

HOUSE RULES

These are the revised rules and regulations of The Harbour at Blue Point, (also referred to as the “House Rules”) which are determined by the Board of Directors. They should be read in conjunction with the Declaration and By-Laws of the Association. In order to promote the safety and enjoyment and maintain good order of the common facilities of The Harbour for all users, the following House Rules have been adopted by resolution of the HOA Board.

1. Only Homeowners who are in good standing with all common charges, assessments and fines paid up to date, are permitted to use any of the Association’s amenities, including, but not limited to, the marina, Clubhouse, pool, beach and tennis courts.
2. No baby carriages, strollers, bicycles, scooters or similar equipment may be left unattended in any portion of the common area.
3. No skateboarding, roller-skating, roller blading, bicycle riding or hoverboarding are permitted on the tennis courts, decks, docks, pool area, or in the Clubhouse.
4. Children of guests of Homeowners who are visiting the Community are the responsibility of the Homeowner and must be supervised at all times while they are on the common areas.
5. Upon approval from the Board of Directors, Homeowners are allowed to use the common areas for parties. (see Appendix “A”, Procedures for Reserving the Clubhouse)
6. Article “X” of the Declaration provides that each member shall be required to obtain and maintain adequate fire, flood and extended coverage insurance of his home, which shall insure the property for its full replacement value, with no deductions for depreciation, against loss due to fire or other hazards. The Homeowner shall supply a copy of the Certificates of Insurance to the Managing Agent, with the HOA listed as “an additional insured”.
7. No alteration to the outside of a home may be made without the express written permission of the Board of Directors. Anything that is altered with the Board’s approval must be maintained by the Homeowner. (See Appendix “B”, Alterations or Additions to Home)
8. No awnings may be placed on any part of any building unless approval has first been obtained in writing by the Board of Directors.
9. Terraces, decks, balconies, privacy walls, driveways and walkways which are part of a Homeowner’s home shall be for the exclusive use of that Homeowner and shall be maintained and repaired by said Homeowner at his or her sole cost and expense. When performing repairs and maintenance to any of the above mentioned exclusive use items, Homeowner shall not alter the size or the design of such item without permission of the Board. All maintenance and repair shall conform to the Community’s existing color scheme.
10. Supplementing and clarifying Article XI of the “Declaration of Covenants, Restrictions, Easements, Charges and Liens” of the Prospectus, no Homeowner shall install or permit to be installed any window mounted or through the wall mounted air conditioning unit in his home unless, for health reasons, he or she has been previously authorized to do so in writing by the Board of Directors.
11. Homeowners who desire to display the American flag on their premises must use a staff holder. If the American flag is displayed at night, it must be illuminated. In addition, proper flag etiquette must be observed. No other flags or banners are permitted to be displayed.

12. Speeding on common grounds is not permitted. The speed limit is 15 mph.
13. For health reasons, Homeowners and occupants must put garbage in secured plastic containers. Homeowners and occupants are required to store their garbage pails in the garage, except when leaving it at the curb the evening before scheduled pickup. Once the garbage has been picked up, garbage pails must be returned to the garage by the end of the day of garbage pickup.
14. Homeowners are not permitted to install or use garbage disposal units as per the Department of Health. Garbage disposals cause serious problems with the sewage treatment system.
15. Homeowners are not permitted to flush food, grease, personal hygiene products, rags or non-biodegradable products, personal wipes, etc., into sinks, tubs, or toilets. These items jeopardize the integrity of the sewer system and can cause serious damage.
16. Firewood must be stored in an inconspicuous place, stacked in a rack away from the siding of homes, and elevated off the ground from October 15th until May 1st. All racks must be removed from the front of the house after May 1st.
17. Tag sales, garage sales and lawn sales are not permitted on Community property.
18. No sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of any building or common area, including signs related to the sale of one's home, except as shall have been approved in writing by the Board of Directors.
19. When renting their home, Homeowners must use a standard lease form approved by the Board of Directors. Homeowners needing a copy of a standard lease form may request one in writing from the management office. A current signed copy of the lease must be provided to the Management Company. (see "Unit Lease Requirements", page 15)
20. Complaints regarding the services provided in the Community or the violation of the Rules and Regulations contained herein shall be made in writing to the Management Company via US mail or email.
21. Except for emergencies, i.e. loss of heat, electricity, flooding, etc., commercial vehicles are only permitted on the property between the hours of eight (8) am to five (5) pm, Monday through Saturday. No commercial vehicles are permitted on the property on Sunday, with the exception of vehicles performing services for the Association.