



HARBORSIDE TERRACE OWNERS ASSOCIATION, INC.

“Quick Reference” Rules & Regulations for Owners, Renters, and Guests

This quick reference lists the most common rules that impact the daily lives of Harborside Terrace residents. This document does not relieve anyone from the responsibility of following all the association rules which are required to be available in each unit. Contact a Board member if you need a copy.

Barbeque Grills: Remember to turn the grills off and clean the grills after each use. Grills are to be covered after they cool down. Gatherings and cookouts at the pool shall end by 10:00 p.m.

Guests and Guest Vehicles: Any overnight guest and their vehicle must be registered either in the book located in the community room or online at the harborsideterrace.com website.

Occupancy: The number of renters and guests which occupy any unit is limited to the lease agreement terms or guest registration information provided by owners. Violations of occupancy will be reported to owners and Board. Repairs to association property damage caused by owners, renters or guests will be assessed to the violating party, or owner, if necessary.

Parking: Covered spaces assigned to a unit may only be used by the owner or persons authorized by the owner regardless of whether the unit is occupied or vacant. In addition to the designated covered parking space, owners, renters, and guests may use any of the uncovered spaces behind the building along the fence for a second car and must always display a HTOA parking permit in this area.

Pets: Only **owners** are allowed to have one dog, 50 lbs. or less or one domestic cat. Visitors are not allowed to bring their pets on the grounds or in their cars when parked on the premises.

Safety & Conduct: Security and safety are of paramount importance. Everyone has a shared responsibility to understand and follow rules intended to protect security and safety, regardless of their personal risk tolerance. No person or children are allowed to run along any of the walkways, stairways, common rooms, parking lots or in the pool area. Care is to be taken when driving through the parking lot to ensure pedestrian safety.

Smoking: Harborside Terrace is a “Smoke Free” community. Smoking is not allowed on the terraces, lanais, or in any of the common areas including the community room, pool area, bathrooms, sauna, elevator, bike rooms, catwalks, front walkways, and all parking lots.

Swimming Pool: The pool is for the use of owners, guests, and renters **only**. Coverups and sandals/flip flops are to be worn to and from the pool area. Pool users should completely dry off and coverup before walking through the community room to avoid dripping water and creating a safety hazard for others. The use of a towel is required on pool furniture. Users shall return pool furniture to its original location and put umbrellas in the down position and tied. Children under 14 must be supervised by adults, swim diapers are required as necessary, no swimming at night, and umping on furniture is not allowed. Other basic pool rules are posted on the fence in the pool area.

Trash/Recycling: **Throwing garbage in trash chutes must be done between 8 am – 9 pm and do not slam the chute door.** Garbage can be placed in dumpster room at any time. The dumpster room is located next to the center walkway at the rear parking lot. **Garbage is to be placed in plastic bags** and securely tied before being deposited in the trash chute by the elevator. Recyclables, such as newspapers, cardboard, paper products, aluminum cans, plastic, and glass bottles, etc. are to be placed in the recycling containers within the fenced area in the rear parking lot. Recycling rules are posted on the entry door of the enclosed area for the bins. **Plastic grocery bags are not recyclable.**