

# **HARBOUR ISLE EAST**

## **Condominium Association, Inc.**

c/o FirstService Residential Inc.  
6A Harbour Isle Drive East Fort Pierce, FL. 34949  
Tele:(772)595-3660– Fax:(772)595-8809  
[www.harbourisleeast.com](http://www.harbourisleeast.com)  
[haley.brown@fsresidential.com](mailto:haley.brown@fsresidential.com)  
[sylvia.woolcock@fsresidential.com](mailto:sylvia.woolcock@fsresidential.com)

### **APPLICATION INSTRUCTIONS:**

1. Fill out the (sales/lease) application completely and submit to Harbour Isle East Condo Association, 6A Harbour Isle Drive East, Fort Pierce, Florida 34949, fax to (772) 595 8809 or email to [haley.brown@fsresidential.com](mailto:haley.brown@fsresidential.com)

Please allow **10 business days** for review and action to be taken by the Harbour Isle Condominium Association, Inc. There is a \$100.00 Non-Refundable application fee, payable to Harbour Isle East. Barcodes for Vehicles are \$15.00 each

Barcodes will NOT be issued until you have completed a mandatory orientation session. Email [Jeanmendeswhite@gmail.com](mailto:Jeanmendeswhite@gmail.com) to schedule.

Please provide proof of contact along with your scheduled orientation date

2. New (Owners/Renters) must provide a copy of the (Sales/Lease) Agreement. Every effort will be made to expedite the notification process.
3. Owners must provide a copy of the warranty deed

# HARBOUR ISLE EAST

## Condominium Association, Inc.

c/o FirstService Residential Inc.  
6A Harbour Isle Drive East Fort Pierce, FL. 34949

Tele:(772)595-3660– Fax:(772)595-8809

[www.harbourisleeast.com](http://www.harbourisleeast.com)

[haley.brown@fsresidential.com](mailto:haley.brown@fsresidential.com)

[sylvia.woolcock@fsresidential.com](mailto:sylvia.woolcock@fsresidential.com)

### Sales Application

Bldg & Unit #

Name:

Phone #:

Name:

Phone #:

Email Address:

Email Address:

Name of Previous Owner

Previous Owners Phone #:

Name of Agent Handling Rental:

Phone #:

Email (required):

IN CASE OF EMERGENCY NOTIFY:

RELATIONSHIP:

TELEPHONE #:

ANY CHILDREN ON THE PROPERTY:

☐ NO

☐ YES

NAMES & AGES:

RELATIONSHIP:

WILL ANYONE OTHER THAN SPOUSE AND/OR CHILDREN RESIDE WITH YOU?

☐ NO

☐ YES

NAMES & AGES:

RELATIONSHIP:

WILL ANY PETS RESIDE IN THE UNIT?

☐ NO

☐ YES, I have attached proper documentation (vaccination & pet registration form)

DO YOU HAVE ANY COMMERCIAL OR RECREATIONAL VEHICLES, BOATS, CAMPERS, , TRUCKS, TRAILERS,  
OR PANELLED VANS? ☐ YES ☐ NO

**THESE VEHICLES ARE NOT ALLOWED TO BE PARKED ON ANY COMMON ELEMENTS AND MUST BE PARKED INSIDE YOUR GARAGE OVERNIGHT.**

☐ Yes, I understand

**Barcodes will NOT be issued until you have completed a mandatory orientation session. Email [Jeanmendeswhite@gmail.com](mailto:Jeanmendeswhite@gmail.com) to schedule.**

**Please provide proof of contact along with your scheduled orientation date**

☐ Yes, I understand

HARBOUR ISLE EAST  
CONDOMINIUM ASSOCIATION, INC.

Approved Guest List

Guests that visit you regularly that you want to allow to enter without having to contact the guard.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Pet Registration Information

PIT #1

Pet #2

Name: _____	_____
TYPE: _____	_____
BREED: _____	_____
COLOR: _____	_____
WEIGHT: _____	_____
: RABIES CERTIFICATION NUMBER: _____	_____
IS THE PET MICROCHIPPED: ____	_____

