

LAS BRISAS RULES AND REGULATIONS

These rules were adopted by the Homeowners Association and we request your cooperation and adherence. These rules are for everyone on the property including owners, guests and renters.

BOATS

Boat docks slips are on a first come basis, leave ropes on the cleats of your slip to indicate that slip is taken. **An unoccupied boat slip with ropes on the cleats overnight will result in removal of the ropes. Any ropes left on boat slip cleat overnight without a boat occupying the slip will be removed.** Remove all trash from piers and clean fish table after use. County ordinance provides a speed limit of 4 mph for all boats in the channel.

The T-Docks are reserved for water ingress and egress and fishing from the dock itself only. Therefore, no parking of any type of watercraft is allowed on the westside of the T-docks at any time. Once you have been provided with notice of a parking violation, if said watercraft is not removed within 30 minutes a fine of \$250.00 will be assessed to the unit owner. Each subsequent violation will be assessed and additional \$250.00 per incident.

Non-motorized watercraft cannot park in boat slips or around T-docks overnight. Unit owners will be subject to the parking fine outlined above

POOL

The pool is for the use of owners and their guests. Guests must be accompanied by the owner. Rental Tenants are not allowed to bring guests. Nothing glass is allowed in the pool area. No loud music after 9 pm. Children under 12 must be accompanied by an adult. Pool closes at 11 pm. Do not throw trash in the pool. No diving. No pets allowed. NO LIFEGUARDS ON DUTY.

PETS

Pets are allowed for owners only. Pet owners are fully responsible for their pets, including cleaning up after them. Pets are not permitted in the pool area.

NOISE

No owner, occupant or tenant of any unit shall cause or allow to be caused, noise of any nature, including but not limited to television, stereo, loud voices, the movement of furniture or other noise to emanate from a unit or the balcony of a unit between the hours of 11 pm and 7 am.

GATES

Gates are to be left closed at all times.

BARBECUE GRILLS

Charcoal grills may be used on sidewalks, patios or by the pool area, none on the piers or grass areas downstairs. Gas or electric grills are allowed on the balconies with a catch pan. Do not put hot coals in dumpster. Clean concrete of any oil or debris.

PARKING

Only 1 vehicle and one boat or 2 vehicles are allowed on the premises per unit at any time. No boats on the south side of parking lot.

MISCELLANEOUS

All garbage must be put in the dumpster provided in the parking lot. No skateboard or roller blades are to be used on the premises. Clothing, towels or similar items are not to be hung or attached to balconies. Parents or guardians shall be responsible for the conduct and action of children under their care and for the enforcement of these rules. Renters are allowed two guests during daylight hours only and no guests after dark. The pool, fishing pier and tennis court are for owners and renters only.