

RULES AND REGULATIONS  
OF  
HIDDEN HARBOR OWNERS' ASSOCIATION, INC.

Revision 19 – March 2011

In an effort to make living in Hidden Harbor pleasant and enjoyable for everyone, Rules and Regulations have been established to maintain the safety, health and quality of life of our residents and to protect the common property and eliminate annoying nuisances which are contrary to the standards of good conduct.

Harmonious and gracious living is a delicate balance of consideration for others. We trust you will find these Rules and Regulations beneficial to you, your family and guests. Working together, we will continue to make Hidden Harbor a desirable place to live.

If you feel you have a problem that needs immediate attention, please contact Hidden Harbor Condominium Association at 784-2944.

For non-emergency situations, there are "Situation Needs Attention" forms available in the Clubhouse. Completed forms may be placed in the mail slot next to the Clubhouse entrance.

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1. USE RESTRICTIONS

1.1 Each unit is hereby restricted to residential use by the owner or owners thereof, their guests and tenants.

1.2 No two bedroom unit shall be occupied by more than four persons, no more than two of whom may be children under twelve years of age and one of whom must be an adult at least 18 years of age. No three bedroom unit may be occupied by more than five persons, no more than three of whom may be children under twelve years of age and one of whom must be an adult at least 18 years of age.

1.3 (a) No animal/pets other than one dog or one cat may be kept or harbored in any one unit, and the weight of such pet may not exceed twenty pounds. Snakes or reptiles of any kind may not be kept or harbored on the complex and no birds or fowls except those ordinarily domesticated and kept as pets may be kept on the premises. No pets shall be left on screened porches or entryways unattended. Barking dogs will not be tolerated.

1.3 (b) Per Animal Control, do **NOT** feed wild animals. Hidden Harbor prohibits the feeding of birds and squirrels.

1.4 Pets, including cats, shall be leashed at all times while on the condominium property. Pets are not permitted in the pool or pool area, courts, recreation areas or in the open grassy common areas between the buildings. Pets shall be walked **ONLY** on the perimeter of the complex. No pets shall be left unattended on the common condominium property. Owners are responsible for clean-up of defecation.

1.5 No nuisances shall be allowed to be committed or maintained upon the condominium property, nor any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents. All parts of the property shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate, nor any fire hazard allowed to exist. No unit owner shall permit any use of his unit or make use of the common elements that will increase the cost of insurance or maintenance upon the condominium property.

1.6 No immoral, improper, offensive use shall be made on the condominium property nor any part thereof, and all laws, zoning ordinances and regulations of all governmental authorities having jurisdiction of the condominium shall be observed.

1.7 (a) The Board shall have an irrevocable right to retain a pass-key to each unit. Should an emergency arise and the association does not have access to a unit, any damage caused by such emergency entry shall be the owner's responsibility.

1.7 (b) Failure to provide the association a key may result in exclusion from pest control services.

1.7 (c) The Board, its agents or employees of the association may enter any unit at reasonable times for the purpose of maintenance, inspection, repair and replacement of the improvements within units, or the common property, or in the case of an emergency which threatens units or the common property, to determine compliance with these restrictions, reservations, covenants, conditions and easements, and the By-Laws of the association. A forty-eight hour notice will be posted prior to routine maintenance.

1.7 (d) Any entry into a unit, with the exception of bonded pest control personnel or an emergency, shall consist of two persons, one of whom will be a Board member or management.

1.8 No sign, advertisement or notice of any type shall be shown on the common property or any unit and no exterior antennas and aerials shall be erected except as provided under uniform regulations promulgated by the association.

1.9 Residents shall not place or cause to be placed in any of the walkways, stairways, landings and lawns, any furniture, packages or objects of any kind. Such areas shall be used for no other reason than for normal transit.

1.10 Only proper window dressing designed for window treatments shall be used. No blankets, sheets, newspaper, foil, etc. Damaged, torn window screens and glass must be repaired or replaced within two weeks after receipt of written notice. It is prohibited to hang garments, rugs, etc. from windows or to clean rugs, etc. by beating on the exterior of the building. Porches will be used for designed purpose only. Porches shall not be used for storage and shall be kept neat and orderly.

1.11 Residents or their guests may not park unlicensed, commercial or unserviceable vehicles on the common property. House trailers, motor homes, boat trailers and similar recreational vehicles are not permitted except for loading and unloading.

1.12 Motorcycles are permitted only when properly muffled, licensed and placed on kick stand plates of at least 6"X6" to prevent damage to asphalt parking surface. Repatching will be charged to responsible unit owner.

1.13 No major vehicle repair work shall be performed in the parking lots or common areas. All damage and cleanup of leaking fluids is the responsibility of vehicle owner.

1.14 Each unit is assigned one "RESERVED" parking space. Additional spaces marked "VISITOR" are provided on a first come first serve basis. Violators will be towed at their expense. Only Board members, onsite maintenance and/or Management has the authority to call the posted towing company.

1.15 Children shall not be permitted to loiter or play on the stairwells, stairs, hallways, parking lots or the south and east perimeter. There are no designed play areas on the property. There will be NO ball playing of any kind on the property except tennis on the tennis court. Playing is to cease when it gets dark.

1.16 The unit owner shall be responsible for and the cost of repair shall be paid by the unit owner for any damage to any of the common areas caused by the unit owner, guests or tenants.

1.17 Stereos, radios, TV etc. shall be regulated so as not to disturb other residents. For serious annoyances contact Brevard County Sheriffs Dept. at 632-2511. For emergencies only - call 911.

