

11. The Guest Registration form is to be completed by Owners for their Tenants and Guests when the owner will not be staying at the unit with them. The completed form will be sent to the Windemere Shores management company at least One week prior to Occupancy. Failure to comply with this rule will result in a \$100.00 fine per violation.
12. The behavior of all persons in residency, and their guests, is the responsibility of the unit owner. Any damage caused by owners, renters, or guests to the common area of the Condominium will be charged to the unit owner. No persons shall run, make loud noises, play active games, ride toys, bikes, or skates and skateboards in any of the walkways, stairways, garage, parking lot, elevator, or grass area.
13. Use the stairs, not the elevator, when wet or carting wet and/or sandy items from the beach.
14. It is the responsibility of all unit owners to be reasonable and respectful of their neighbors. Noise, conversations, music, etc. should be kept at a minimum inside the unit and on the balcony and patio. The Board of Directors will have final judgment in determining violations if complaints are raised.

GARAGE & PARKING RULES

The Windemere Shores garage has one numbered space for each unit. In addition, there are 6 non-numbered spaces that may be used by overnight occupants on a first come basis. In addition, there are six non-numbered spaces at the North end of the garage for motorcycle/scooter parking.

1. All vehicles including motorcycles and scooters must display a parking permit on the dashboard or in a conspicuous place on motorcycles and scooters. If a Vehicle is observed without a Parking Permit properly displayed, a Violation Notification notice will be placed on the windshield by the Windemere Shores Property Manager or by a member of the Board of Directors. A grace period of 24 hours will be allowed for the violation to be corrected.
2. If a unit Owner observes a vehicle in violation of the above rule, they should contact the Property Manager and report said violation.
3. If a Parking Permit is Lost, the Owner must contact the management company and request a replacement. An administrative fee may be charged at the discretion of the Management Company.
4. Each Owner has the responsibility to ensure Parking Permits are displayed on Owner vehicles, Renter vehicles and Guest vehicles when using the parking garage. It is Recommended that you use your Parking Permit when using one of the outside parking spaces.
5. No unit owner or renter may occupy more than two vehicle spaces and two motorcycle spaces. Motorcycles must use the spaces on the North end of the garage, or in the unit-owner's numbered space if the motorcycle is the occupant's only vehicle. At no time should motorcycles or scooters park in a Non-Numbered space.
6. All units must utilize their unit-numbered space first. The second vehicle must park in a non-numbered space. If anyone utilizing more than one space is going to be away for more than 72 hours, and a second car is left in the garage, that car must be parked in the unit-numbered space. If the unit is rented, unit owner may not park any vehicles or motorcycles in the garage overnight.