

SOUTHPORT TOWNHOMES III

Community Rules and Regulations Checklist

Please read the following rules and initial underneath each one.

1. The sidewalk, entrances, passages, where applicable, and all of the limited common elements and common elements must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises; nor shall any carriages, bicycles, wagons, shopping carts, chairs, benches, tables, toys or any other object of a similar type and nature be stored therein.

Initials: _____

2. The personal property of all unit Owner's/Renter's shall be stored within their Condominium units.

Initials: _____

3. No garbage bags, supplies, or other articles shall be placed in the entryways to each unit, where applicable, nor shall any linens, cloths, clothing, curtains, rugs, mops, bedding or laundry of any kind, or other articles, be shaken or hung from or on any windows, doors, patio, entryway, or exposed area from any part of the limited common elements.

Initials: _____

4. Fire exits shall not be obstructed in any manner and the limited common elements and the common elements shall be kept free and clear of rubbish, debris, and other unsightly material. Refuse and garbage shall be deposited only in the area provided therefore.

Initials: _____

5. No unit owner/renter shall allow anything whatsoever to fall from the windows of his/her unit nor shall any dirt or other substance be thrown onto any of the limited common elements or common elements.

Initials: _____

6. No unit owner/renter shall park, store or leave boats, boat trailers, any other type of trailers, commercial vehicles, trucks, vans or recreational vehicles on the Condominium property, except with prior written approval of the Association.

Initials: _____

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7. Employees of the Association shall not be sent off the Condominium property by any unit owner at any time for any purpose. No unit owner/renter shall direct, supervise, or in any manner attempt to assert any control over the employees of the Association, except for officers of the Association which are carrying out Association business.

Initials: _____

8. Employees and domestic help of the unit owners/renters may not gather or lounge on the grounds or recreational areas of the common elements of the property.

Initials: _____

9. Residents should only use those parking spaces that are assigned to their unit. Guests of a resident are to use proper spots for the resident they are visiting or park along the street at their own risk. No vehicle which cannot operate on its own power shall remain on the premises for more than 24 hours, and no repair of vehicles shall be made on the premises. No vehicle shall be parked on any grass areas of the property.

Initials: _____

10. No unit owner/renter shall make or permit any disturbing noises nor shall guests, visitors, servants, employees, agents, or pets permit anything by such persons that will interfere with the rights, comforts or convenience of the other unit owners.

Initials: _____

11. No unit owner shall play upon or suffer to be played upon any musical instrument, operate a radio, television, stereo or any other sound amplifier in such a manner as to disturb or annoy other occupants.

Initials: _____

12. No antenna, satellite dish, or aerial shall be erected or installed on the roof, patio, or exterior walls of the building without the prior written consent of the Board of Directors. The Board of Directors shall be entitled to remove an unauthorized antenna or aerial without notice and at the cost of the unit owner/renter for whose benefit the installation was made.

Initials: _____

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13. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in or upon any part of the unit, limited common area or Townhome property by any unit owner/renter without the prior written permission of the Board of Directors. The foregoing includes signs within a unit which are visible from the outside including posters, advertisements or circulars upon the Condominium property, including common area, limited common elements, units, or vehicles parked upon the property and distributing advertisements or circulars within the Condominium property.

Initials: _____

14. No awning, screening, blinds, shielding devices, canopy, shutter or other projection shall be attached to or placed upon the outside walls, patios, doors or roof of the building without prior written consent of the Board of Directors. A unit owner/renter shall not grow any type of plant, shrubbery vine or grass outside their unit or upon the common elements without prior written consent of the Board of Directors except as permitted in the Declaration of Condominium.

Initials: _____

15. The Association may be given access to all units if necessary to perform maintenance and repairs as pursuant to its rights of access.

Initials: _____

16. Barbeque grills shall be permitted within the limited common element area at the rear of the unit.

Initials: _____

17. No flammable, combustible, or explosive fluid, chemical, or substance shall be kept in any unit or limited common element assigned thereto or storage area, except such as are required for normal household use.

Initials: _____

18. No clothes line or similar device shall be permitted on any portion of the Condominium property.

Initials: _____

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19. Each unit owner/renter who plans to be absent from his unit during the hurricane season, i.e. the months of June through November, must prepare their unit prior to his departure by:

- a) Removing all furniture, plants, and other objects from their limited common element areas.
- b) Designating a responsible firm or individual to care for his unit should the unit suffer hurricane damage, and furnishing the Association with the name of such firm or individual. Such firm or individual shall contact the Association for clearance to install or remove hurricane shutters, and such party shall be subject to the approval of the Association.
- c) Failure by any unit owner to timely comply with the provisions of this paragraph, shall subject the applicable unit to being assessed a charge of \$75.00 in the event the Association must perform or retain a person or entity to perform the duties imposed on a unit owner under this paragraph.

Initials: _____

20. Food and beverages may not be consumed outside of a unit, except for the limited common element area at the rear of a unit and such area (s) as are designated by the Board of Directors.

Initials: _____

21. Two domestic household pets shall be permitted to be kept inside of a unit. If the household pets are two dogs, one of the dogs shall not have a weight, at maturity, greater than 20 pounds. A dog or cat must be kept on a leash at all times when outside of the pet owner's unit and such pet shall not be left alone outside of the unit or on any portion of the common or limited common areas.

Initials: _____

22. Unit owners shall not bring any pet to the pool area or allow a pet to defecate on any other portion of the common elements.

Initials: _____

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23. Use the gated dumpster at the east end of the property for all trash and please be considerate by closing the gates when finished. Recycling bins are found behind the gated dumpster. All items to be disposed of MUST be placed inside of the dumpster or recycle bins or they will not be removed by the waste removal company. Please break down all boxes and items as much as possible to allow optimum room for others.

Initials: _____

24. All Southport Townhomes III renters must maintain a full and standard Renters Insurance Policy valid for the entirety of their lease. Proof of Renters Insurance will be provided to the association

Initials: _____

25. Requirements for families with children, for your protection, all children under the age of 12 years old, must have swimming certification within 60 days of occupancy or the lease is null and void. All children 12 years and younger must be accompanied by an adult family member when in the front yard and courtyard. The front door of unit must be changed to a lock with a key from inside.

Initials: _____

26. Requirements for use of common areas / pool. All residents are required to keep clean and tidy the common areas after use. Please refrain from glass containers near and around the pool. Please dispose of any cigarette/cigar butts properly and do not leave around the pool area. Keep pool gates closed at all times for the safety of children as required by law. Store any pool toys away after use in your unit or in designated area.

Initials: _____

Owner/Renter Name: _____ Signature: _____

Owner/Renter Name: _____ Signature: _____

SPIII Representative: _____ Signature: _____

This document is for the exclusive use of Southport Townhomes II Residents and Owners. Review the Southport Townhomes III By-Laws, Declaration of Condominium, and Handbook for a complete list of community policies.