

PLUM HARBOR HOMEOWNERS ASSOCIATION, INC.

RULES AND REGULATIONS

USE OF UNITS AND COMMON ELEMENTS

1. The entrances, passages, vestibules, and like portions of the Common Elements shall not be obstructed or used for any purpose other than for ingress and egress to and from the property; nor shall any carts, carriages, chairs, tables, bicycles or other similar objects to be stored thereon. The common elements are all areas outside your home maintained by the association.
2. The personal property of owners must be stored in their respective units. This includes sports equipment, such as basketball goals and soccer nets, and trash cans/recycle bins, barbeque grills, chairs, hoses, newspapers, mail, telephone books and like articles are to be brought into the residence or disposed off. Trash and recycle bins that are not put in the garage or behind a fence or exposed to the street in any way after the day of pick up will be confiscated. You will only be able to get your cans back by contacting the property manager and possibly paying a fine.
3. No trash or garbage cans, supplies, water bottles, or other articles shall be placed or left on the Common Elements. No linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind or other articles, shall be shaken or hung from any of the windows, doors, fences, balconies, terraces, or association property.
4. Unit owners shall exercise due consideration at all hours in the operation of radios, televisions, musical instruments, or any other items to ensure that the sound will not disturb others.
5. Barbecuing shall not be permitted on patios. All barbecuing must be done at a minimum of ten (10) feet from the building.
6. No flammable, combustible or explosive fluids, chemicals, or substances shall be kept in any unit, its adjacent yard area or on the Common Elements except for five (5) gal. propane tanks and those substances used for normal household use.
7. Unit owners may transfer or lease their units subject to the following requirements:
 - A. All unit owners must apply to the property management company for a rental agreement.

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- B. All leases shall provide that the right of the lessees to use and occupy the unit shall be subject and subordinate in all respects to the provisions of the Declaration, By-Laws, and Rules and Regulations.
 - C. Unit owners who have violations filed against them will not receive rental approval until the violations is cleared.
 - D. Unit owners who are delinquent and wish to rent their property are advised that the association will seek legal authority to sequester the rent until such time as full payment of delinquent funds is received.
- 8. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted, or affixed without the prior written approval of the Board of Directors. Application must be made through the property management company.
 - 9. Owners or tenants who are moving in or out of the community must do so between the hours of 8:00 a.m. and 9:00 p.m.
 - 10. All door-to-door commercial solicitation is prohibited. Placing of materials on or under unit doors is strictly prohibited unless express written permission is granted by the Board. Violations should be reported at once to the Board.
 - 11. It is prohibited to litter or cause debris to be put on the Common Elements.
 - 12. For Sale or Rent signs must be approved by the property management company prior to being placed on the property.
 - 13. No owner shall make or permit
 - (i) any loud or disturbing noises of a continuing nature,
 - (ii) any emanation of unpleasant odors, or
 - (iii) any other nuisance or annoyance by himself, his family, employees, visitors, agents, and licensees, nor do or permit anything by such persons that will interfere with the reasonable rights, comforts, or conveniences of the other owners.

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VEHICLE RULES

1. Vehicles should be parked so as not to obstruct the spaces for other vehicles. No vehicle may be parked on the unit owner's lawn or common property. Repair of the irrigation system caused by unlawfully parked vehicles will be for the account of the unit owner. No vehicle may be parked so as to obstruct egress or ingress to the street on which it is parked. Vehicles found to be in violation will be subject to immediate towing at the expense and risk of the owner. Overnight parking shall be permitted only in designated spaces.
2. Vehicles which cannot operate under their own power and remain on the property for more than seventy-two (72) hours shall be towed at the owner's expense. All vehicles must have a current registration. No repair of vehicles shall be made on the property. Drainage of any automotive fluids in the Common Elements is prohibited. Car washing is allowed only in the unit owners' driveway. No commercial vehicle, boat, mobile home, camper or trailer shall be allowed on the property overnight.
3. The Board shall make a reasonable attempt to give notice to the owners of offending vehicles. If such vehicle is not removed or the violation condition corrected, the Board may have the offending vehicle towed at the expense and risk of the owner of the vehicle-No vehicles shall be parked with "For Sale" signs except for those attached to the interior sides of the window of their vehicle.
4. All vehicles must be kept in proper operating condition so as not to be a hazard or a nuisance by noise, exhaust emission, appearance or otherwise.
5. No signs, initials, number, storage containers, or any other additions or alterations to parking space may be painted, displayed or erected by any owner.

