

RULES AND REGULATIONS OF  
PARADISE POINT TOWNHOMES OWNER'S ASSOCIATION  
UPDATED JANUARY 9, 2015

GENERAL

1. Adoption and Amendment. Paradise Point Townhome Association acting through its Board of Directors, has adopted the following Rules and Regulations. These regulations may be amended from time to time by resolution of the Board of Directors.
2. Compliance. All Unit owners, their families and guests, Renters and all other persons on the Townhome property shall comply with these Regulations.
3. Document Conflict. In the event these Rules and Regulations conflict with the provisions of the Townhome Bylaws or Declaration, the latter shall control.
4. Each townhome is to be used for residential purposes only; other uses are expressly prohibited.
5. Short Term Rentals (Under 30days) are prohibited.
6. Not more than (6) adults are permitted to reside in any one unit.
7. No offensive or obnoxious activity is allowed at any townhome which may be considered an annoyance or nuisance to owners or residents of other units.
8. Propane Gas Grills or Charcoal Grills can only be used when moved 10 feet away from any unit. (This includes decks or balconies or overhangs). At no time can grills be stored on decks or balconies.  
The insurance company will allow grills to only be "housed" on back patios when not in use.  
(Ref. All Risk letter 2013)

PARKING & STORAGE

9. Outside parking for each unit is limited to (2) vehicles. One in front of each unit as well as one additional numbered space. No parking except in designated parking spaces. Unauthorized parking is subject to towing at owners expense. NO Parking on grass or in front of dumpsters. Please do not block driveways. Vehicles will be subject to towing.

10. Guest Parking spaces are not to be occupied as a daily permanent parking space for any renters or owners. Fines will be issued. See Schedule A attached.
11. Building that has units 23-28 has been approved to park (2) vehicles in front of their units only because it is the only building that has room to do this. Rule only applies to that building.
12. No travel trailers, inoperable vehicles, house trailers or boats of any length greater than 20 feet are to be kept or stored on the premises at any time.

COMMON AREAS (Pool, Yard area around pool, Fishing pier)

Common areas are to be used by owners, tenants, and overnight guests only. Otherwise, guests must be accompanied by a resident. In other words, please do not tell people they can use the pool or pier when you are not present unless they are in your unit for overnight stays. Limit the number of persons in the pool (at one time) for safety reasons.

13. Glass is not permitted inside the pool area at any time. Please remove all personal items from the pool area as you leave. Please adhere to the rules posted around the pool.
14. No smoking is allowed in or around the pool area.
15. All children under age 16 must be accompanied by an adult on the pier or at the pool.
16. Fishing pier gate should be locked after use. Garbage, fishing lines, hooks, are to be picked up and discarded after using the pier. Clean or rinse off any fish debris.
17. No boat or watercraft of any kind shall be tied to the pier except to load or unload for a reasonable length of time.
18. All watercrafts brought onto Paradise Point property must provide proof of liability insurance to the Association.

PET RULES

19. ALL dogs must be leashed at ALL times when outside the unit. ALL pet owners are responsible for cleaning up after their pets. Fines will be issued for each occurrence. See Schedule "A" attached) (This is a county ordinance).
20. Renters (nonowners) are not permitted to have pets in the unit.

21. Animals are not permitted inside the pool area or common grassy area around the pool at any time.
22. Pet Owners are fully responsible for personal injuries and/or property damage caused by their pets.
23. Any pet that is deemed hazardous by the Board of Directors in its discretion shall be prohibited. The following breeds of dogs or any mix of these breeds, have been deemed risky dogs by most insurance carriers and are prohibited on the premises of Paradise Point.
- Akita
  - Alaskan Malamute
  - Pit Bull
  - Doberman Pincher
  - Chow Chow
  - German Shepherd
  - Rottweiler
  - Siberian Husky
  - Bull Terrier
  - Persa Canario
  - Wolf Hybrid
24. Upon notice and opportunity to be heard, the Association may expel dogs, cats or other pets in violation of these Regulations from the property and may fine and assess penalties against offending owners.

#### TRASH

25. All household garbage is to be placed in the dumpsters provided, breaking down large boxes, etc. Dumpster doors MUST be able to be closed at all times. Owners and Renters are responsible for hauling all larger trash to the dump.  
Example: Washers, Dryers, Microwaves, Mattresses, etc.
26. Littering of garbage or cigarette butts in the common areas or on the property of Paradise Point is strictly prohibited.

#### BUILDING EXTERIOR

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27. No alterations to the outside of the buildings are permitted without written permission from the Board. Under no circumstance is a homeowner or renter to undertake repairs on the

outside of the buildings – including decks and porches – without permission of the Board of Directors. All requests must be submitted in writing to the Board.

28. No laundry, rugs or towels shall be hung on any porch railings or deck railings of any units anytime.
29. All units are required to have a fire extinguisher. Smoke detectors should be on each floor and are the responsibility of the owner/tenant.

Any infraction of the above mentioned rules are subject to fines charged to the unit owner.

(See Fine Policy for the Violation of Rules and Regulations Schedule A attached)

Paradise Point Townhome Owners Association

**FINE POLICY FOR THE VIOLATION OF RULES AND REGULATIONS**

The Board of Directors acts on behalf of the Association and has all powers and duties necessary to appropriate for the administration of the affairs of the Association and shall have all powers referred to in the Declaration and the Bylaws.

In that capacity the Board of Directors has elected to institute and enforce a fine policy for the violation of the attached rules and regulations.

The policy is as follows: should an owner (first time offender) be in violation of one or more of the attached rules and regulations, a verbal warning will be given granting a reasonable time, not to exceed 7 days, to the homeowner to correct the infraction.

Should an owner choose to ignore the request of the board, the unit owner will be charged a fine for each additional infraction according to Schedule A.

The fine will then become a part of the owner's ledger and be payable to Paradise Point Townhome Association. Should the unit owner choose to disregard the balance due, the board has the authority to place a lien on the unit for non-payment of fees owed to the association.

## SCHEDULE A

<b><u>VIOLATION</u></b>	<b><u>TYPE OF VIOLATION</u></b>	
<b>Unleashed Dog</b>	<b>Pet</b>	<b>\$25 PER OCCURANCE</b>
<b>Failure to immediately pick up pet waste</b>	<b>Pet</b>	<b>\$25 PER OCCURANCE</b>
<b>Unauthorized pet on property</b>	<b>Pet</b>	<b>\$50 PER DAY</b>
<b>No short-term Rentals: less than 30 days</b>	<b>Renting Units</b>	<b>\$100 PER DAY</b>
<b>Littering on the property including cigarette butts</b>	<b>Trash</b>	<b>\$25 PER OCCURANCE</b>
<b>Abuse of "Guest Parking" spaces</b>	<b>Parking</b>	<b>\$25 PER OCCURANC</b>