

# HARBOUR PLACE CONDOMINIUM ASSOCIATION

## RULES & REGULATIONS

Please be aware that you are in a **RESIDENTIAL COMMUNITY**, not a hotel. Condominium living can be a great experience provided we are all considerate of our neighbors and follow commonsense guidelines. Some of the rules are summarized here for your convenience. The complete Rules & Regulations take precedence and copies are available at the Association's administrative office located at 109 Front Street, Key West, Florida.

Please consider that Harbour Place & Truman Annex is an oasis from Duval Street and all the partying. Relax by the pool and take in the beautiful surroundings. All noise shall be held at a subdued level between 10:00 pm-7:00 am. Remember that there are owners that live and work here who must get up in the mornings. Please be considerate of your neighbors that are not on vacation. Thanks so very much for your thoughtfulness.

Smoking is not permitted anywhere on the site. Although it is highly discouraged, Unit Owners may choose to permit smoking within their units or on their balconies/decks. If a Unit Owner is renting, a spill-proof ash tray is required on balconies/decks. Nothing may be thrown from balconies or decks (including cigarette butts).

### Parking

1. Unit Owners and their guests may only park in spaces assigned to that unit or in a temporary space assigned via permit by the Office. Temporary parking (not overnight) is permitted in designated Visitor spaces. No boats, rafts, canoes or similar craft and vehicles are limited to 18' long by 80" wide. All vehicles (cars, bicycles, scooters) must be maintained and operable. No major maintenance of cars may take place in the parking garage.
2. Bicycles and scooters must have an Office-issued sticker and must be parked in designated areas, not in building hallways or stairwells.

### Decks and Balconies

1. All decks and balconies shall be kept in an orderly, clean fashion at all times with only balcony-type furniture and plants.
2. No towels or clothes or anything else may be hung on decks, balconies, railings, or clothes lines.
3. Nothing may be attached to the exterior of the building except with the approval of the Board.
4. At all times during Hurricane Season (June 1 – November 30) the following applies: If a unit is not occupied, all items must be removed from all balconies and decks. If a unit is occupied and a Hurricane Warning is issued, all items must be removed immediately from all balconies and decks. There are no exceptions!

### Pool

1. All owners and their guests must observe posted pool rules.
2. Pool hours are Dawn to dusk.
3. In addition to the occupants of the unit, a unit owner may have a maximum of four invited guests.
4. No food or drinks may be taken into the pool or on the edge of the pool. No glass bottles or containers are permitted anywhere in the pool area.
5. Music is restricted to headphones only.

### Children

1. Children of Unit Owners and guests must be supervised at all times, especially at the pool.

### Pets - General

1. **Renters, Lessees and Guests** may not bring pets onto the site.
2. Unit Owners may keep dogs or cats within their unit, but such approval is conditional upon the dogs or cats not being an unreasonable source of annoyance or danger to others. Upon a finding by the Association that a dog or cat is an unreasonable source of annoyance or danger, the dog or cat must be removed from the site.
3. Pets must be registered at the Office. Additional information and rules are available on the website.
4. No dog or cat may be permitted outside the unit unless carried or on a leash.

### Miscellaneous

1. Maximum occupancy of units is as follows: two bedrooms, five occupants; three bedrooms, seven occupants; four bedrooms, eight occupants.

2. For safety reasons, there should be no playing in stairwells or hallways or in the garage.
3. No personal property may be stored outside the unit.
4. No door mats may be placed outside of a unit.
5. No business that draws customers to the site may be carried on in any unit.
6. No signs, posters, lettering, or numbers may be affixed to the outside of a unit or be visible from outside the unit.
7. Cooking with charcoal is prohibited and gas grills must be at least ten feet from the building when in use. Electric grills are recommended. Propane tanks may not be stored at an unoccupied unit.
8. No Unit Owner shall permit anything to be kept or done at his or her unit that would increase the rate of insurance on the unit or violate any governmental law, ordinance, or regulation.
9. Trash and recyclables must be deposited in designated receptacles. Trash that will cause an odor must be carried to the dumpster for deposit.
10. Window air conditioning units are not permitted.
11. Moves of entire units or of significant amounts of furniture must be scheduled with the Office to assure availability of parking and access.
12. See separate rules related to work by contractors that must be given to contractors.
13. Unit Owners who rent or lease their units must see that all renters and lessees receive a copy of these Rules and Regulations and sign an Acknowledgement that they will observe them before occupying the unit.
14. Those Unit Owners who violate these rules shall be responsible for all costs incurred by the Association in rectifying the non-compliance, including court costs and reasonable attorney's fees, and may be fined up to the maximum allowable under F.S.S. 718 in compliance with the Association's fining procedure.