

# **Westport Landing Condominium Association**

## **Rules and Regulations**

In accordance with the By-Laws of Westport Landing Condominium Subdivision Association, the following rules and Regulations governing our community have been developed.

Fines and penalties may be levied for failure to comply with these Rules and Regulations as prescribed in Article IV, Section 8 of the By-Laws.

The Rules and Regulations outlined in this booklet explain the policies and guidelines established by the Board of Directors of Westport Landing Condominium Subdivision Association to help protect and provide a peaceful environment for our community. It is the responsibility of the board of directors to administer and enforce the rules. However, it is the responsibility of each resident to cooperate and adhere to the rules of the Condominium and residents are encouraged to report and violations of these rules to the management company.

### **PARKING/VEHICLES**

1. Parking shall be allowed in reserved/designated parking spaces only – Owner/Residents will be responsible for their guest(s).
2. No inoperative vehicles or vehicles without a current registration shall remain upon any portion of the property for more than three (3) days.
3. No motor vehicle may be disassembled, nor major repairs made on Association property. This includes but is not limited to engine overhauling, exhaust system repairs, brake lining repairs and body work. Under no circumstances may cars be left unattended while on jacks or blocks.
4. No trucks, cargo vans, boats or cargo trailers and no pickups or passenger vans with more than four wheels shall be parked or kept on any portion of the property for more than two (2) hours, without prior written permission.
5. No recreational vehicles (which shall mean vehicles designed for sleeping within) shall be parked or kept on any portion of the property.
6. No motor vehicles of any kind shall be kept in common areas.

### **USE OF DECKS, BALCONIES, PORCHES, PATIOS AND EXTERIOR APPEARANCE**

1. No clotheslines, towels or laundry shall be hung from any deck or balcony or exterior of any building.

2. No items, other than chairs, tables, lawn furniture, or hanging and potted plants, shall be located, kept or stored on decks, balconies, or patios, without prior written approval of the Association Board.
3. Change in exterior appearance. No construction of any nature whatsoever, painting, decorating, lighting, deck additions or any other change, shall be made to the exterior of any unit or building unless such work is done by the Association or with the written approval of the Association Board.
4. No satellite dishes may be installed on any exterior walls or in common areas (patio, parking, front yard, etc). Under FCC rules, residents of a multi-unit property can only install satellite dishes or antennas in “exclusive use” areas, like terraces, balconies or patios. “Exclusive use” refers to an area of the property that only the resident and people allowed by the resident may enter and use. If the area is shared with other residents or accessible without the resident’s permission, it is not considered to be an exclusive use area, and satellite dishes and antennas cannot be installed. Board permission may be requested to install a satellite dish or antenna on the roof of the property.

### **NOISE/ANNOYANCE**

1. No unit owner/resident shall ever transmit, create, maintain, or allow to be transmitted, created or maintained in said owner’s unit any sound or noise which shall produce a volume level at any point in another unit in excess of the volume level of ordinary human speech.
2. No unit owner/resident shall otherwise transmit, create, maintain, or allow to be transmitted, created, or maintained any sound or noise, which constitutes a nuisance to other owners.
3. Any use or practice which is a source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents is prohibited.

### **GARBAGE/TRASH**

1. All waste materials shall be placed in the receptacles as provided. No materials shall be placed outside the receptacle. Any items that exceed the space allowed in dumpsites, that require special pick up are the responsibility of the homeowner/resident (i.e. – furniture, mattresses, etc.)
2. In addition, all pet waste is to be disposed of in the receptacles provided. No material shall be disposed of into the plumbing system that in any way, from either material type or quantity, harm or hinder the plumbing system. This includes but is not limited to cat litter, potato peel, etc.

### 3. LITTERING:

Littering is strictly prohibited. Owners and tenants witnessed littering, including cigarette butts, are subject to fines.

### **PETS**

1. No pets without the prior written consent of association board.
2. Any permitted pets must, at all times, be accompanied and under the full control of their owners in any portion of the common areas.
3. Any permitted dogs must be leashed at all times.
4. Animals must be curbed away from Association property; owners must not allow pets to relieve themselves on Association property. However, in the event that an animal accidentally defecate on Association property, the pet owner shall immediately clean up after it.
5. Unit owners shall be responsible for all damages to Association property caused by pets, they their children, tenants, or guests own, keep or bring onto association property.
6. No pets are to be kept in the patio area.

### **BUSINESS OPERATION**

1. No commercial or business operations (i.e. – operating a beauty/nail salon, or any other type of commercial or business operation that would be in violation of the Declarations an/or Bylaws, or City Ordinance(s) may be conducted within the complex.

### **USE OF COMMON AREAS**

1. No items or materials shall be placed, left or stored upon any common area.
  - a. There shall be no obstruction of the common area nor shall anything, including but not limited to basketball goals, sports equipment, toys, car covers, pickup tops, and propane tanks, be stored in the common area without prior consent of the Association Board.
  - b. No clothes, sheets, blankets, towels or laundry of any kind, or other articles shall be hung out or exposed on any part of the common area, including patios. The common areas shall be kept free and clear of rubbish, debris, litter and other objectionable matter.
2. No owner/resident shall attempt to use any limited common area not designated pursuant to the provisions of Declarations, Bylaws or Rules and Regulations as being for the use of that owner, without written consent of the owner(s) to whom such use is limited.

3. No unit owner shall attempt to exclude any other unit owner from the common areas and facilities not designated limited common areas and facilities, or attempt to limit the use of any owner/resident in said areas and facilities.

4. Damage to the common area caused by the actions of a Unit Owner or the actions of his/her children, pets, guests or tenants or the actions of the children, guests or pets of his/her tenants, shall be repaired or replaced at the expense of the Unit Owner.

## **GENERAL**

1. Seasonal Decorations, including decorative lights, are permitted on the facade of the units, providing this is done in a manner not to cause damage. Seasonal decorations should be removed promptly after the, appropriate holiday. All decorations are subject to review by the Executive Board upon, complaint of any Unit Owner. The Association has the right to require any owner to remove any decorations upon written notification to that effect.

2. Per HOA by-laws, Westport Landing Condominiums are single-family units. There shall be no more than two (2) adults per unit. Any unit found with more than two adults may be subject to violation.