



Top Service Property Management, LLC.

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EIGHTH MOORINGS CONDOMINIUM ASSOCIATION, INC.

Rules and Regulations

- Each unit must be occupied by at least one resident who is 55 years of age or older.
- No residents under 18 years of age allowed.
- New residents must be approved in written form, before moving in.

1. Parking Regulations

- Only vehicles with a valid authorization sticker are permitted to park within the condominium property.
- Each unit is assigned **one (1) parking space**.
- All vehicles must be parked **head-in** with the license plate clearly visible.
- Vehicles without valid registration, license plates, or insurance are **not allowed**.
- Inoperable vehicles are **not permitted** on the property.
- **No mechanical work** or **vehicle washing** is allowed on the premises.

2. Visitor Parking

- Visitor parking spaces are **exclusively for guests**.
- Vehicles parked in visitor spaces **after 10:00 PM** will be **towed at the owner's expense**.
- If you have an overnight visitor, you must contact the Board or Management Company to obtain a **visitor pass**.
- Guests are welcome for up to **10 days**. After 10 days, the guest **must apply** to the Management Company for approval (**no exceptions**).

3. Smoking Policy

- **Smoking is strictly prohibited** in all units and common areas.

4. Pet Policy

- Each unit is allowed **one (1) pet** (dog or cat) with a maximum weight of **25 pounds**.
- Pets must be **on a leash at all times** while outside the unit.
- All pets must be taken off condominium property for their sanitary needs, and pet owners are responsible for the immediate removal and proper disposal of waste.

5. Moving Hours

- Moving is permitted **Monday through Friday**, between **9:00AM and 4:00PM** only.
- **No moving is allowed on weekends**.

6. Work in Units

- Contractors or maintenance work inside units must be done **Monday through Friday**, between **9:00 AM and 4:00 PM**.
- **No work is allowed on weekends**.