**REQUIRED: CERTIFICATION FROM VETERINARIAN VERIFYING PET**



## SECURITY DATABASE FORM

New Renter Barcodes cost \$15 each

Please bring cash, check, or money order

BUILDING NUMBER\_\_\_ UNIT NUMBER\_\_\_

RENTER NAME (LAST) \_\_\_\_\_ (FIRST) \_\_\_\_\_

PHONE NUMBER\_\_\_\_\_

RENTER NAME (LAST) \_\_\_\_\_ (FIRST) \_\_\_\_\_

PHONE NUMBER\_\_\_\_\_

LEASE DATES\_\_\_\_\_

### VEHICLE 1

MAKE\_\_\_\_\_

MODEL\_\_\_\_\_

COLOR\_\_\_\_\_

TAG#\_\_\_\_\_

### VEHICLE 2

MAKE\_\_\_\_\_

MODEL\_\_\_\_\_

COLOR\_\_\_\_\_

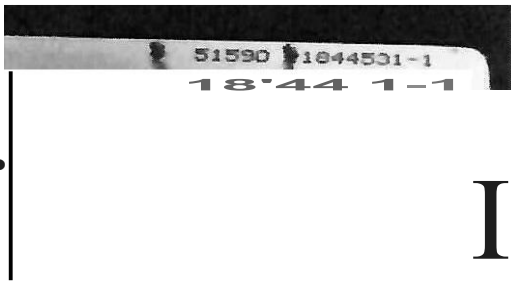
TAG#\_\_\_\_\_

STATE\_\_\_\_\_

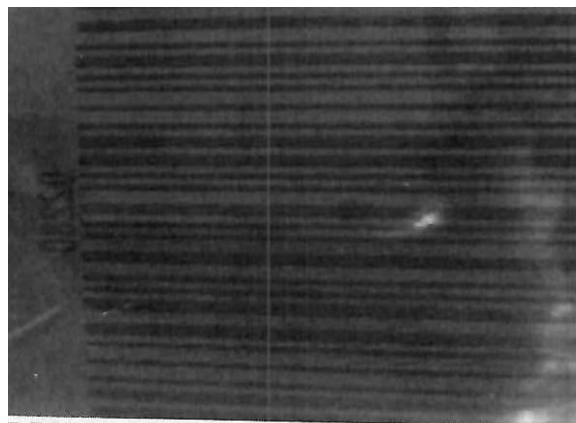
BARCODE #\_\_\_\_\_

STATE\_\_\_\_\_

BARCODE#\_\_\_\_\_



5 DIGIT SWIPE CARD#\_\_\_\_\_



5 DIGIT SWIPE CARD#\_\_\_\_\_





## Background Screeners --of America--

18344 Oxnard St. Suite #101  
Tarzana, CA 91356  
Tel: 866-570-4949 | Fax: 866-570-5656  
clientservices@wescreenusa.com

### Disclosure And Authorization For Consumer Reports

#### Disclosure

In connection with my application for employment (including contract or volunteer services) or application for tenancy with Harbour Isle Co HI East Condo Association at 6 A Harbour Isle Drive East Fort Pierce, FL 34949 I understand consumer reports will be requested by you ("Company"). These reports may include, as allowed by law, the following types of information, as applicable: names and dates of previous employers, reason for termination of employment, work experience, reasons for termination of tenancy, former landlords, education, accidents, licensure, credit, etc. I further understand that such reports may contain public record information such as, but not limited to: my driving record, judgments, bankruptcy proceedings, evictions, criminal records, etc., from federal, state, and other agencies that maintain such records.

In addition, investigative consumer reports (gathered from personal interviews, as applicable, with former employers or landlords, past or current neighbors and associates of mine, etc.) to gather information regarding my work or tenant performance, character, general reputation and personal characteristics, and mode of living (lifestyle) may be obtained.

#### Authorization

I hereby authorize procurement of consumer report(s) and investigative consumer report(s) by Company. If hired (or contracted), this authorization shall remain on file and shall serve as ongoing authorization for Company to procure such reports at any time during my employment, contract, or volunteer period. I authorize without reservation, any person, business or agency contacted by the consumer reporting agency to furnish the above-mentioned information.

**This authorization is conditioned upon the following representations of my rights:**

I understand that I have the right to make a request to the consumer reporting agency: Background Screeners of America ("Agency"), 18344 Oxnard Street, Ste. 101, Tarzana, CA 91356, telephone number 866-570 949, upon proper identification, to obtain copies of my report furnished to Company by the Agency and to request the nature and substance of all information in its files on me at the time of my request. The request includes the sources of information and the Agency, on Company's behalf, to provide a complete and accurate disclosure of the nature and scope of the investigation covered by any investigative consumer report(s). The Agency will also disclose the recipients of any such reports on me which the Agency has previously furnished within the two year period for employment requests, and one year for other purposes preceding my request (California three years). I hereby consent to Company obtaining the above information from the Agency. I understand that I can dispute, at anytime, any information that is inaccurate in any type of report with the Agency. I may view the Agency's privacy policy at their website: [www.wescreenusa.com](http://www.wescreenusa.com)

**California, Minnesota and Oklahoma Residents:**

I understand that if the Company is located in California, Minnesota or Oklahoma, that I have the right to request a copy of any report Company receives on me at the time the report is provided to Company. By checking the following box, I request a copy of all such reports be sent to me. Check here:

I have read and understand this page.

\_\_\_\_\_  
 Applicant Initials

## ACKNOWLEDGMENT AND AUTHORIZATION FOR BACKGROUND CHECK

I acknowledge receipt of the separate document entitled DISCLOSURE REGARDING BACKGROUND INVESTIGATION and A SUMMARY OF YOUR RIGHTS UNDER THE FAIR CREDIT REPORTING ACT and certify that I have read and understand both of those documents. I hereby authorize the obtaining of "consumer reports" and/or "investigative consumer reports" by Harbour Isle East Condo Assn. ("the Company") after receipt of this authorization. To this end, I hereby authorize, without reservation, any law enforcement agency, administrator, state or federal agency, institution, school or university (public or private), information service bureau, employer, or insurance company to furnish any and all background information requested by **Background Screeners of America, 18344 Oxnard Street, Suite 101, Tanana, CA 91356; Tel.# 1.877.251.5656**; another outside organization acting on behalf of Harbour Isle East Condo Association and/or [Landlord] itself. I agree that a facsimile ("fax"), electronic or photographic copy of this Authorization shall be as valid as the original.

New York applicants only: Upon request, you will be informed whether or not a consumer report was requested by the Company, and if such report was requested, informed of the name and address of the consumer reporting agency that furnished the report. You have the right to inspect and receive a copy of any investigative consumer report requested by the Company by contacting the consumer reporting agency identified above directly.

New York City applicants only: You acknowledge and authorize the Company to provide any notices required by federal, state or local law to the address(es) and/or email address provided to the Company.

Washington state residents only: You also have the right to request from the consumer reporting agency a written summary of your rights and remedies under the Washington Fair Credit Reporting Act.

Minnesota and Oklahoma residents only: Please check this box if you would like to receive a copy of a consumer report if one is obtained. ☐

## BACKGROUND INFORMATION

Last Name: \_\_\_\_\_ First: \_\_\_\_\_ Middle: \_\_\_\_\_

Other Names/Alias, i.e.: \_\_\_\_\_

Social Security #: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Driver's License # \_\_\_\_\_ State of Driver's license: \_\_\_\_\_

Present Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

E-mail: \_\_\_\_\_

\*This information will be used for background screening purposes only and will not be used as hiring criteria.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



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**New York applicants only:** Upon request, you will be informed whether or not a consumer report was requested by the Company, and if such report was requested, informed of the name and address of the consumer reporting agency that furnished the report. You have the right to inspect and receive a copy of any investigative consumer report requested by the Company by contacting the consumer reporting agency identified above directly.

**New York City applicants only:** You acknowledge and authorize the Company to provide any notices required by federal, state or local law to you at the **address es** and/or **email address** **vided** to the Com n .

