

FRENCHMAN'S HARBOR HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS

The Board of Directors publishes the Rules and Regulations set forth below for information and guidance of all residents.

Your cooperation in observing the rules listed below will ensure that our Community continues to be a pleasant and attractive place in which to live.

ALL OWNERS MUST INSTRUCT THEIR GUESTS AND TENANTS TO OBEY ALL RULES AND REGULATIONS OF FRENCHMAN'S HARBOR HOMEOWNERS ASSOCIATION, INC. Owners who rent or lease their Unit are responsible for the conduct of their tenants. Any infraction of the rules shall be directed to the Owner of the Unit.

TENANTS MUST BE FURNISHED A COPY OF THE RULES AND REGULATIONS.

Unless otherwise defined, all capitalized terms used herein shall have the meanings ascribed to them in the Declaration of Covenants, Conditions and Restrictions of Frenchman's Harbor (the "Declaration").

Rule Changes – The Board of Directors reserves the right to change, revoke, revise, or add to the existing Rules and Regulations.

GENERAL

- 1) All Owners/residents must complete and return to the Association a PURCHASE/LEASE DATA SHEET and must be approved by the Association.
- 2) No articles shall be placed upon the Common Areas of the Community.
- 3) The Common Areas of the Community shall not be obstructed in any manner and shall be kept free and clear of rubbish, debris, and other unsightly or unsanitary material.
- 4) No article shall be attached to, erected upon, installed, or affixed to the exterior walls, exterior doors, or roof of a Unit except in accordance with the Declaration.
- 5) Employees of the Association shall not be sent off the Community by any Owner at any time for any purpose, nor shall any Owner direct, supervise, or in any manner attempt to assert any control over the employees of the Association.
- 6) Those Owners who violate these rules shall be responsible for all costs incurred by the Association, including court costs and a reasonable attorney's fee, in the process of rectifying the non-compliance. These costs shall also include the removal of all articles, vehicles, and substances from the Community, which were placed thereon in violation of these rules.
- 7) Excessive noise and/or nuisance by Owners, residents, their guests and workers is prohibited.

- 8) Everyone is requested to control loudness of group gatherings. TV, radios, and/or stereos, especially during evening and night hours when windows are open, as sound carries. Wind chimes are not permitted outside the Units.
- 9) Feeding of birds, squirrels, or other small animals is not permitted.
- 10) Skateboards are not permitted on roadways. Walkways are strictly for foot traffic.
- 11) Any Owner desiring to lease or sell his/her Unit must submit an application accompanied by a check in the amount of \$100.00 made payable to Frenchman's Harbor Homeowners Association, Inc. at least ten (10) days prior to the effective date of the proposed lease or sale.
- 12) NO FOR SALE, FOR RENT, OR FOR LEASE signs or any other sign shall be posted on the premises of any Unit without approval by the Board of Directors of the Association.
- 13) Eligibility for service on the Board of Directors is restricted to members of the Association only (except for developer representatives during the period when the Developer is in control of the Association).

POSTING OF MEETING DATES

All meeting notices will be placed in a common location.

POOL RULES AND REGULATIONS

- 1) Every Owner must know the pool rules and instruct their guests or renters accordingly. Safety is the first consideration.
- 2) Residents and guests must also adhere to any and all rules posted at the pool facility.
- 3) The pool and pool deck area are open from 8 am until dusk (per the State of Florida Department of Health).
- 4) There is no life guard on duty at any time. Swim at your own risk.
- 5) Children must be fully potty trained or must be wearing swimmer pull-ups. Absolutely no diapers are allowed in the pool.
- 6) No pets in pool area or on pool deck.
- 7) No rubber rafts, blow-up rafts or noodles are allowed. The only exception will be blow-up water wings/floaties for children.
- 8) Do not place deck chairs in pool or spa.
- 9) Children under the age of 16 must be supervised by an adult resident or guest over the age of 21.

- 10) Proper swimming attire is requested when using the pool
- 11) No running, jumping, diving or rough horseplay in pool/spa or on pool deck.
- 12) No food or drinks in the pool or deck area.
- 13) No glass containers are permitted in the pool area or on the pool deck. No alcoholic beverages are allowed at any time unless pre-approved by the Association, and only if served by a licensed bartender.
- 14) Tables and chairs cannot be reserved. Please return all furniture to their original location when you depart the pool deck.
- 15) No smoking/use of tobacco products in the pool/spa or pool deck area. Please be sure all trash is disposed of appropriately.

PARKING

- 1) Residents should advise their guests of the visitor parking locations.
- 2) Only designated parking spaces should be utilized for parking.
- 3) Each Owner shall only be entitled to have a maximum amount of cars equal to the amount of enclosed garages and one car in the driveway per enclosed garage space. If a Owner leases his or her Unit in accordance with the Declaration, the tenant may only utilize the Owner's assigned parking spaces, and may not use the visitor parking spaces or any other Owner's assigned parking space.
- 4) NO OVERNIGHT PARKING OF THE FOLLOWING: Trailers, commercial vehicles, motor homes or any vehicles which bear any markings visible from outside or any vehicle which carries commercial equipment, tools, ladders, paint cans, or supplies within the bed, with fifth wheel set-up, dual rear wheels, with camper provisions for external hook-up and/or other living accommodations, any pick-up that extends beyond the boundaries of a parking space or overhangs the curb. Pick up trucks that are used as personal transportation shall be permitted. Under no circumstances may a van or other vehicle be lived in overnight.
- 5) No vehicle which cannot operate on its own power shall remain in the Community for more than forty-eight (48) hours.
- 6) No vehicle shall be repaired in the Community.
- 7) Also prohibited are: boats, water equipment, sails, canoes or rafts stored on or attached to parked cars, and vehicles with raised or lowered suspension that emit excessive noise, fluids or smoke. No non-operational, unlicensed vehicles or those with expired license may be parked for repair or restoration.