

ATLANTIC VIEW CONDO ASSOC, INC RULES AND REGULATIONS

NOTE: Owners are responsible to provide a copy of these rules to all tenants, residents and guests and ensure they abide by them. Fine schedules do not reset due to a change of tenants, they only reset with a change of ownership. However, fine schedules will reset once a given owner is violation free for a period of 12 consecutive months.

These Rules and Regulations do not contain all restrictions that apply at Atlantic View Condo. See your declaration, design guidelines and the Master Declaration of Covenants, Conditions, and Restrictions for Atlantic View Condo Assoc, Inc. for further restrictions.

Violations are written for the violation of a specific rule, not a specific item or event. All violations reported by owners must be reported by the homeowner (not tenants), in written form in order for the board to send a violation to the offending homeowner. Fines for non-compliance of any guideline or rule must be paid within 30 days to avoid further action.

In addition, all owners, residents, tenants, and guests are required to abide by any and all local, state, and federal laws that apply to the Atlantic View Condo community although the Association shall have no obligation to take enforcement action in the event of a violation of such laws.

RULES

1. **APPEARANCE** No unsightly or unkempt conditions may be permitted to exist on any lot/unit. Owner shall maintain his or her Lot and all structures, parking areas, landscaping and other improvements comprising or located upon the Lot in a manner consistent with the Community-Wide Standard and all applicable covenants. Structures, equipment, or other items on the exterior portions of a home which have become rusty, dilapidated, or otherwise fallen into disrepair must be addressed and brought up to standard immediately. Owner must receive prior approval from the BOD before any repairs are made if identical material has not been selected.

2. **EXTERIOR MODIFICATION (ARCHITECTURAL)** No construction, erection, placement, removal, or modification of anything, permanently or temporarily, on the exterior of the property, whether such portion is improved or unimproved, is permitted except in strict compliance with the provisions of Article X of the Master Declaration of Covenants, Conditions, and Restrictions for Atlantic View Condo Assoc, Inc. This shall include, without limitation, signs, basketball hoops, swing sets and similar sports and play equipment, woodpiles, swimming pools, docks, piers and similar structures, trees, hedges, walls, dog runs, animal pens, or fences of any kind, satellite dishes and antennas. To request architectural approval of any exterior modifications to your home or lot (including landscaping and drainage projects) or to report violations of this rule contact the Atlantic View Condo management representative.

3. **COMMON AREA** No modification of any Atlantic View Condo Common Area or Limited Common Area may be made nor may any personal items be placed on Common Area or Limited Common Area without prior written approval of the Board of Directors (BOD). Any cost for repairs to common areas caused by owners, guests, or residents or by any condition of an individual lot that causes damage will be the responsibility of the homeowner involved.

4. **SPORTS OR PLAY EQUIPMENT** These items are allowed in the yard or on driveways, but **MUST** be hidden from view when not in use. Basketball goals: Posts and fittings are to be a dark color and blend with the surroundings. The goal is to have a clear backboard with no bright colored lettering or logos. Nets are to be white. Goals may not be mounted directly over the garage door or elsewhere permanently on the residence or in the ground.

5. **GRILLS** All barbeque grills and other similar items must be stored in the garage when not in use.

6. **OUTDOOR CLOTHES HANGING** No clothing, rugs, or other items shall be hung on any screened porches, railings, fences, hedges or walls or any other structure to include outdoor clothes lines.

7. **WINDOW COVERINGS** No foil or other reflective materials shall be placed on any window. Cardboard, sheets, or other alternative materials shall not be used as window coverings.

8. **EQUIPMENT** Mechanical equipment, propane tanks and any other objectionable similar items must be screened from view. Any screening must receive prior approval from the BOD before installation.

9. **FLAMABLES** On-site storage of gasoline, heating, or other fuels is not permitted; except, that a reasonable amount of fuel may be stored on each home for emergency purposes and operation of lawn mowers and similar tools or equipment, and the Association shall be permitted to store fuel for operation of maintenance vehicles, generators, and similar equipment.

10. **HOLIDAY DECORATIONS** Christmas lighting and decorations may be displayed from Thanksgiving Day through January 15 only. Easter, Halloween and other holiday decorations may be displayed 4 weeks prior and 1 week after the holiday.

11. **SIGNS** No realty signs ("For Sale" or "For Rent" etc.) or any other signs or advertisements may be displayed on any unit or lot without prior approval from the BOD.

12. **LIGHTS** Colored lights are prohibited except for holiday decorations as noted in Rule #10 above.

13. **NOISE** Any music or noise, except security alarms, that creates a disturbance is not permitted. Landscape maintenance noise should not start prior to 7am M-F or prior to Noon on

Saturday or Sunday.

14. **NUISANCE** Any activity that creates a disturbance, offense, foul or obnoxious odors, an unclean, unhealthy or untidy condition outside the home, noise or other conditions which tend to disturb the peace or threaten safety is not permitted.