**Washington State residents only.** You also have the right to request from the consumer reporting agency a written summary of your rights and remedies under the Washington Fair Credit Reporting Act.

**Minnesota and Oklahoma residents only:** Please check this box if you would like to receive a copy of a consumer report if one is obtained. ☐

## BACKGROUND INFORMATION

LastName: \_\_\_\_\_ First: \_\_\_\_\_ Middle: \_\_\_\_\_

OtherNames/Alias.1-..

SocialSecurity\*#: \_\_\_\_\_ DateofBirth\*: \_\_\_\_\_

Driver's License# \_\_\_\_\_ State of Driver's License\*: \_\_\_\_\_

Present Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

E-mail: \_\_\_\_\_

\*This information will be used for background screening purposes only and will not be used as hiring criteria.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

States may enforce the FCRA, and many states have their own consumer reporting laws. In some cases, you may have more rights under state law. For more information, contact your state or local consumer protection agency or your state Attorney General. For information about your federal rights, contact:

TYPE OF BUSINESS:	CONTACT:
1.a. Banks, savings associations, and credit unions with total assets of over \$10 billion and their affiliates. b. Such affiliates that are not banks, savings associations, or credit unions also should list, in addition to the Bureau:	a. Bureau of Consumer Financial Protection 1700 G Street NW Washington, DC 20006 b. Federal Trade Commission: Consumer Response Center - FCRA Washington, DC 20580 (877) 382-4357
2. To the extent not included in item 1 above:  a. National banks, federal savings associations, and federal branches and federal agencies of foreign banks b. State member banks, branches and agencies of foreign banks (other than federal branches, federal agencies, and insured state branches of foreign banks), commercial lending companies owned or controlled by foreign banks, and organizations operating under section 25 or 25A of the Federal Reserve Act c. Nonmember Insured Banks, Insured State Branches of Foreign Banks, and insured state savings associations d. Federal Credit Unions	a. Office of the Comptroller of the Currency Customer Assistance Group 1301 McKinney Street, Suite 3450 Houston, TX 77010-9050 b. Federal Reserve Consumer Help Center P.O. Box 1200 Minneapolis, MN 55480 c. FDIC Consumer Response Center 1100 Walnut Street, Box #11 Kansas City, MO 64106 d. National Credit Union Administration Office of Consumer Protection (OCP) Division of Consumer Compliance and Outreach (DCCO) 1775 Duke Street Alexandria, VA 22314
3. Air carriers	Asst. General Counsel for Aviation Enforcement & Proceedings Department of Transportation 400 Seventh Street SW Washington, DC 20590
4. Creditors Subject to Surface Transportation Board	Office of Proceedings, Surface Transportation Board Department of Transportation 1925 K Street NW Washington, DC 20423
5. Creditors Subject to Packers and Stockyards Act	Associate Deputy Administrator for Capital Access United States Small Business Administration 406 Third Street, SW, 8th Floor Washington, DC 20416
6. Small Business Investment Companies	Associate Deputy Administrator for Capital Access United States Small Business Administration 406 Third Street, SW, 8th Floor Washington, DC 20416
7. Brokers and Dealers	Securities and Exchange Commission 100 F St NE Washington, DC 20549
8. Federal Land Banks, Federal Land Bank Associations, Federal Intermediate Credit Banks, and Production Credit Associations	Farm Credit Administration 1501 Farm Credit Drive McLean, VA 22102-5090
9. Retailers, Finance Companies, and All Other Creditors Not Listed Above	FTC Regional Office for region in which the creditor operates or Federal Trade Commission: Consumer Response Center-FCRA Washington, DC 20580 (877) 382-4357

**Applicant Copy**

States may enforce the FCRA, and many states have their own consumer reporting laws. In some cases, you may have more rights under state law. For more information, contact your state or local consumer protection agency or your state Attorney General. For information about your federal rights, contact:

TYPE OF BUSINESS:	CONTACT:
1.a. Banks, savings associations, and credit unions with total assets of over \$10 billion and their affiliates. b. Such affiliates that are not banks, savings associations, or credit unions also should list, in addition to the Bureau:	a. Bureau of Consumer Financial Protection 1700 G Street NW Washington, DC 20006 b. Federal Trade Commission: Consumer Response Center - FCRA Washington, DC 20580 (877) 382-4357
2. To the extent not included in item 1 above:  a. National banks, federal savings associations, and federal branches and federal agencies of foreign banks b. State member banks, branches and agencies of foreign banks (other than federal branches, federal agencies, and insured state branches of foreign banks), commercial lending companies owned or controlled by foreign banks, and organizations operating under section 25 or 25A of the Federal Reserve Act c. Nonmember Insured Banks, Insured State Branches of Foreign Banks, and insured state savings associations d. Federal Credit Unions	a. Office of the Comptroller of the Currency Customer Assistance Group 1301 McKinney Street, Suite 3450 Houston, TX 77010-9050 b. Federal Reserve Consumer Help Center P.O. Box 1200 Minneapolis, MN 55480 c. FDIC Consumer Response Center 1100 Walnut Street, Box #11 Kansas City, MO 64106 d. National Credit Union Administration Office of Consumer Protection (OCP) Division of Consumer Compliance and Outreach (DCCO) 1775 Duke Street Alexandria, VA 22314
3. Air carriers	Asst. General Counsel for Aviation Enforcement & Proceedings Department of Transportation 400 Seventh Street SW Washington, DC 20590
4. Creditors Subject to Surface Transportation Board	Office of Proceedings, Surface Transportation Board Department of Transportation 1925 K Street NW Washington, DC 20423
5. Creditors Subject to Packers and Stockyards Act	Associate Deputy Administrator for Capital Access United States Small Business Administration 406 Third Street, SW, 8th Floor Washington, DC 20416
6. Small Business Investment Companies	Associate Deputy Administrator for Capital Access United States Small Business Administration 406 Third Street, SW, 8th Floor Washington, DC 20416
7. Brokers and Dealers	Securities and Exchange Commission 100 F St NE Washington, DC 20549
8. Federal Land Banks, Federal Land Bank Associations, Federal Intermediate Credit Banks, and Production Credit Associations	Farm Credit Administration 1501 Farm Credit Drive McLean, VA 22102-5090
9. Retailers, Finance Companies, and All Other Creditors Not Listed Above	FtC Regional Office for region in which the creditor operates or Federal Trade Commission: Consumer Response Center - FCRA Washington, DC 20580 (877) 382-4357

