

These are the rules as determined by Chatham T's Board. They override any previous list of rules.

The board's rules apply to owners and occupants, their family and guests and anyone working for them. (In some instances, exceptions to the rules have been grandfathered.)

- **Fire Safety**
 - Walkways, stairways, and vestibules cannot be obstructed by the following items (not inclusive) or anything else that poses a fire or tripping hazard
 - No cans or supplies,
 - No walkers, mobile carriers, bicycles, scooters or shopping carts (Parking of bicycles needs to be coordinated with the board.)
 - Flammable liquids cannot be stored in your unit or your storage area (except those needed for regular household use)
 - No cooking on the on the porches.
- **Hurricane Safety**
 - If you will be absent during hurricane season, you must prep your unit before you leave.
 - Items placed on porches without hurricane windows, must be cleared away before hurricane season (if you will be away), or before the advent of a storm (if you will be in residence)
- **Maintenance**
 - Workers hired by the association's board cannot be told to do additional work other than what was contracted by the board.
 - Workers hired by the association that need access to a unit, must be given access and cannot be told to leave.
 - Unit owners must provide a key or access to their units to the board
- **Garbage**
 - Garbage should be placed in garbage bins at specified locations.
 - Recycling bins are to be used for recyclables only. They are not for garbage overflow.
 - Boxes must be broken down when placed in recycling
 - Large items for garbage pickup should only be left out from 4PM the day before the usual scheduled pick up for large items. Prior arrangements for pickup need to be made by the owners by calling Waste Pro (number is on the bins).
- **Liability protection**
 - Your personal property should be stored in your unit or in your assigned storage area.
 - The association is not responsible for bicycles left outside even if a designated parking space was agreed to with the board. The owner of the bicycle assumes all liability.
 - You cannot have a TV installation (ie, antenna or dish)
 - No awnings or canopies are allowed unless installed by the association in the common areas as an enhancement to the property and following the bylaws for property improvements

- No patios or pavers can be added to the common elements of the association without prior approval of the board
- **Overall appearance of association property**
 - No boats or trailers can be parked in the association parking spaces
 - A vehicle that is not operable cannot be parked in the association's spaces.
 - No repairs or oil changes can be made to automobiles in the parking spaces, except for a simple tire change or a battery boost.
 - No clothes can hang from the walkways or windows.
 - Clothes cannot be left in public areas to dry.
 - No outdoor wall or window hangings are allowed
- **Courtesy to neighbors**
 - No loud disturbing noises can be made after 9PM and before 8 AM
 - No signs or advertising can be posted
 - No smoking is allowed in any of the units or in the common areas of the association
 - Sign in when you do your laundry
 - Disagreements should be dealt with civilly, no swearing, name calling, or threats
- **Rentals**
 - Current by laws do not allow the rental of units.
- **Pets**
 - We are a no pet building. Pets are not allowed except as required by and if compliant with Florida statute.
 - Pets who comply with Florida statute, or pets of your guests, must be in your or your guest's control, on a leash or in your arms, at all times, and the owner is responsible for cleaning any mess made by the pet.
- **Complaints**
 - Official complaints to the board are to be made in writing.
 - Complaints can be delivered to the current president, or to the association email address: ChathamTAssociation@outlook.com