1.18 Bicycles, motorcycles, roller blades and skates are not permitted on any sidewalks, walkways, or lawns. The use of skateboards is not permitted on Hidden Harbor property.

1.19 Residents must receive permission from the Board prior to planting any plants in the common area. The association will remove any plants, trees, or shrubs that may cause damage to the buildings or common areas.

## 2. LEASING AND SALE RESTRICTIONS AND PROCEDURES

2.1 No unit owner shall lease or otherwise rent any unit for a period of less than three (3) months. Absolutely no sub-leasing or rental of rooms.

2.2 A Hidden Harbor Rental Information Sheet must be submitted to Management within ten (10) days of occupancy. The owner is responsible for seeing that the tenant is furnished with a copy of all Rules and Regulations.

2.3 When an owner rents their unit, they give up their right to the use of the pool and recreational facilities for the term of the rental.

2.4 There are no restrictions covering the sale by an owner of their unit and no approval by the association of any sale is required, however, each purchaser shall furnish the association with a copy of the recorded deed within ten days following the recording of the deed in the Public Records of Brevard County.

### 3. CLUBHOUSE RULES AND REGULATIONS

3.1 Residents may reserve the Clubhouse by contacting Management. Reservations will be on a first come, first serve basis with Board meetings or Association functions having priority.

3.2 A \$200.00 damage deposit and a \$50.00 (non refundable) rental fee must accompany the completed "REQUEST FOR RESERVATION OF CLUBHOUSE FORM." The cost of any property damage or resulting expense to the Association will be borne by the resident. Hidden Harbor Committee activities are not limited by the "Clubhouse Reservation Rules".

3.3 The Clubhouse may be used by residents between the hours of 8:00 a.m. and 10:00 p.m. Pool, surrounding walks, tables and chairs cannot be reserved but may be used until 10:00 p.m. provided it does not interfere with the peaceful and quiet enjoyment of residents.

3.4 Tables, chairs and the entire Clubhouse facilities and fixtures are provided for your enjoyment. It is the reserving party's responsibility to set up and return tables and chairs to their normal location.

3.5 Maximum Clubhouse capacity is 50 people.

3.6 Parking for guests will be provided at the rear of the Clubhouse and along the rear road only. Please inform your guests.

3.7 Cleanup is the responsibility of the reserving party. Cleanup of pool area must be completed when event is over or 10:00 p.m. (no exceptions). Cleanup of the Clubhouse should start at end of event. Recognizing that this may not always be practical for late evening parties, cleanup may be delayed until the following morning provided that it is completely cleaned and returned to normal usage by 10:00 a.m. Failure to do so will authorize the Association to start cleanup operations charging the user not less than \$25.00 or actual cost, if higher.

3.8 No wet feet or wet bathing suits will be permitted in the Clubhouse.

#### 4. RULES AND REGULATIONS OF SWIMMING POOL

4.1 The pool facilities of Hidden Harbor are for residents and their guests. Residents are always responsible for the conduct of their guests.

4.2 No children under 14 years of age may use the pool unless accompanied by a parent.

4.3 Children under 2 years, 6 months of age must be accompanied by one of their parents or grandparents (not just any adult). The child must wear rubber or plastic pants. In the event of excretion by the child which contaminates the pool, the problem must be corrected and the pool brought back to a sanitary condition that will meet the required health standards. The unit owner will be liable for all costs incurred.

4.4 Children under 18 years of age may have guests at poolside when accompanied by a parent or adult guardian.

4.5 Users of the pool are responsible for their personal items. Any articles left in pool area will be discarded.

4.6 Any person having any skin disease, sore or inflamed eyes, nasal or ear discharges or any communicable disease shall be excluded from the pool.

4.7 Food and drinks are permissible at the corner tables only and it shall be the responsibility of those persons taking advantage of this privilege to be solely responsible for a thorough cleaning of the area used. No food or beverages shall be allowed within four feet of the pool (per Florida law). Glass containers of any kind shall be prohibited in the pool area.

4.8 Absolutely no running, shoving, diving, cannon balling, or any activity that may be considered horseplay in the pool area. No balls, frisbees, swim fins, surfboards or boogie boards are allowed. A limit of two inflatable devices are permitted if the pool is not crowded. Swimming aids, swim goggles and pool toys are allowed.

4.9 Furniture provided by the condominium association for use in the pool area shall not be removed from said area.

4.10 Voices shall be kept at normal conversational levels and users of the pool and pool area are restricted from annoying or creating a nuisance to other users of the pool and surrounding units.

4.11 Stereos and boom boxes are prohibited.

4.12 Pool hours and posted pool rules must be strictly observed.

4.13 Absolutely no tampering with pool equipment and safety equipment.

4.15 Each unit owner shall be accountable and responsible for any physical damage to the pool or pool area caused by their children, guests, and tenants.

## 5. RULES AND REGULATIONS FOR USE OF TENNIS COURTS

5.1 Use of the tennis courts is restricted to residents and their guests. Residents are responsible for the conduct of their guests.

5.2 During week-ends, holiday and after 4:30 p.m. on weekdays, adults shall have preference for use of the tennis courts. For purposes of this rule, an adult is an individual over the age of 14.

5.3 No persons shall be allowed on the tennis courts unless tennis shoes are worn. Basketball sneakers, hard soled and other shoes are prohibited.

5.4 Use of the tennis courts shall be restricted solely for the purpose for which they are intended.

5.5 When others are waiting for use of the tennis court, play shall be restricted to one hour, but play may be extended for the completion of the set being played, if one player needs two or less games to complete the set.