**Applicant Copy**

## A SUMMARY OF YOUR RIGHTS UNDER THE FAIR CREDIT REPORTING ACT

*Para información en español, visite [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore) o escriba a la  
Consumer Financial Protection Bureau, 1700 G Street N.W. Washington, DC 20552.*

The federal Fair Credit Reporting Act (FCRA) promotes the accuracy, fairness, and privacy of information in the files of consumer reporting agencies. There are *many* types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records). Here is a summary of your major rights under the FCRA. **For more information, including information about additional rights, go to [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore) or write to: Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.**

- **You must be told if information in your file has been used against you.** Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, or employment - or to take another adverse action against you - must tell you, and must give you the name, address, and phone number of the agency that provided the information.

**You have the right to know what is in your file.** You may request and obtain all the information about you in the files of a consumer reporting agency (your "file disclosure"). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free. You are entitled to a free file disclosure if

- a person has taken adverse action against you because of information in your credit report;
- you are the victim of identity theft and place a fraud alert in your file;
- your file contains inaccurate information as a result of fraud;
- you are on public assistance;
- you are unemployed but expect to apply for employment within 60 days.

In addition, all consumers are entitled to one free disclosure every 12 months upon request from each nationwide credit bureau and from nationwide specialty consumer reporting agencies. See [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore) for additional information.

- **You have the right to ask for a credit score.** Credit scores are numerical summaries of your credit-worthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from the mortgage lender.
- **You have the right to dispute incomplete or inaccurate information.** If you identify information in your file that is incomplete or inaccurate, and report it to the consumer reporting agency, the agency must investigate unless your dispute is frivolous. See [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore) for an explanation of dispute procedures.
- **Consumer reporting agencies must correct or delete inaccurate, incomplete, or unverifiable information.** Inaccurate, incomplete, or unverifiable information must be removed or corrected, usually within 30 days. However, a consumer reporting agency may continue to report information it has verified as accurate.
- **Consumer reporting agencies may not report outdated negative information.** In most cases, a consumer reporting agency may not report negative information that is more than seven years old, or bankruptcies that are more than 10 years old.
- **Access to your file is limited.** A consumer reporting agency may provide information about you only to people with a valid need - usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.
- **You must give your consent for reports to be provided to employers.** A consumer reporting agency may not give out information about you to your employer, or a potential employer, without your written consent given to the employer. Written consent generally is not required in the trucking industry. For more information, go to [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore).
- **You may limit "prescreened" offers of credit and insurance you get based on information in your credit report.** Unsolicited "prescreened" offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address from the lists these offers are based on. You may opt out with the nationwide credit bureaus at 1-888-5-OPTOUT (1-888-567-8688).

**You may seek damages from violators.** If a consumer reporting agency, or, in some cases, a user of consumer reports or a furnisher of information to a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.

- **Identity theft victims and active duty military personnel have additional rights.** For more information, visit [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore).

Application copy

States may enforce the FCRA, and many states have their own consumer reporting laws. In some cases, you may have more rights under state law. For more information, contact your state or local consumer protection agency or your state Attorney General.

For information about your federal rights, contact:

TYPE OF BUSINESS	CONTACT
1. a. Banks, savings associations, and credit unions with total assets of over \$10 billion and their affiliates	a. Consumer Financial Protection Bureau 1700 G Street, N.W. Washington, DC 20552
b. Such affiliates that are not banks, savings associations, or credit unions also should list, in addition to the CFPB:	b. Federal Trade Commission: Consumer Response Center - FCRA Washington, DC 20580 (877) 382-4357
2. To the extent not included in item 1 above:	
a. National banks, federal savings associations, and federal branches and federal agencies of foreign banks	a. Office of the Comptroller of the Currency Customer Assistance Group 1301 McKinney Street, Suite 3450 Houston, TX 77010-9050
b. State member banks, branches and agencies of foreign banks (other than federal branches, federal agencies, and Insured State Branches of Foreign Banks), commercial lending companies owned or controlled by foreign banks, and organizations operating under section 25 or 25A of the Federal Reserve Act	b. Federal Reserve Consumer Help Center P.O. Box 1200 Minneapolis, MN 55480
c. Nonmember Insured Banks, Insured State Branches of Foreign Banks, and insured state savings associations	c. FDIC Consumer Response Center 1100 Walnut Street, Box #11 Kansas City, MO 64106
d. Federal Credit Unions	d. National Credit Union Administration Office of Consumer Protection (OCP) Division of Consumer Compliance and Outreach (DCCO) 1775 Duke Street Alexandria, VA 22314
3. Air carriers	Asst. General Counsel for Aviation Enforcement & Proceedings Aviation Consumer Protection Division Department of Transportation 1200 New Jersey Avenue, S.E. Washington, DC 20590
4. Creditors Subject to Surface Transportation Board	Office of Proceedings, Surface Transportation Board Department of Transportation 395 E Street, S.W. Washington, DC 20423
5. Creditors Subject to Packers and Stockyards Act	Nearest Packers and Stockyards Administration area supervisor
6. Small Business Investment Companies	Associate Deputy Administrator for Capital Access United States Small Business Administration 409 Third Street, S.W., 8th Floor Washington, DC 20416
7. Brokers and Dealers	Securities and Exchange Commission 100 F Street, N.E. Washington, DC 20549
8. Federal Land Banks, Federal Land Bank Associations, Federal Intermediate Credit Banks, and Production Credit Associations	Farm Credit Administration 1501 Farm Credit Drive McLean, VA 22102-5090
9. Retailers, Finance Companies, and All Other Creditors Not Listed Above	FTC Regional Office for region in which the creditor operates or Federal Trade Commission: Consumer Response Center - FCRA Washington, DC 20580 (877) 382-4357

## **A SUMMARY OF YOUR RIGHTS UNDER THE FAIR CREDIT REPORTING ACT**

### **CONSUMERS HAVE THE RIGHT TO OBTAIN A SECURITY FREEZE**

You have a right to place a "security freeze" on your credit report, which will prohibit a consumer reporting agency from releasing information in your credit report without your express authorization. The security freeze is designed to prevent credit, loans, and services from being approved in your name without your consent. However, you should be aware that using a security freeze to take control over who gets access to the personal and financial information in your credit report may delay, interfere with, or prohibit the timely approval of any subsequent request or application you make regarding a new loan, credit, mortgage, or any other account involving the extension of credit.

