

LIGHTHOUSE SHORES TOWNHOMES CONDOMINIUM ASSOCIATION RULES

The following rules are for the Owners, Residents, Tenants and Guests. Failure to comply within 30 days of written Notice of Violation will result in a \$50.00 fine assessed to the owner of the unit in violation. This \$50.00 fine will be assessed monthly until compliance is reached.

1. No resident or guest, or its pets, shall conduct or permit any behavior that would interfere with the rights, comfort, or convenience of other residents, including loud or disturbing noises (i.e., loud music, barking dogs). Any noise or disturbance produced by owners or their pets will be addressed by the Board on an individual basis. Notice will be given to the owner.
2. One-way signs and speed limits are posted for the safety of all and MUST be observed. Speed limit in the driveway is 10 MPH.
3. Driveways and parking areas shall not be obstructed or used for any purpose other than parking, ingress and egress.
4. No unlicensed vehicles may be parked on the property.
5. Mechanical work on vehicles shall be performed only in owners' garages.
6. Campers, boats, boat trailers, storage units, utility trailers, and trucks other than pickup trucks shall not be parked in the parking areas, except when servicing or making repairs to units. With Board permission, storage containers may be allowed to remain up to two weeks. After two weeks, container will be removed at owner's expense.
7. Each unit has a designated outdoor numbered parking space. Guest spaces are available for guest use and must not be used for resident vehicle regular parking.
8. No grills or cooking of any kind is allowed on any porch or balcony (fire hazard).
9. Porch railings or balcony railings shall not be used for drying towels, bathing suits, or any cleaning or maintenance articles. No items shall be stored under the front porch.
10. Pets must be kept on a leash at any time they are outside the unit. All feces are to be recovered and properly disposed of by pet owners in accordance with the Town of Ponce Inlet ordinance.
11. Garbage and trash are to be stored inside each unit and placed outside the unit only after 6:00 pm the evening before pickup, in accordance with the Town of Ponce Inlet ordinance. Recycle bins and trash cans must be retrieved by their owners by 7:00 pm on the day of pickup. Trash pickup days are Monday and Thursday. Recycling pickup day is Tuesday. Yard debris is picked up on Wednesday.
12. A \$10.00 late charge will be assessed on any monthly maintenance fee received after the 15th day of the month in which it is due. The \$10.00 monthly late charge will continue until payments are current.

13. There shall be no driving of vehicles within six (6) feet of the rear of the buildings.

14. "For Sale" or "For Rent" signs are not permitted on condominium property, and no sign inside a unit may show from the outside. However, an owner or owner representative may exhibit an "Open House" sign on condominium property at only such times as a person is holding an open house and is in attendance at such unit. "For Sale" or "For Rent" notices can be put on the bulletin board. Notice can be no larger than 8.5" x 11".
15. The bonus room behind the garage cannot be used as a permanent bedroom, in accordance with the Town of Ponce Inlet code. All units are TWO-bedroom units and cannot be advertised for sale or rent as THREE-bedroom units.
16. Owners renting units are to provide the Managing Agent of Lighthouse Shores Townhomes with proof of rental license and names and contact number of the renters. Owners must provide a copy of these rules to each tenant. The rental permit is available from the Town of Ponce Inlet for an annual fee of \$125.00. Units shall not be leased for a time period of less than thirty (30) days. This is stated in the LSTA Declaration of Condominium as well as being in accordance with the Town of Ponce Inlet Ordinance.
17. Owners are responsible for the maintenance of all porches, doors, garage doors, and windows. Painting of same should be done every two years or as needed. If owners do not comply with unit maintenance requirements, the Association will arrange for the work to be done and the owner will be assessed the cost of such work accordingly. New or replacement shutters or doors shall be white. The deck paint to be used is Glidden Light Grey Porch and Floor Paint.

Revised October 16, 2019