

Harborside Terrace

Rental Procedure and Rules and Regulations

A lease application shall be obtained from the Association. A unit owner wishing to lease his or her unit must be in good standing and current with all quarterly Association fees and/or assessments. If not in good standing, the lease application may be denied on these grounds. Sub-leases are NOT allowed and no one may occupy a leased unit when lessee or spouse is not in residence.

Any lease entered into without a lease application shall, at the option of the Association, be treated as a nullity, and the Association shall have the power to evict the tenant(s) in accordance with the Florida Statutes, without securing consent to such an eviction from the unit owner. In addition, the Association has the right to impose upon the owner a fine up to the maximum amount allowed by law for an unauthorized lease. All leases are subject to Chapter 718 of the Florida Statutes as it applies.

There shall be no leases for a period of less than thirty (30) days. No lease for more than one (1) year is permitted, but this shall not prevent a renewal lease to an approved tenant, at the expiration of a year, provided the renewal period is for no more than a year, and such tenant still meets with Association approval. A new application must be submitted for renewals.

Owners are to provide tenants and guests with a copy of these Rules & Regulations. Failure to comply with these Rules and Regulations by either tenants or guests will be the responsibility of the unit owner.

Dogs are NOT allowed at any time in a unit or on the grounds. Visitors and tenants are NOT permitted to bring pets or animals on the premises.

All vehicles parked overnight must have a properly displayed parking permit. Owners may be fined for parking violations and the Association may also tow any vehicle parking in violation of these parking rules at the owner's expense.

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, unit owners may use any of the uncovered spaces behind the building for a second car or guests and all cars must display a HTOA parking permit.

No cars are to be parked in the exit and entryways at any time. Parking spaces in front of the building are to be used for temporary parking and are not to be used for any overnight parking by owners, tenants or guests.

Service trucks (pick up or delivery) may not unload in the front of the building but only in the back and park their trucks so as not to obstruct traffic of cars and other vehicles.

Except for the temporary parking of service trucks, only private passenger vehicles (cars, mini-vans, vans and sport utility vehicles) with current registrations are allowed to be parked on condominium property. Motorcycles, motorbikes and pickup trucks are prohibited from parking overnight. RVs and boats on

trailers are prohibited from parking on the Association property at any time. Under no circumstances are bikes, carts or other items allowed to be parked in assigned parking spaces or chained to the upright posts in the area.

No vehicle, considered by the Association to be noisy, unsightly, rusting or in deteriorating condition will be allowed on any part of the condominium property.

NO REPAIR OR SERVICING OF VEHICLES IS ALLOWED ON THE PREMISES EXCEPT FOR EMERGENCY SERVICES (i.e. FLAT TIRE, DEAD BATTERY, etc.)

The speed in driveways is limited to 10 miles per hour. The safety of all residents is dependent upon all operators of vehicles observing due caution and consideration.