As an alternative to a security freeze, you have the right to place an initial or extended fraud alert on your credit file at no cost. An initial fraud alert is a 1-year alert that is placed on a consumer's credit file. Upon seeing a fraud alert display on a consumer's credit file, a business is required to take steps to verify the consumer's identity before extending new credit. If you are a victim of identity theft, you are entitled to an extended fraud alert, which is a fraud alert lasting 7 years.

A security freeze does not apply to a person or entity, or its affiliates, or collection agencies acting on behalf of the person or entity, with which you have an existing account that requests information in your credit report for the purposes of reviewing or collecting the account. Reviewing the account includes activities related to account maintenance, monitoring, credit line increases, and account upgrades and enhancements.

Applicant Copy

# **RULES AND REGULATIONS**

FOR

HARBOUR ISLE AT HUTCHINSON ISLAND EAST CONDOMINIUM ASSOCIATION, INC.

(Revised and Adopted May 31 2022)

It is the purpose of the Harbour Isle at Hutchinson Island East Condominium Association, Inc. (the "Association") to maintain luxurious and economically well-managed Association and it is believed that these rules and regulations ("Rules") will aid in this purpose. Your Board will welcome the assistance of all Owners in the enforcement of the Rules. For purposes of interpretation, all terms within the Rules having initial capital letters shall have the meaning stated in the Declaration of Condominium of Harbour Isle at Hutchinson Island East, a Condominium.

Violations of the Rules should be reported in writing to the Association. Violations will then be called to the attention of the violating Owner and any appropriate committee. All disagreements will be presented to the Board, which will take appropriate action. Owners are responsible for compliance of their tenants, Guests, invitees, and Occupants.

## **A. GENERAL**

1. The sidewalks, entrances, roadways, passages, patios, stairways, corridors, vestibules, elevators, lobbies, halls and like portions of the Condominium Property, as that term is defined in the Declaration of Condominium, shall not be obstructed nor used for any purpose other than for ingress and egress to and from Units within the Condominium and to and from Condominium Property, except as approved by the Board.
2. The Board shall be solely responsible for directing and supervising employees of the Association.
3. No disturbing noises shall be permitted on the Condominium Property, nor shall any person's conduct interfere with the rights, comforts or conveniences of Owners, tenants, Guests, invitees and Occupants. Please be aware that sound is transmitted throughout the Units both vertically and horizontally. It is incumbent upon each resident to be cognizant of sounds that may transfer from their Units. Felt tips should be placed on dining room chairs, carpet runners should be placed on main walking areas to cover hard surface flooring, and high heeled shoes should not be worn in the Units.
4. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit, except as the Board may designate for such use by appropriate Rules. No generators are allowed on Condominium Property or in the Units.
5. No exterior antennae, other than satellite dishes (and any accessories thereto) that are wholly located within the Unit and not in excess of two (2) feet in any dimension, and then only if such satellite dish is screened from view, shall be permitted.
6. To maintain a uniform and acceptable appearance of the exterior of Buildings and Improvements, no awnings, screens, glass enclosures or projections shall be attached to the outside walls, doors, verandas, windows, roofs or other portions of Buildings and Improvements, except for storm shutters required by Developer, if any, or other items approved by Developer prior to the sale of a Unit to which such item may be attached. No clothing, rugs, towels or any other items may be hung so that they can be seen from the exterior of any Unit

7. Owners shall be liable for all damage to the Condominium Property, including, without limitation, the Buildings, Improvements, and other persons or other persons' property caused by receiving deliveries, or moving or removing furniture or other articles, to or from Units and Buildings and Improvements. Service and delivery people are required to check in and check out with the security guard at the main entrance to the Condominium. Moving can only take place between 8:00 a.m. and 8:00 p.m., Monday through Saturday. Residents must contact the Association to schedule moves and deliveries. Residents must notify the Association to hang elevator blankets in the elevator.

8. No Owner shall:

(i) use any of the Total Property or his Unit, or permit the same to be used, in any manner which is unreasonably disturbing, detrimental or a nuisance to any occupant of any other Unit(s) or adjoining Commercial Property owner;

(ii) take any action which would be inconsistent with the maintenance of the highest standards for a residential development;

(iii) permit the Total Property to be used in a disorderly or unlawful way; nor

(iv) take any action which will produce an insurance risk for the Corporation, the Association, any other association or other Owners, tenants, Guests, invitees or Occupants. The use of each Unit shall be consistent with existing ordinances and laws and the Condominium Documents, as amended from time to time, and Owners, tenants, Guests, invitees and Occupants shall at all times conduct themselves in a peaceful and orderly manner.

9. Every Owner, tenant, Guest, invitee, and Occupant shall comply with the Rules, any and all further Rules that from time to time may be adopted, and the provisions of the Condominium Documents, as amended from time to time. Failure of an Owner, tenant, Guest, invitee, or Occupant to so comply shall be grounds for action that may include, without limitation, an action against the applicable Owner to recover sums due for damages, injunctive relief, or any combination thereof. The Association shall have the right to suspend voting rights and levy fines in the event of failure to so comply as stated in such Rules and Condominium Documents. This is in addition to all other rights and remedies available to the Association.

