

# THE SHORES

## **A. GENERAL**

1. Any violation of the rules and regulations will result in termination of tenancy and a fine of \$25 per violation, billed to Owner or deducted from a security deposit.
2. All Occupants must act responsibly. Adults must supervise children.
3. Do not commit acts that would be a nuisance to other Owners or Occupants.
4. Traffic: The posted speed limit is 5 miles per hour throughout the entire complex. Watch for children and elderly. Recreational wheeled transportation is limited to blacktop area-not to be used in carports, or common elements. Ex: not exclusive of but to include roller skates, in-line skates, scooters.
5. Entrance halls and other Common Elements must be kept free of pool equipment, fishing equipment, trash and other debris.
6. Do not clean fish on complex grounds.
7. Fishing in moats or from the shore is prohibited.
8. Barbecues, charcoal grills or any open fires are strictly prohibited except in designated areas. Picnic tables, grills, and trash receptacles are provided for picnic trash, **not household trash!** Household trash must be disposed of in dumpster by maintenance shed.
9. Fireworks of any kind are prohibited by rule and law.
10. Renters, Occupants, and Guests are not permitted to invite guests to any of the Shores Common Elements that exceed their unit capacity.

## **B. OCCUPANCY:**

1. House parties are strictly prohibited.
2. Occupancy is limited to sleeping capacity of unit: 1BR-4 persons; 2BR-6 persons; 3BR-8 persons.
3. Number of Renters, Occupants, and their Guests (including use of pool, patio, and all facilities) are strictly limited to the capacity of their unit.
4. Owners wishing to schedule a special event or circumstance with more guests than the occupancy rule permits can gain approval in advance by a request in advance of the event.

## **C. PARKING/CARPORTS:**

1. Only use assigned carport of the condominium that you own or rent.

2. Vehicles must display a valid owner providing parking permit. If you need a permit, contact Property Management 419-734-7007. Please expect to provide make, model, color, and license plate number, phone number for all vehicles in your party.
3. No boats, trailers, box trucks, commercial vehicles, or motor homes are permitted on the premises.
4. Parking personal watercraft on a trailer is permitted in assigned carport areas only. When a personal watercraft occupies a carport, vehicle parking in carport is prohibited if the car can't be parked within the concrete limits of the carport.
5. Only one vehicle may be stored in each carport.
6. The carport area must be kept uncluttered and clear of debris and trash. Bicycles, scooters, strollers, coolers and other property must be stored neatly in the assigned carport at all times.
7. Do not store propane or flammables in closets or carports. Gas storage in carport, (not closet), area is limited to one 5 gallon certified safety container.
8. Only approved storage bins are permitted in carport area.

## **D. POOL/HOT TUB AREA:**

1. Swim at your own risk. No lifeguard on duty at any time.
2. All persons must obey the On Duty, Grounds/Pool Attendant in matters dealing with conduct, safety, rules and regulation enforcement.
3. The pool will be open from 9:00 A.M. to Midnight, conditions permitting. The pool may be closed due to inclement weather, mayflies, or any other health reason.
4. Obey all rules posted around the pool/hot tub area and listed in the handbook.
5. Noise or any activity that creates a nuisance (distracts or disturbs others), including but not limited to diving, running, pushing, or rough housing in or around pool is prohibited.
6. Ball tossing in or around pool area is prohibited.
7. Smoking is not permitted in pool or hot tub.
8. Food consumption while in pool or hot tub is prohibited.
9. Persons under 12 are not allowed in pool or hot tub unless accompanied by a responsible adult.
10. All children under 12 in the hot tub must have a supervisory adult in the hot tub or on the hot tub platform.

11. All persons with bladder control problems are prohibited from using the pool or hot tub unless they are wearing appropriate protective garments (e.g. swim diapers).
12. Flotation devices are prohibited in the pool or hot tub (e.g. rafts, inner tubes, inflatable toys) except for arm floats, life vests, and infant flotation.
13. Bathing suits must be worn in the pool or hot tub at all times. Cutoffs, jeans and shorts are not permitted.
14. Glass or other breakable objects of any type are prohibited in the pool or hot tub areas.
15. Do not remove the common pool chairs from the area.
16. Renters, Occupants, and Guests are not permitted to invite guests to the pool and hot tub area that exceed unit occupancy.
17. Be prepared to identify yourself by providing identification or a unit key when questioned by any staff, grounds attendant, or owner.
18. Use of battery operated radios or other such devices must not cause a nuisance or disturbance to others.

**E. NOISE:**

1. All interior and exterior socializing at any noise level should be limited to a civilized level. Be considerate of your neighbors.
2. Quiet hours are from Midnight to 9 A.M.
3. Any radios, TVs, or sound equipment used in the condo complex must be kept at a level that does not disturb residents or guests.
4. Owners must control pet noise. Respect your neighbors.

**F. PETS:**

1. Pets must be kept on a leash when transported in Common Elements.
2. Pets must be directed to the "Pet Walk Area" to perform bodily functions.
3. Renters are not permitted to have pets.
4. Pets are not permitted on pool deck, in pool or pool pavilion.

**G. DISPOSAL OF TRASH/GARBAGE:**

1. Do not allow refuse to accumulate inside or outside of unit. All garbage **must** be placed **inside** the dumpsters located at the east side corner of the property next to the maintenance shed.

2. **No** household garbage is permitted in waste cans located in Common Areas. These containers are for picnic area and common ground waste only.
3. Discarding Cigar and Cigarette butts off balcony or anywhere on property is prohibited. Proper disposal containers are provided! Violators will be charged a \$30 hourly fee for clean up.

**H. BEACH:**

1. Swim at your own risk.
2. Taking pool or lounge chairs onto the beach is prohibited.
3. Open flames and grills are prohibited on beach.
4. All glass and other breakable objects are prohibited.

**I. TENNIS/BASKETBALL COURT:**

1. Jumping, hanging, climbing, or sitting on tennis net is prohibited.
2. All glass or other breakable objects are prohibited.

**J. PATIO AREA:**

1. No foreign objects or cooking (including smores) in the fire pits.
2. No standing or running on waterfall ledge.
3. Do not place objects in waterfall.
4. Glass or breakable objects are prohibited.
5. Do not sit on fire pit rims.

**K. UNIT BALCONIES:**

1. Do not hang bathing suits, towels, or any other items from the deck balconies, railing, or elsewhere outside the unit.
2. Do not nail, hang, screw, glue or otherwise fasten or lean items to the balcony stucco. Decorations can only be attached to wooden board above the slider.
3. Do not replace, paint, erect, or otherwise alter any portion of the balcony without the permission of the Board of Directors.
4. Do not have open flame of any kind on balcony.
5. Grilling is prohibited.

**DIRECT ANY COMMUNICATIONS TO:  
MCCORDS MANAGEMENT SERVICES  
419-734-7007**