

ARCHITECTURAL RULES HARBOUR ISLE EAST

Updated August 2020

Welcome to Harbour Isle East

We love our piece of paradise and we hope you will too! To highlight our lovely architectural features, we find it important that homeowners follow these few rules to maintain a uniform appearance. Please direct any questions or concerns to the Architectural Committee.

PERMITTED

1. Each individual condominium unit may have 2 chairs and one table in front of their unit (gallery).
 - a. Minimum of 44" width of clearance on the gallery must be maintained at all times, by order of the Fire Marshall. The Fire Marshall will fine the homeowner \$145++ in addition to HIE fines.
 - b. All chairs and tables on the galleries must be white. Chair cushions may be white, cream, or light tan. Any other color cushions must be stored in the home when not in use.
 - c. Chairs and tables must be of a substantial weight as to not blow around in the heavy winds we frequently experience. Plastic stacking chairs must be stored in the unit when not in use.
 - d. Metal table and chairs must have plastic caps beneath the legs to prevent damage or staining the walkway. This also applies to any table or chair legs that 'bleed' color onto the walkway.
2. Each individual condominium may have one planter positioned in the angled area beside the front door. The planter may be no more than 3' in height and 16" in diameter. These may not project into the walkway area.
 - a. Planters must be a solid color made of terra cotta, ceramic, or a molded fiberglass material.
 - b. Saucers must be placed under all planters to prevent water/dirt/clay stains on the walkway.
 - c. Plants must be alive.
 - d. Plant size must not protrude into the walkway space.
 - e. The GROUND FLOOR units may have a pair of matching live plants and planters on either side of the ledge outside the rear sliding glass door. All planters must be solid colored terra cotta or molded fiberglass and have a saucer underneath it.
 - i. No other items are permitted on or off these ledges.
 - ii. Lawn chairs, fishing tackle, bait buckets, etc. must be stored in the unit when not in use.
3. A doormat is permitted at the front door area of individual units. This mat is not to exceed 40" in width (the width of our door and frame) and 25" in depth (so that the mat does not extend past the depth of the angled wall). This mat may be solid or patterned.
4. Holiday wreaths are permitted on the front of the unit doors, using a removable hook or an over the door wreath hanger (no nails or screws), from Thanksgiving through end of day of January 5th.
 - a. Wreaths must be down by January 6th.
 - b. The removable hooks (or wreath hanger) must be removed by January 6th.

5. Door electronics

- a. Door locks. Homeowners, at their expense, may replace their original door lock with one that incorporates a keypad option in addition to a key option. Replacement is subject to the following conditions:
 - i. A key to the new lock MUST be provided to the Association upon installation in accordance with Section 19.4.2 of the Declaration of Condominium.
 - ii. The new lock must have a satin, nickel, or chrome finish.
 - iii. The new lock must fit inside the existing door holes (either the lock or door handle) with no additional drilling.
 - iv. The following size limitations apply to the new lock:
 1. Keypad locks replacing original dead bolt hole: not to exceed 5" height and 3.5" width.
 2. Combination door handle/keypad lock: not to exceed 7" height and 3.5" width.
 - b. Peephole cameras/video doorbell. Homeowners, at their expense, may replace their existing peephole with a peephole camera/video doorbell. Replacement is subject to the following:
 - i. The peephole camera must fit in the existing hole. No other door or building modifications are permitted.
 - ii. The peephole camera/video doorbell must be silver, black, white, or silver/black combination. No other colors or finishes are permitted.
 - iii. The exterior size of the peephole camera must not exceed 3" high and 2" width and protrude no more than 1"
 - iv. Video doorbells requiring drilling into the door, door trim or building are not permitted.
6. All video doorbells/cameras, door handles, and locks must be approved Management.

NOT PERMITTED

7. With the exception of the above permitted items, all exterior areas of the building, (walkways, ledges, railings, walls, doors and windows) are to be kept clear of all objects. This includes, but is not limited to toys, strollers, bicycles, shoes, ashtrays, thermometers, garbage, coolers, pet carriers, table décor or table plants, clothing, towels, wind chimes.
8. No fixtures, brackets, decorations, or other objects are allowed, attached to, stored or located in, or on any exterior area of the building, with the exception of bicycles that may be parked under the stairwells.
9. Posting of signs, notices or photographs are not permitted in exterior areas except in elevators, by the mailboxes and Club house with permission from building manager.
10. Nothing may be draped over the buildings' railings at any time.
11. No items will be placed in the plant beds in front of the first-floor units.

GENERAL RULES

12. In the event of a hurricane watch or warning in our area, everything on the galleries and rear of all ground floor units must be taken inside the individual unit.
 13. All items in gallery areas must be stored within the unit if the unit will be vacant for more than 48 hours.
 14. Bicycles must be removed from under the stairwell if the bicycle owner is away for more than 1 month.
 15. Pressure cleaning schedules will be posted. All items must be removed from the galleries on those days so that the cleaning is not interrupted. This includes the bicycles stored under the stairwells.
 16. Approved window treatments include:
 - a. Draperies, café- curtains, blinds (horizontal or vertical), plantation shutters, any other commercially manufactured window treatments as the primary window covering. Pull down shades may not be the primary window covering.
 - b. The outside appearance of window treatments must be a solid white, or cream, to maintain the uniform appearance of our buildings.
 - c. Window tinting is NOT allowed on any of the units' windows or sliding doors.
 17. Front door maintenance is the responsibility of the homeowner.
 - a. Peepholes, door handles and locks get pitted in our salty air. Brushed or polished silver / chrome metals are the only authorized replacements.
 - b. The approved paint color is Sherwin Williams Bright White. Fill holes before painting.
 - c. If your door closure is not working properly, our maintenance staff can examine and adjust it as needed. If the door closure requires replacement, it is the homeowner's responsibility to replace.
 - d. These are the only items that are permitted on your front door:
 - i. Door handle
 - ii. Door lock (either key lock or keypad lock)
 - iii. Peephole (or peephole camera)
 - iv. Wreath attached with removable hook (Thanksgiving thru January 5th)
 18. The unit owner is responsible for the compliance of these rules and for payment of fines assessed for any violations.
- Please direct any questions or concerns pertaining to these rules, to the Architectural review committee.