15. **TRASH** Accumulation of rubbish, trash, or garbage (other than in approved containers) is prohibited. Trash and recycling containers shall be screened and not be visible with the exception of collection day. Any screening must receive prior approval from the BOD before installation. Trash and recycling containers shall not be placed at the curb before noon on the day prior to pick up days and must be removed before midnight on the day of pick up.

16. **YARD & CHEMICAL WASTE** Dumping of grass clippings, leaves or other debris, petroleum products, fertilizers, or other potentially hazardous or toxic substances in any drainage ditch, stream, pond, or lake, or elsewhere, except that fertilizers may be applied to landscaping on Lots provided care is taken to minimize runoff, is not permitted.

17. **VEHICLES** Unregistered, or inoperable vehicles are prohibited in the community (except in enclosed garages). Repairs may only be conducted in garages and not in driveways or on lawns.

18. **PETS** A reasonable number of dogs, cats or other usual and common household pets may be permitted for unit owners. Lessee is not permitted to have household pets unless they have received prior approval from BOD. Raising, breeding, or keeping animals, livestock, or poultry of any kind is not permitted. Pets shall be registered, licensed, and inoculated as required by law. Pets may not be allowed to roam free (on any lot or common area) at any time. Pet owners are responsible to pick up and properly dispose of all pet waste deposited by their pets and to promptly remove all pet waste from their lots and common areas so as to preclude unhealthy conditions and unpleasant odors. Any homeowner whose animal creates a nuisance may be required by the BOD to employ restrictive measures to eliminate the nuisance.

19. **YARD & GARAGE SALES – BUSINESS ACTIVITY** Any business, trade, garage sale, moving sale, rummage sale, or similar activity is prohibited. Except in cases that an Owner or occupant residing in the home may conduct business activities within the home so long as: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from outside the home; (b) the business activity conforms to all zoning requirements for Atlantic View Condo; (c) the business activity does not involve door-to-door solicitation of residents of Atlantic View Condo; (d) the business activity does not require outside individuals to enter the home; (e) the business activity is consistent with the residential character of Atlantic View Condo and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of Atlantic View Condo, as may be determined in the BOD's sole discretion; and except that the Association may occasionally hold community-wide sales open to the Owners and the public if approved by TOWB. Leasing of a home shall not be considered a business or trade within the meaning of this subsection. The subsection shall not

apply to any activity conducted by Declarant or the approved Builder with respect to its development and sale of Atlantic View Condo or its use of any unit which it owns within Atlantic View Condo, including the operation of a timeshare or similar program.

20. **HOME RENTALS** Homes may be leased out for long-term single-family use or short-term rentals longer than 2 days. Long term lease duration must be for a term of one year or longer. A renter may not transfer their lease to another individual if they are unable to fulfill their obligations unless they have met the one-year requirement. Homeowner will relinquish all amenity and common area rights and they will be transferred in full to the renter for the duration of the lease. All renters will be subject to the Declaration of Covenants, Conditions and Restrictions of Atlantic View Condo Assoc, Inc., along with the Rules and Regulations. Owner must make available to the lessee copies of such documents. Use of any home for operation of a timesharing, fraction-sharing, or similar program whereby the right to exclusive use of the home rotates among participants in the program on a fixed or floating time schedule over a period of years is not permitted. Except, that Declarant and its assigns or approved builder may operate such a program with respect to units which it owns

21. **FIREWORKS** The use and discharge of firecrackers and other fireworks is prohibited.

22. **FIREARMS** Discharge of firearms is not permitted; provided, the BOD shall have no obligation to take action to prevent or stop such discharge.

23. **PARKING** Parking of commercial vehicles or equipment, mobile homes, recreational vehicles, motorcycles, mopeds, golf carts, trailers, stored vehicles, or inoperable vehicles in places other than enclosed garages is prohibited (except for construction, delivery and service vehicles for such time as needed for the actual delivery or service to be provided). Boats & other watercraft may be parked long enough to load, unload, clean and store. Vehicles should be parked in the garage or driveway. No overnight street parking will be permitted.

24. **PARKING ON THE GRASS** Parking on the grass on any lot or common area is prohibited.

25. **ROADS** No permanent, frequent, or long-term parking is permitted along or on roads and promenades except in specifically designated areas. Declarant and approved builder are exempt during development.

26. **WILDLIFE** The Declarant and Builder reserves for itself and the Association all rights within Atlantic View Condo for wildlife management in compliance with applicable laws. Owners are prohibited from capturing, trapping, or killing of wildlife within Atlantic View Condo without the express written permission of Declarant and the BOD, except in circumstances posing an imminent threat to the safety of persons using Atlantic View Condo or where the Declarant, in its sole discretion, deems wildlife management desirable for the benefit of Atlantic View Condo.