

ARCHITECTURAL RULES HARBOUR ISLE EAST

RULES AFFECTING CONDOMINIUM BUILDING GALLERY AREA (CATWALKS) AND REAR OF BUILDINGS ARE AS FOLLOWS:

1. Nothing is permitted on second floor gallery concrete ledges.
2. Each individual unit can have 2 chairs and a small table to be kept in front of their unit. Minimum of 44" width of clearance must be maintained at all times by order of the Fire Marshall. Violation can result in a \$145.00 fine of the unit owner.
3. Chairs and tables must be of substantial weight as not to blow around in our stronger but normal winds. No plastic stacking chairs can be left out on the galleries.
4. All Chairs and tables on the galleries must be white – NO EXCEPTIONS.
5. A small doormat is permitted at the front door area of individual units. A solid color or simple design is preferred. No mats are permitted at the outside of the rear sliding glass doors.
6. 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'(feet) in height and the container can be a maximum of 16" in diameter and these cannot project into the gallery walkway area. **All planters must be a solid color** made of terra cotta, ceramic or a molded fiberglass material. Plastic saucers must be placed under all planters.
7. No items will be placed in the plant beds in front of the first-floor units or anywhere else on Harbour Isle East property.
8. Holiday wreaths are permitted on the front of individual unit doors from Thanksgiving to January 5th.
9. All items in gallery area must be removed if the unit is to be vacant for more than 48 hours.
10. 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 doors. All planters must be clay colored, terra cotta or molded fiberglass and have a plastic saucer underneath it. No other items are permitted on or off of these ledges. All additional items (bait buckets, fishing tackle, lawn chairs, etc) must be put inside the unit at night.
11. Nothing can be draped over the buildings' railings at any time.
12. 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.
13. Everything to remain on the galleries and rear door ledges must be approved by the Architectural Committee.
14. The Architectural committee reserves the right to deny any request for items deemed not in keeping with the appearance of Harbour Isle East.
15. Pressure Cleaning Schedule will be posted. All items must be removed from the galleries on those days so cleaning is not interrupted.
16. Approved window treatments shall include: (1) Professionally installed draperies, (2) "Café" curtains, (3) Blinds (mini, venetian blinds, also "wood grain" venetian blinds), (4) Vertical Blinds, (5) Plantation shutters, (6) and any other commercially manufactured window treatment available, with the exception of pull-down shades (as the primary window covering). The outside appearance of window treatments must be a solid color of white, cream or light tan in order to maintain the consistency of our buildings. **No window tinting allowed.**