

EAST WOOD SHORES CONDOMINIUM NO. 6 ASSOCIATION INC.

RULES AND REGULATIONS

Note: 01/31/20 & 02/04/20 revisions are underlined.

1. The grounds, the walkways and the entranceways to the condominium units shall not be obstructed permanently or used for any purpose other than ingress and egress from the condominium units.
2. The exterior of the condominium units including the balconies, terraces, storage areas, garden areas, any changes in the garage and all other areas appurtenant to a condominium unit shall not be painted, decorated or modified in any manner including the planting of trees, shrubs, ornaments, umbrellas or new windows, by any resident without prior consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association. An Alteration application must be submitted to the board for approval.
3. No article shall be hung or placed upon the exterior of the condominium units.
4. No bicycles, scooters, baby carriages or similar vehicles or toys or other personal articles shall be allowed to stand in any of the common areas or driveways.
5. No resident shall make or permit any noises that will disturb or annoy other residents, or permit anything to be done, which will interfere with the rights, comfort or convenience of others.
6. Each resident shall keep their condominium unit clean and in a good state of repair. No resident shall discharge or throw any dirt or other substance from windows or doors.
7. No shades, awnings, windows, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices shall be used in or about the building except as shall have been approved by the Association which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association. The Association, acting through its initial board of directors, shall designate the color type and specifications for all drapery liners which are exposed in any way to view from areas outside of any condominium unit. All the units shall be uniform in appearance.
8. Each resident who plans to be absent during the hurricane season must prepare prior to his departure by:
 - (a) removing all furniture, and other objects from the balcony or terrace
 - (b) designating a responsible firm or individual, satisfactory to the Association, to care for the condominium unit should the unit suffer hurricane damage. Such firm or individual shall contact the Association for permission to install or remove hurricane shutters.
9. No sign, notice or advertisement shall be displayed at any window or other part of the condominium property except those that have been approved, in writing by the Association, nor shall anything be projected out of any window in the condominium units without similar approval.
10. Garbage & trash must be contained in securely covered containers. These containers must not exceed 32 gallons and must be stored in your garage & set out on the morning of pickup days. These containers must be returned to your garage on the evening of that same day. No unit's garbage or trash shall become a nuisance to any other unit (i.e. no stench or unsecured debris that may be spread by wind).
11. Storage closets and utility alcoves in the buildings shall not be used for any purposes other than those for which they were constructed. Nor shall any sweepings, rubbish, rags, paper, ashes or any other article be thrown into same. Any damage resulting from misuse shall be paid for by the owner in whose condominium unit it shall have been caused.

12. No resident shall request any contractor or any employee of the Association to perform any business not specifically directed by the Association.
13. The Association, may from time to time, prescribe rules and regulations with respect to the maintenance of domestic household pets within the condominium and, in particular, with respect to the maintenance of household pets upon the common elements. By way of example, but not by way of limitation, the Association shall have the right to prescribe detailed rules and regulations with regard to the size and breed of pets which may be maintained within the condominium units and with regard to the EXCLUSION of pets from the common elements, or the manner in which pets may be brought upon the common elements. Each resident who shall own or maintain a pet within the condominium property shall indemnify the Association and hold it harmless against any loss or liability or claim of any kind or character whatsoever arising out of or connected with the keeping of any animal or pet upon the condominium property, against animal attacks or bites, or any other incidents in connection therewith of like character. Homeowners shall be responsible for any damage done by a pet to the exterior buildings and billed for its repair. No unit is allowed more than 2 dogs or 2 cats, or 1 dog and 1 cat and no one shall be permitted to keep a pet upon the condominium property which shall become obnoxious or dangerous or which shall create a nuisance to any other resident. Residents shall use a "Pooper Scooper", or some means to pick up their pet's defecation within all of Eastwood Shores.
14. No radio or television aerial or antenna shall be attached to or hung from the exterior of the condominium units or the roofs thereon.
15. Should some emergency arise, and the resident or the owner cannot be located, the Association or any contractor authorized by the Association may enter any condominium unit, balcony or terrace at any reasonable hour of the day for any purpose-permitted under the terms of the Declaration of Condominium or the By-Laws of the Association.
16. The Association does not promote but does allow a community sale in October of each year. Residents (owners or tenants) are not permitted to have their own garage / yard sales.
17. All repairs; renovation and painting or other maintenance required or permitted to be done by the condominium unit owner shall be accomplished, done or performed only by personnel or firms approved by the Association.
18. All resident vehicles must be registered with the Association and must fit in the unit's garage. Only 2 vehicles per unit, one must be in the garage. No vehicle shall be parked in such a manner as to impede or prevent ready access to another unit. The wheel stopped center position of your building must be shared only with other residents in your building, Residents with 2 vehicles are expected to park the 2nd vehicle outside of their garage, but may, from time to time, use guest parking. Residents may not use vacant unit spaces without written permission from that unit's absent owner. All persons shall obey the parking and traffic regulations posted for the safety, comfort and convenience of all. No one shall keep boats, jet skis, trailers, commercial vehicles or large vehicles on the condominium property. Campers, vans or utility vehicles must fit in your garage. No vehicle that is unsightly or cannot operate on its own power shall be allowed to remain on the condominium property for more than 24 hours. No vehicle repairs shall be permitted within the condominium property.
19. Residents & their guests shall not generate excessive noise from vehicles or any other source so as to cause a disturbance to their neighbors.
20. No resident shall engage in any activity that constitutes a fire hazard to condominium property. Inflammable fluids or explosive materials shall not be kept on the condominium property. Charcoal, gas grills or similar items must be operated on the ground and no closer than 4 feet to buildings.
21. No resident shall be allowed to put his / their name on any entry of the condominium units.