



OCEAN RIDGE TOWNHOMES HOA, INC. COMMUNITY RULES AND REGULATIONS

1. **Rentals:** All sales and rentals must be approved by the Board of Directors prior to move in. An application fee is required for both (see the Lease Application for additional requirements). An Owner may lease his/her Unit provided that each lease term shall be for a minimum of thirty (30) days. No Unit may be leased in excess of one (1) time in any twelve (12) month period. See Article 8 (page 23) of the Declaration of Covenants and Restrictions for complete details. The application form may be found at www.capitalrealtyadvisors.com website. Click on Community Association Portfolio then Ocean Ridge Townhomes.
2. **Architectural and Landscaping Controls:** Our intent is to create a general plan and uniform scheme of our Property with detailed characteristics and to create a residential community of high quality and harmonious improvements. Accordingly, the Architectural Review Board shall have the right to approve or disapprove all architectural plans, landscaping plans and the location of any proposed improvements. All changes or replacements must be submitted to the ARB for approval. See Article 9 (page 26) of the Declaration of Covenants and Restrictions for complete details. The application form may be found at www.capitalrealtyadvisors.com website. Click on Community Association Portfolio then Ocean Ridge Townhomes.
3. **Pets:** Owners are permitted one (1) pet, only dogs and cats less than fifty pounds. No such pets will be kept, bred or maintained for any commercial purpose. No breeds of dogs such as pit-bulls, great danes, german shepherds, mastiffs, saint bernards, doberman pinschers or rottweilers are permitted. No wild cats, or any exotic species, amphibians, reptiles or birds are permitted. All pets shall be kept on a leash under the control of a responsible person at all times when the pet is outside of a dwelling. The pet owner shall be responsible at all times for immediate clean up after the pet. The Board of Directors shall have the right to order the removal of any pet considered a nuisance. In such event, the Board of Directors shall give written notice to the pet owner and the pet shall immediately be removed from the property.
4. **Pool Use:** The pool is accessed by a locked gate. Please be sure that the gate is closed and locked when you leave the pool area. The bathroom lights are on a motion sensor, so please do not change the setting from automatic. Please pick up all of your belongings and dispose of any trash before you leave the pool area. The pool is for owners and guests use only.
5. **Automobiles and Parking:**
 - a) **Passenger Automobiles:** Automobiles of Owners may be parked, placed or stored only in the garage or driveway of the Owner's Unit. Family members, guests, employees, agents, lessees, licensees and invitees of Owners may park their automobiles on a temporary basis in the garage or driveway of the Unit, in a guest parking space, or with written permission of the association, in the streets. Owner, family members, guests, employees, agents, lessees, licensees and invitees will not park or position vehicle so as to prevent access to another Owner of his Unit, block any sidewalks, or allow vehicle to hang out beyond the driveway in the street.
 - b) **Recreational and Commercial Vehicles:** No boats, trailers, recreational vehicles, trucks, commercial vehicles, motor homes, motorcycles, mobile homes or other habitable motor vehicles, except four-wheel passenger vehicles, may be placed, parked or stored upon any portion of a Lot; nor shall any maintenance or repair be performed upon any boat or vehicle, except within the garage, which is totally removed from public view. Service and delivery vehicles may park in the driveway or on the streets during regular business hours as needed for providing services to an Owner. In the event of a dispute concerning vehicle type, the manufacturer's classification of the vehicle shall control. No loud or obnoxious vehicles shall be permitted at any time.

- c) **Enforcement of Violations.** The Association shall have right to levy reasonable fines against Owners for parking violations by the Owners or their family members, guests, employees, agents, lessees, licensees or invitees, and such fines shall be treated as assessments. Upon any delinquency in payment of parking violation fine, the Association shall have all rights as set forth for non-payment of assessments or fines, including without limitation, lien rights against the Owner. The Association will have rights to have any vehicle in violation of a parking regulation towed at the Owner's expense, plus attorney costs, if any.
6. **Wheeled Vehicles and Toys:** Bicycles, tricycles, scooters, baby carriages or other similar vehicles or toys shall be stored only within the dwellings. In the event such vehicles or toys are left unattended on the street, common property or recreation tract (other than a designated area), they may be impounded by the Association and released only upon payment of an administrative fee established by the Association. No skateboards shall be permitted with the project at any time.
7. **Garage Doors:** No garage door shall be left open except for a temporary purpose. One Resident experienced theft from his garage when the door was left open.
8. **Garbage and Recycling Collection:** Garbage is collected on Mondays and Thursdays. Recycling is collected on Mondays only. Garbage and/or recycling may be placed at the curb the evening before collection day, as pick up is generally between 6:30 am and 8:00 am. If you need recycle bins and/or information regarding what to place in your recycle bins, call 1-866-639-2467.
9. **Laundry:** No Portion of a Lot (including the balcony railings) shall be used for drying or hanging of laundry (including beach towels), unless adequately screened from public view so that the laundry is not visible from any street, lot, or common property.
10. **Yard Sales:** Garage/yard sales are prohibited.
11. **Signs:** No signs, advertisements or notices of any kind, including, without limitation, "For Sale" or "For Rent" signs, shall be displayed on any Lot, Common Property or the Recreation Facilities.
12. **Air Conditioners/Water Purifiers, Etc.:** All window or wall air conditioning units are prohibited. All a/c compressors shall be screened from the streets, lots, and common property and shall be insulated by a fence, wall or shrubbery as provided by the Developer or approved by the ARB to minimize transmittal of noise. No water purifiers or any other device shall be placed outside the dwelling without written permission from the ARB.
13. **Temporary Structures:** No Structure or object of a temporary character such as, but not limited to, house trailers, commercial vans, tents, shacks, sheds, children's play equipment or temporary or accessory buildings or structures, shall be erected, kept or maintained on the property, or any part thereof.
14. **Damage:** Any damage to the common elements, property, and equipment of the Association caused by any Owner, the Owner's tenant or guests or shall be repaired at the expense of such Owner of the unit causing the damage.
15. **Storm Preparation:** No hurricane or storm shutters shall be installed or maintained unless they are first approved in writing by the ARB. Dwellings may be boarded up only when there is an imminent threat of a storm. In no event, shall any dwelling be boarded up for any period of time after the imminent threat of a storm has passed.

This document is intended as a summary of the Community Rules and Regulations of Ocean Ridge. Please refer to your copy of the Declaration of Covenants and Restrictions for a complete description.