10. No solicitation shall be permitted on the Total Property or the Condominium Property. No postings or notices of commercial, business or retail nature shall be permitted on the Total Property or the Condominium Property. No advertising material shall be posted except in an area approved by the Board. All postings shall be dated and meet acceptable community standards and must be removed no later than 14 days after posting. The Board shall have total authority on what is considered of a community or personal nature and what meets community standards.

11. Smoking and vaping, of any type, is prohibited in the stairways/staircases, landings/elevator lobbies, and balconies/catwalks. This includes, without limitation, electronic smoking devices.



12. All of the Rules apply to all Owners, tenants, Guest, invitees and Occupants even if not specifically so stated in portions hereof. The Board shall be permitted (but not required) to grant relief to one (1) or more Owners from specific Rules upon written request for such relief and good cause shown in the sole opinion of the Board.

#### B. RECREATION AREAS

1. Recreation areas shall be used in such a manner as to respect the rights of others, and the Board may regulate duration, scheduling, use, maintenance, and the opening and closing of the recreation areas. The Board may further establish specific rules regulating use of tennis courts, swimming pools, sundecks, the clubhouse, and any other recreation areas governed by the Board.

2. The pool and spa areas are open from 5:00 a.m. to 11:00 p.m., seven days per week, or as determined by the Board. Pool and Spa Rules are attached as Exhibit "A".

3. The fitness center and clubhouse are open from 5:00 a.m. to 11:00 p.m. Fitness Center Rules are attached as Exhibit "B"

4. Parents are responsible for their children at all times while on the Condominium Property. A resident adult must accompany all children under the age of twelve (12) while at the pool, spa, tennis courts, fitness room and grill areas.

#### C. PETS

Only Owners may have pets. Lessees and Guests are not permitted to have pets within the Condominium Property at any time for any reason. Only domestic pets ("Pets") shall be permitted within the Condominium Property, subject to the following rules and conditions:

1. While outside a Unit and while on Condominium Property or the Total Property, all Pets must be restrained by a collar and leash, and must be accompanied by a mature, responsible individual ("Attendant"). No Pets shall be permitted to run outside a Unit without restraint and without being accompanied by an Attendant.

2. The Attendant for each Pet walking a Pet on Condominium Property or the Total Property shall remove and properly dispose of any solid waste produced by said Pet.

3. The Attendant and Owner of any Pet shall be strictly liable for damages caused to Condominium Property or the Total Property by said Pet.

4. Any right of the Owner to keep a Pet in a Unit shall have such right revoked if the Pet shall create or become a nuisance as may be determined in the sole discretion of the Board.

5. All Pets must be registered with the Association prior to being allowed on the Condominium Property. In order to be registered, the Owner must provide proof of current vaccinations. An Association issued dog tag must be visible at all time on dogs while on the Condominium Property.

6. Owners shall be able to have two domestic Pets (dogs or cats) as long as that Pet does not appear on the prohibited pet list. The following Pets shall not be allowed on the Condominium Property. This applies to both purebred and mixed breed dogs.

- Pit Bull
- Rottweiler
- Akita - including Japanese and Akita Inu
- Canary Dogs - including Perro de Presa Canario
- Chow
- Doberman
- German Shepherd
- Staffordshire Terrier
- American Eskimo

#### D. VEHICLES AND PARKING

The following restrictions apply irrespective of whether the Properties in question lie within areas owned by or dedicated to a governmental entity:

THIS SECTION DESCRIBES CERTAIN VEHICLES THAT ARE PROHIBITED FROM ENTERING CONDOMINIUM PROPERTY AND THAT ARE NOT ENTITLED TO PARK ANYWHERE ON CONDOMINIUM PROPERTY. HOWEVER, IF A VEHICLE IS LISTED IN RULE 2D (EXCEPTIONS) BELOW, THEN SUCH VEHICLE SHALL BE ALLOWED TO PARK ON DESIGNATED PARKING AREAS OF THE CONDOMINIUM PROPERTY DURING THE TIMES INDICATED, IRRESPECTIVE OF WHAT IS STATED IN THE RULES. NO PARKING OR DRIVING SHALL BE PERMITTED ON ANY GRASS OR LANDSCAPED AREAS AT ANY TIME, WHETHER SPECIFICALLY SET FORTH BELOW OR NOT. FOR THE PURPOSES OF THIS RULE D, THE PARKING RESTRICTIONS ESTABLISHED HEREBY SHALL NOT BE APPLICABLE TO PRIVATE, ASSIGNED GARAGE PARKING SPACES.

1. Prohibited Vehicles. No commercial vehicle, trailer, golf cart or similar vehicles, boat, camper, van or truck (other than passenger pick-up trucks, sport-utility vehicles, family-style vans, and other passenger vehicles used for personal transportation and which do not exceed the size of one (1) parking space) shall be permitted to park on any portion of the Condominium Property, except as the Board may designate for such use by appropriate Rules. The Board may adopt further Rules from time to time regulating and limiting the size, weight, type, place and manner of operation of vehicles on Condominium Property. Electric cars and scooters cannot be plugged in to any common areas nor can extension cords be run from private units to charge them. Electric charging stations may be installed at the owner's expense in accordance with Florida Statute 718.113(8), after first obtaining approval from the Board. Electric Charging Stations must be removed upon sell of the unit unless the buyers take on full ownership of the agreement.

2. Exceptions. The following vehicles shall not be subject to the parking restrictions contained above, and shall be entitled to park within designated areas for parking in the Condominium Property, subject to restrictions and provisions contained in these Rules:

(a) Moving Vans. Moving vans shall be permitted to park on paved areas of the Condominium Property for the purpose of loading and/or unloading, but only for the time period during which said loading and/or unloading is taking place. At no time shall moving vans be permitted on Condominium Property during the hours of 8:00 p.m. to 8:00 a.m.

(b) Maintenance Vehicles. Maintenance vehicles, regardless of classification, necessary for the maintenance, care

or protection of property within the Condominium, shall be permitted on Condominium Property during regular business hours, but only for the time period during which such maintenance, care or protection is being provided.

