**ARCHITECTURAL RULES HARBOUR ISLE EAST**

**Welcome to Harbour Isle East**

**We love our piece of paradise and we hope you will to.! To highlight our lovely architectural features, we find it important that homeowners follow these 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)
	1. 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. Both fines are the responsibility of the homeowner.
	2. All chairs and tables on the galleries must be white. Chair cushions must be white, cream, or light tan. Any other color cushions must be stored in the home when not in use
	3. 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.
	4. 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. If the table and chairs are metal, there must be plastic caps beneath the legs to prevent the metal and/or rust from staining the walkway. This also applies to any table or chair legs that ‘bleed’ color onto the walkway.
	5. Nothing is permitted on second floor gallery concrete ledges.
2. Each individual condominium can have one plant in a container positioned in the angled area beside the front door. The plant can be no more than 3’ in height and the container can be a maximum of 16” in diameter. These cannot project out into the gallery walkway area.
	1. Planters must be terra cotta, or ceramic material.
	2. Saucers must be placed under all planters to prevent water/dirt/clay stains on the walkway.
	3. Plants must be alive
	4. Plant size must be cut back if it protrudes out into the walkway space.
	5. The GROUND FLOOR units can 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 terra cotta or ceramic and have a saucer underneath it.
		1. No other items are permitted on or off these ledges.
		2. No lawn chairs, fishing tackle, bait buckets, etc. can be left out overnight – they must be brought back into the unit at night.
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 can be solid or patterned.
4. Holiday wreaths are permitted on the front of the individual 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 8th.
	1. Wreaths must be down by January 8th.Wreaths must be down by January 6th.
	2. The removable hooks (or wreath hanger) and wreaths must be removed from the outside of the door by January 8th.
5. Door electronics
	1. 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:
		1. 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. Homeowners are obligated to provide this.
		2. The new lock must have a satin, nickel, or chrome finish. No other colors/finishes are permitted.
		3. The new lock must fit inside the existing door holes (either the lock or door handle) with no additional drilling.
		4. The following size limitations apply to the new lock:
			1. Keypad lock 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.
	2. 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:
		1. The existing peephole must be replaced with a peephole camera that fits in the existing hole. No other door or building modifications are permitted
		2. The peephole camera/video doorbell must be silver, black, white, or combinations thereof. No other colors or finishes are permitted.
		3. The exterior size of the peephole camera must not exceed 3” high and 2” width and protrude no more than 1”
		4. 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**

1. With the exception of the above permitted items, all exterior areas of the building, including but not limited to, walkways, balconies, ledges, railings, outer doors, walls, floors, roofs and any other exterior areas, are to be kept clear of any and 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.
2. No fixtures, brackets, decorations, or other objects are allowed, attached to, stored, or located in, or on any exterior area of the building, except for bicycles that may be parked under the stairwells.
3. 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.
4. Nothing can be draped over the buildings’ railings at any time.
5. No items will be placed in the plant beds in front of the first-floor units.

**RULES**

1. In the event of a hurricane watch or warning in our area, everything on all galleries and everything in the rear of all ground floor units must be taken inside the individual unit immediately.
2. All items in gallery areas must be removed if the unit is to be vacant for more than 48 hours.
3. All bicycles must be removed from under the stairwell if the bicycle owner is going to be vacant for more than 1 month.
4. 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.
5. Approved window treatments shall include:
	1. Professionally installed draperies, café curtains, blinds (horizontal or vertical), plantation shutters, any other commercially manufactured window treatments, except for pull-down shades as the primary window covering.
	2. The outside appearance of window treatments must be a solid color or white, cream or tan to maintain the consistency of our buildings
	3. No window tinting allowed on any of the units’ windows or sliding doors.
6. Front door maintenance is the responsibility of the homeowner.
	1. Peepholes, door handles and locks get pitted in our salty air. Brushed or polished silver/chrome metals are the only authorized replacements.
	2. The approved paint color is Sherwin Williams Bright White. Fill holes before painting.
	3. I f your door closer is not working properly, our maintenance staff can examine and adjust as needed. If the door closure requirements replacement, this is the responsibility of the unit owner to replace. If not functioning properly, they must be replaced.
	4. These are the only items that are permitted on your front door:
		1. Door handle
		2. Door lock (either key lock or keypad lock)
		3. Peephole (or peephole camera)
		4. Wreath attached with removable hook (Thanksgiving thru January 8th)
7. The unit owner is responsible for the compliance of these rules and for payment of fines assessed by any violations.

Please direct any questions or concerns to these rules, to the Architectural review committee.