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PET GUIDELINES

A. Pet Categories. Pets shall be categorized as follows: Ordinary house pets shall include dogs, cats, caged domesticated birds, hamsters, gerbils, and guinea pigs, aquarium fish, small snapping turtles and tortoises, domesticated rabbits, rats and mice, and creatures normally maintained in a terrarium. All ordinary house pets are permitted, subject to the guidelines in this resolution.

B. Unusual house pets shall include without limitation, those animals not generally maintained as pets, such as large reptiles, anthropoids, felines other than cats, canines other than dogs, rodents, birds, and other creatures other than those listed in subsection A above, or not maintained in a terrarium or aquarium. Unusual house pets are prohibited.

1. The number of ordinary house pets, excluding caged birds or those in a terrarium or aquarium, is not to exceed two (2) per unit.
2. All dogs and cats must be walked on a leash and in full control by their owners at all times.
3. Dog excrement must be picked up and may not be deposited on or within the common area.
4. Pets shall not be left unattended outside the unit.
5. Pet owners are responsible for any property damage, injury, or disturbance their pet may cause or inflict.
6. Commercial breeding of pets within the Association is prohibited.
7. All pets must have and display, as appropriate, evidence of all required registrations and inoculations.
8. Every female pet, while in heat, shall be kept confined in the unit by its owner in such a manner that she will not be in contact with another pet nor create a nuisance by attracting other animals.
9. No owner shall inflict or cause cruelty in connection with any pet.
10. The feeding of wild animals, such as ducks, is prohibited.

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ARCHITECTURAL REVIEW COMMITTEE (A.R.C.)

1. All exterior additions, modifications, decorations, or alterations must be reviewed by and have written approval given by the A.R.C.
2. Exterior additions, modifications, decorations, or alterations , while not limited to, do include the following: light fixtures, house numbers, plants and trees, paver blocks and tiles, statues, arbors, bird baths, gutters, hurricane shutters, fences, window air conditioners, and satellite dishes.
3. No window air conditioning units will be approved.
4. Permanently installed hurricane shutters (accordian type) must be white in color.
5. The installation of satellite dishes or antenna are considered exterior alterations and must be approved in advance by the A.R.C. Satellite dishes are limited to two (2) per residence. They must be attached to the rear façade. Exposed cables will not be allowed on the front and side facades. Cables may be run under the fascia boards out of sight.
6. The committee will require the submission of plans and specifications showing the materials, color, structure, dimensions, and location of the proposed alteration in sufficient detail to assure compliance with the criteria established for approvals. Owners can contact management for information regarding submission requirements.
7. Type and material of fences, if permitted, must have prior written approval of the A.R.C.
8. Metal or aluminum roofs shall not be approved in the Association.
9. The minimum criteria for approval shall include and require minimum of the following:
 - (i) Uniformity of type and design in relation to existing improvements.
 - (ii) Comparable or better quality of materials as used in existing improvements.

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- (iii) Uniformity with respect to color, size, and location.
10. The A.R.C. shall approve or disapprove the request within forty-five (45) days from the receipt of all requested submission plans and materials by management. In the event the A.R.C. fails to approve or disapprove said request in writing within forty-five (45) days after submission plans and materials have been received, approval will be automatically given. It is imperative that no changes are made until such time as you are in receipt of written approval by the A.R.C.

Please refer to the Declaration of Covenants, Restrictions, and Easement for Plum Harbor.

The Board of Directors reserves the right to amend or alter these Rules and Regulations at any time.