(c) Service and Delivery Vehicles. Service and delivery vehicles, regardless of classification, are permitted on Condominium Property during regular business hours, but only for that period of time to render the service or delivery in question.

(d) Vehicles for Handicapped Persons. Vehicles for handicapped persons are permitted on Condominium Property at any time. For the purposes of this sub-item, the term "handicapped" is defined by any fair housing law.

(e) Other Permitted Vans. Subject to the provisions above, a two (2) axle van as described hereinafter is permitted to be parked on Condominium Property so long as such vehicle: (i) does not contain any exterior commercial identification markings; (ii) does not exceed the manufacturer's standard height, width and length for the vehicle; and (iii) complies with the following window limitations: the vehicle must contain windows on: (a) the rear of the vehicle; (b) on both sides of the vehicle adjacent to the first row of seating; and (c) at least one (1) set of windows on each side of the vehicle beyond the windows adjacent to the first row of seating.

(f) Motorcycles and Scooters. Motorcycles are permitted but must be operated in a way not to disturb residents. The Board shall have final say on whether a motorcycle meets this requirement. Motorcycles shall be subject to the same rules as all vehicles, including, but not limited to, being required to have a parking permit. Motorcycles must be parked in an approved parking space. Scooters are defined as a vehicle and must be registered, insured and have a HIE parking sticker to be parked on the Harbour Isle East Property.

(g) Police and Fire Safety Vehicles. Police and fire safety vehicles are permitted on Condominium Property at any time.

(h) Golf Carts or Similar Vehicles. Golf carts, and similar vehicles, authorized, licensed, and registered for use on the public roadways in the State of Florida are permitted on Condominium property. In addition, golf carts, and similar vehicles, are permitted if they are owned by the Association or used by:

- I. Association vendors, employees, or contractors;
- II. United States Post Office;
- III. United Parcel Service ("UPS");
- IV. Federal Express;
- V. Federal, state, county or city governments, such as the police and fire departments.

(i) Pods. Storage pods used for moving are permitted on the Condominium Property (with written prior approval from the Management Office) Monday – Saturday from 8:00 am to 8:00 pm. PODS cannot remain overnight. They must be removed by 8:00 p.m., NO EXCEPTIONS. They must be parked in the residents' assigned parking space. Any pods parked or placed in violation of these Rules and Regulations will be towed immediately and without further notice. The Association may proceed with its additional legal remedies as well.

3. Classifications and Definitions. The following classifications and definitions shall govern the above rules:

(a) The most current edition of the N.A.D.A. Official Used Car Guide ("Guide") shall determine the classification of whether a vehicle is a truck or van, or whether it is a passenger automobile or scooter. If the Guide does not contain reference to a particular vehicle, then the manufacturer's classification shall control. If publication of the

Guide shall be discontinued, an equivalent publication shall be selected by the Board to be used to determine vehicle classifications hereunder. Except as otherwise provided as to certain vans under the Rule above, a State registration or title classification shall have no bearing on determination of the classifications under the Rules.

(b) A "commercial vehicle" shall mean any motor vehicle which has an outward appearance of being used in connection with business, such as: the vehicle displays work equipment to view and/or is commercially lettered or contains a commercial or business logo. Actual use of the vehicle shall not be considered; only its outward appearance shall be considered.

(c) A "truck" shall mean any motor vehicle classified as a truck in accordance with Rule D3(a) above.

(d) A "van" shall mean any motor vehicle classified as a van in accordance with Rule D3(a) above and recognized by the manufacturer to be a type of a van, and which has two (2) axles.

4. Restrictions on Use. The following restrictions also apply:

(a) No repair (including changing of oil) of a vehicle shall be made on Condominium Property except for minor repairs necessary to permit removal of a vehicle, unless they are made in a Unit's garage with the garage door closed. However, washing, detailing or waxing of a vehicle is permitted on designated areas of the Condominium Property. Notwithstanding the foregoing, activities associated with boat use and maintenance within designated areas shall be permitted as the Board shall determine from time to time.

(b) No motor vehicle, including moving vans, shall be parked at any time on the grass or landscaped areas of the Condominium (except for landscaping equipment at the direction of the Board).

(c) Until such time that the Association has proper electric vehicle charging stations on site, electric cars, scooters or bicycles cannot use electrical outlets located on Condominium property for charging. These electrical outlets cannot be modified by a resident for any purpose, and the use of extension cords from interior units to charge electric cars, scooters or bicycles outside is prohibited.

(d) Vehicles shall be parked with the front (nose) of the vehicle facing the curb and the front of the vehicle shall not extend over the curb in a way that would harm vegetation or block sidewalks.

(e) Residents must ensure vehicles parked on the Condominium Property. All leaking vehicles must be repaired immediately and proof of repairs must be provided to the Association. The owner of the vehicle is responsible for all damage caused by leaks.

(f) If someone other than yourself is parked in your assigned parking space, please notify the security guards IMMEDIATELY. Please park in a designated guest space until the issue is resolved. Thank you for your cooperation.

5. Removal of Vehicles. There will be times where vehicles must be removed from the parking areas to accommodate maintenance, repairs or replacement of the parking areas on Condominium Property. Upon

reasonable notice from the Association that the foregoing will occur, each Owner, Occupant, Guest and invitee shall remove their vehicle for the time period requested, or be in violation of this provision.

6. Parking Permits. The following applies to all vehicles:

(a) All vehicles (including but not limited to motorcycles) must have a proper barcode and parking permit issued by the Harbour Isle management office or a temporary pass issued by Security.

(b) Each Unit shall be limited to two barcodes.

(c) An Owner may request a third permit by applying to the Board. Any additional parking permit can be withdrawn at the Board's discretion.

(d) There is no charge for up to two barcodes. Subsequent barcodes will be disbursed at a cost of \$15 each, or whatever the Board may indicate from time to time.

(e) If an Owner has tenants residing in his or her Unit and they have any parking permits, the Owner shall not be eligible for a third permit.

