

## **OYSTER POINTE RULES AND REGULATIONS REVISED 4/12/07**

*The following Rules and Regulations shall be in effect unless or until amended by the Board of Directors of Oyster Pointe and shall apply to and be binding upon all owners, occupants and guests (hereinafter referred to as owner). Rules and Regulations as to the use of Oyster Pointe facilities shall be posted and each owner, occupant and guest shall observe all Rules and Regulations relating thereto. Owners are required to follow posted pool regulations.*

1. The sidewalks, walkways, entrances and common areas in general shall not be obstructed in any way.
2. Linens, cloths, clothing, curtains, rugs, mops or laundry of any kind or other articles shall not be exposed on any part of the common area. The common area shall be kept free and clear of refuse, debris and other unsightly material.
3. The Association's "Good Neighbor Policy" states that each unit is entitled to one prime parking space; units with more than one vehicle per unit are asked to park additional vehicles in the overflow parking.
4. Owner shall not allow anything whatsoever to fall from the windows, decks, balconies, entryways or doors of his or her unit. Owners shall not sweep or throw from the unit, any dirt or other substance outside of the unit or onto the common area.
5. Pets shall not be allowed in or on the common areas, except those on a leash. Owners are required to clean up after their pets. The Town requires pet owners carry a bag for waste disposal. Violators will be assessed for any clean up including an administrative fee.
6. Refuse and bagged garbage shall be deposited only in designated areas. Bulk trash must be taken to the Town's disposal site; violators will be charged for leaving bulk trash at the dumpster area.
7. Recreational vehicles, trailers and boats may be parked in the designated areas by the front entrances. Owner must obtain and display a valid parking permit. Mobile homes are not permitted on the premises. Trailer hitches and large vehicles may not block the sidewalks.
8. Inoperable, unlicensed, or uninspected vehicles may not be parked or left upon any portion of the common area.
9. Owner shall not make or permit any disturbing noises, nor do or permit anything that would interfere with the rights, comforts or operate or suffer to be operated a phonograph, television, radio or sound amplifier in his unit in such a manner as to disturb or annoy other occupants. This regulation also pertains to barking dogs left inside a unit. All owners, occupants and guests shall lower the volume as to the foregoing from 10:00 P.M. to 7:00 A.M. each day.
10. Owner shall not install wiring for electrical or telephone installation, television antennae or satellite discs, machines, air conditioning units, or the like on the exterior of the project or that protrude through the walls or the roof of the project except as authorized by the Association.
11. No owner, occupant or guest may alter the exterior appearance of his unit without the authority and written approval of the Association; it being intended to preserve and present a uniform appearance for the condominium.
12. Owner shall not permit any advertisements or posters of any kind in or on the condominium. "For Sale" or "For Rent" signs may be displayed on the Association's Sale/Rental board located at the south entrance.
13. The Association shall have sole control of all planting and landscaping. No owner shall alter the appearance of the common area.
14. Inflammable, combustible or explosive fluid, chemical or substance shall not be kept on decks or in the common area. Gas and charcoal grills are not permitted on the decks.

**The Board of Directors of Oyster Pointe reserves the right to make, or to have its duly authorized agent make, additional Rules or Regulations as may be required from time to time without the consent of the individual owners.**