doors.**

Leasing

Leasing of Dwellings shall be subject to the prior written approval from the Association. All leases shall be on forms approved by the Association and shall provide that the Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions of the Associations Documents.

Extended persons residing in the community longer than 14 days are required to complete a mandatory criminal background check.

If you decide to renew your lease you must get approval from the Association first. If you do not and are still on the property you will automatically be sent to the attorney for eviction. You will not receive a new parking sticker, your transponder will not be reactivated and your car will be towed.

If your application to renew is approved, you are responsible to get with your landlord and provide the association with a copy of your new lease and occupational license. If you do not provide this information you will be subject to being evicted.

Clothing Proper Attire

All Residents must wear proper clothing when walking on the streets of Marsh Harbour. No one should be shirtless and all residents must wear a cover up over a bathing suit.

Window Coverings

All units must have proper window coverings such as Drapes, Blinds, and Shades. Paper, Sheets, Towels, foil, cardboard or other such materials are not allowed.

Patios

Nothing is to be in the in the front of the unit. The only approved items for the back patio are a grill, outdoor furniture only (no indoor furniture) and a potted plant. Nothing else is allowed on your patio.

Lakes

Swimming or Fishing is not allowed in the lakes.

Nuisances

Nothing shall be done or maintained on any Dwelling or anywhere on the Properties which may be or become an annoyance or nuisance to the occupants of other Dwellings. This includes motorized unlicensed vehicles.

Security Issues

Always be aware of your surroundings, please follow some basic safety Issues

1. Leave your exterior lights on at night. If you light up the area, it is harder for people to hide.
2. Consider getting a security system.
3. When leaving your home make sure doors and windows are locked.
4. Please do not congregate in the streets, for your own safety.
5. If you see any suspicious activity call the police.
6. In an emergency always call 911 .

Help your community

If you see anyone breaking the rules to the community such as jumping the fence, vandalism, people not cleaning up after their pet, not putting trash in the dumpster or someone in the pool area breaking the rules. Please notify security, take a photo and email to the office so we may address these issues.

Marsh Harbour Maintenance Association, Inc.

Pool Rules

1. Pool hours are Dawn till Dusk.
2. Anyone 13 years and under must be accompanied by someone over the age of 18.
3. Your guests are welcome however **owners must accompany their guests**. Please limit the number of guests to 2 per unit, especially on weekends and holidays. The pool is not available for reservation. Everyone except the owner and his/her immediate family is considered a guest.
4. All persons must be prepared to provide identification and Pool wrist band if requested by a committee member, Security Guard, police officer or management agent.
5. Only proper bathing attire allowed in the pool. Cut-offs will not be allowed.
6. Floats may be used if not of excessive size. Please limit the use of floats when the pool is crowded.

7. Radios and other audio equipment may be used with headphones only.
8. No Food or Beverages allowed in the pool. No glass of any kind is allowed in the pool area.
 - a. Violators of this rule are subject to a fine plus damage liability.
9. Please use trash containers for all paper items and other debris to prevent potential damage to the filter system.
10. Gum of any kind is prohibited for safety and sanitary reasons.
11. No pets, leashed or otherwise, are allowed in the pool area.
12. Rough-housing, running, ball-playing, and related activities cannot be permitted. Anyone caught climbing the fence shall be evicted from the pool area and will lose pool privileges.
13. Pool furniture is for the use of owners and guests and must be kept on the deck.
14. Wheeled vehicles (bicycles, skate-boards, roller blades, etc.) are not allowed in the pool area. Baby strollers are the only exception.
15. Restrooms: Please leave them as you would expect to find them. Please check behind your children!
16. Violations of Swimming Pool Rules may be punishable by suspension of pool use and/or fines in accordance with the Declaration, By-Laws, and Rules and Regulations. If Association Dues are not current, pool privileges will be rescinded as applicable.
17. Please be advised that the Board of Directors or Recreation Committee may, from time to time, make the necessary changes in these Rules and Regulations, and the identification of the persons using the pool, for reasons of safety, health and liability to the Association.
18. **ALL** children under the age of 4 **MUST** wear their swim diapers under their swim pants or swim suits and all must have elastic bands at the waist and legs.
19. No alcohol in pool area.
20. Anyone in the pool area must wear a Pool band. Without the pool band you will be asked to leave.

Signature

Date