7. Alternative/Concurrent Remedies. Whether or not the Association exercises the Association's right to have a vehicle or other unauthorized items in violation of these Rules towed, the Association shall nonetheless have the right to seek compliance with the Rules by injunctive and other relief through the courts, and/or any other remedy conferred upon the Association by law or by the Condominium Documents. The Association's right to tow shall in no way be a condition precedent to any other remedies available to the Association incident to the enforcement of the Rules.

8. Vehicle Storage and Vehicle Covers. All vehicles that are not being used or are being stored for the season or other length of time must be parked in the owner's designated parking spot while the owner/resident is gone. Stored vehicles are not permitted to be stored and left in any guest spots. Vehicles that are stored and have a cover, the owner/resident is fully responsible for the cover in all regards.

#### E. CONTRACTORS

1. All contractors must be licensed by the City of Fort Pierce, St. Lucie County or the State of Florida per their trade and as required by law. Each contractor shall provide the Association with a copy of their current license. All contractors are required to carry insurance coverage and limits outlined below and will be required to add Harbour Isle at Hutchinson Island East Condominium Association, Inc. as an Additional Insured for claims arising out of work for both ongoing and completed operations.

Worker's Compensation: Statutory

Employers Liability: \$500,000 Each Accident; \$500,000 Each Employee; \$500,000 Policy Limit

General Liability: \$1,000,000 Each Occurrence/\$2,000,000 Aggregate including Premises & Completed Operations Actions

Automobile:	\$1,000,000 Liability for Owned, Rented or Borrowed Vehicles
Umbrella:	\$1,000,000 Each Occurrence/\$1,000,000 Annual Aggregate will be required if above liability and auto liability limits are less than \$1,000,000

Contractors must provide their license and insurance information before being allowed to work at the Condominium Property. Contractors must notify the Association of termination or lapse of insurance coverage within 5 days.

2. All contractors and Owners must supply the Association with copies of permits for any work required to have a permit. Any permits required shall be affixed to the front window of the unit until the job is finished and final inspection is completed.
3. Any contractor working without providing the above information will be required to stop work until both the insurance and permitting requirements are satisfied.
4. Owners are ultimately responsible for ensuring that their contractors are licensed and insured and that permits are issued. If an Owner and/or contractor fail to comply with these Rules, all work must immediately cease. Fines may also be issued in addition to any other legal remedies available to the Association.
5. If carpentry, construction or flooring work is being performed in your Unit, you must notify the Manager well in advance of such work starting.
6. Any contractor, owner or resident noisy construction work may only be performed Monday through Friday between 9:00 a.m. and 5:00 p.m. No construction work or noise work is permitted on holidays.
7. Contractors may not use the Association's dumpsters and must remove construction debris from the Condominium Property daily.
8. All hammering such as picture hanging, or carpentry may only be done Monday through Saturday between the hours of 9:00 a.m. and 5:00 p.m.

#### E. BALCONIES/CATWALKS

Your balcony railings and catwalks are an important part of the overall aesthetics of Harbour Isle. To ensure the property remains attractive, the following applies:

1. Personal articles such as swimsuits, towels, cleaning supplies, fishing equipment, coolers, etc. may not be draped or stored at any time.
2. Nothing may be thrown or dropped from balconies and catwalks, i.e. water from plant maintenance, cigarette butts, etc.
3. If you are not in residence during the hurricane season (June 1 – November 30) all items must be placed indoors.

#### F. ELEVATORS

Harbour Isle is equipped with one passenger elevator per building, which means the highest safety standards. Each elevator is equipped with an emergency phone which is programmed to call the elevator company's 24-hour emergency line. Law prohibits smoking or carrying of smoking materials in the elevators. For your convenience, cigarette posts for the purpose of extinguishing cigarettes are placed near each elevator.

#### G. LEASING

Leasing of Units is subject to Section 13 of the Declaration of Condominium and the following rules and regulations:

- 1, Units may be rented for a minimum period of 90 days (3 months), two times per year.
2. A lease application must be completed and submitted to the Association, along with an application fee in the amount of \$100.00, at least 2 weeks in advance of the intended occupancy.
3. All occupants over the age of 18 must be on the lease and must undergo both a credit and background check.
4. All new lessee(s) must complete an orientation with the Welcoming Committee, Manager, or Administrative Assistant prior to moving in to the Property, at which time they will receive a packet of information containing a copy of the Rules and Regulations.

#### H. FLOORING

Flooring Rules and Regulations are attached as Exhibit "C".

#### I. ARCHITECTURAL STANDARDS

Architectural Rules and Regulations are attached as Exhibit "D".

## 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)
  - 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. Both fines are the responsibility of the homeowner.
  - b. 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
  - 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. 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.
  - e. 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.
  - a. Planters must be terra cotta, or ceramic 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 be cut back if it protrudes out into the walkway space.
  - e. 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.
    - i. No other items are permitted on or off these ledges.
    - ii. 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 8<sup>th</sup>.
  - b. The removable hooks (or wreath hanger) and wreaths must be removed from the outside of the door by January 8<sup>th</sup>.



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. Homeowners are obligated to provide this.
  - ii. The new lock must have a satin, nickel, or chrome finish. No other colors/finishes are permitted.
  - 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 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.
- 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 existing peephole must be replaced with a peephole camera that fits in the existing hole. No other door or building modifications are permitted
  - ii. The peephole camera/video doorbell must be silver, black, white, or combinations thereof. 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, 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.
8. 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.
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 can 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.

## **RULES**

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. All items in gallery areas must be removed if the unit is to be vacant for more than 48 hours.
14. All bicycles must be removed from under the stairwell if the bicycle owner is going to be vacant 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 shall include:
  - a. 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.
  - b. The outside appearance of window treatments must be a solid color of white, cream or tan to maintain the consistency of our buildings
  - c. No window tinting 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 closer is not working properly, our maintenance staff can examine and adjust as needed. If the door closure requires replacement, this is the responsibility of the unit owner to replace. If not functioning properly, they must be replaced.
  - 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 8<sup>th</sup>)
18. 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.

