

HECCA – CODE OF CONDUCT

The Code of Conduct addresses expectations of personal behavior by owners, owner's guests and rental guests while at the Hawk's Eye Clubhouse Condominium. This Code of Conduct is in part based upon already established Association Bylaws and Condominium Bylaws of the Association.

The Code of Conduct areas include Common Elements, Limited Common Elements, Condo Property as well as the conduct of all Residents.

Owners are committed to this Code of Conduct by virtue of their purchase and duty to comply with The Association Bylaws and Condominium Bylaws of the Association. Renters are committed to this Code of Conduct by virtue of their rental agreement(s) with owners.

CODE OF CONDUCT REGULATIONS ARE AS FOLLOWS:

- *PERSONAL BEHAVIOR:*
 1. Quiet Hours are from 11:00 p.m. to 8:00 a.m.
 2. Offensive language, profanity, immoral, unlawful or offensive activity is strictly prohibited and will not be tolerated.
 3. Be courteous toward neighbors and golfers on the course.
 4. Nothing, including cigarette butts, bottles, cans or other debris may be tossed over balconies or onto the lawn or other common elements.
 5. No discharge of firearms is allowed on premises.
 6. Marijuana smoke is offensive to others and is not permitted on the premises.
- *HAZARDOUS AND FLAMMABLE MATERIALS*
 1. Use of, and storage of grills (propane gas only) on balconies is permitted. Use also permitted in open common areas.
 2. Use of wood burning fire pit/fire tables allowed in open common areas ONLY.
 3. Fireworks are prohibited on property.
- *PETS ARE ALLOWED BY OWNERS*
 1. Pets must be leashed at all times.
 2. Pet waste is the responsibility of the pet owner and must be picked up promptly.
 3. Not cleaning up after your pet (including feces) will result in a fine of \$50.00 per occurrence.
 4. Pet Owners will be held responsible to the Association for any damage caused to common or Limited Common Elements by their pet.
- *POOL RULES*
 1. No Life guard is on duty at the HECCA pool.
 2. **SWIM AT YOUR OWN RISK.**
 3. Everyone, without exception, is responsible to obey the Pool Rules posted at the pool.
 4. No one under the age of 16 is permitted within the pool enclosure unless accompanied by an adult.
- *INCIDENTS OF BAD BEHAVIOR AND/OR IDIOCY*

Unit owners who rent have a bond posted in the amount of \$250.00 with the Association to cover the cost of management's response to any "incident". "Incidents" are defined as any event of bad behavior and/or idiocy which require management's time to resolve. Guests and/or renters responsible for an incident will be responsible to the unit owner when their bond is expended in whole or in part to pay for management to resolve the incident.