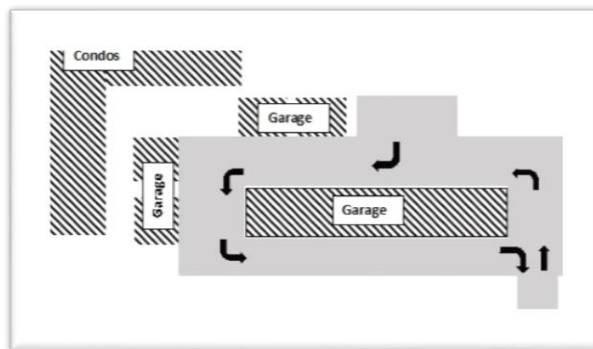


**RULES AND REGULATIONS  
MONROVIA BEACH CLUB  
HARBORPOINTE CONDOMINIUMS**

**Please share these Rules and Regulations with your visiting family and guests.**

These Rules and Regulations have been adopted by the Condominium Association pursuant to the “Condominium By-laws”, Article I, “Association of Co-owners”, Section D (1) (i) and Article VI, “Restrictions”, Section P. These Rules and Regulations are in addition to the Rules and Regulations in the “Condominium By-laws”, Article VI, “Restrictions”.

- 1) Trailers - Trailers are not allowed to be parked on Harborpointe property regardless of whether they are attached or detached to a vehicle.
- 2) Traffic Flow - For your safety, please follow the arrows directing the traffic flow in and out of the parking lot.



- 3) Railings - The common elements, limited common elements or patios shall not be used for drying, shaking or airing of clothing or other fabrics. Please, no beach towels over railings.
- 4) Parking - During heavy visitor weekends, orange pylon markers will be placed in the parking lot to mark an entrance for vehicles to park on the grass. Please do not park between the pylons.
- 5) Selling Condo - It is your responsibility to inform the Board of your intentions to market your unit, including your asking price.
- 6) Contractor Hours - Contractors will work Monday thru Friday between the hours of 8:00 A.M. and 6:00 P.M. No contract work is to be done on weekends or holidays. This will allow peace and quiet for weekend residents.
- 7) Emergency Work - During an emergency, contractors may work 24/7 to get the crisis under control. Thereafter, they must adhere to the hours in rule 6 above.
- 8) Construction Debris - When construction work is done in your unit, it is the unit owner’s responsibility to insure the construction workers remove debris from the property. Do not place construction debris in our trash containers.
- 9) Construction Material Storage - No construction material is to be stored in the hallways or entryways.
- 10) Refuse - The sanitation company requires all trash to be in plastic bags, including pizza boxes, coffee cups, water bottles, etc. Adherence to this rule not only facilitates trash pickup, it also cuts down on odors and insects during the summer months.

- 11) Dogs - Pick up after your dogs.
- 12) Golf Carts – For the safety of owners and guests, golf carts should only be used to leave and enter the condominium property. Golf carts should only be operated in a safe manner and at an appropriate speed and follow the traffic of the pavement arrows.
- 13) Wind Chimes – Because of the close proximity of the condominium units, wind chimes should only be outside during daylight hours. Wind chimes should not be left outside when the condominium owner leaves the unit for an extended period of time
- 14) Entrance Doors – Residents should not place objects in the door to keep it open. The doors should remain closed and locked. Leaving the doors open allows insects, spiders and bats to enter the building. Heat is lost during the winter and allows heat to enter the hallways in the summer.
- 15) Fireworks/Sparklers – No fireworks or sparklers shall be ignited on or about the Condominium Property by any occupant, family member, guest or invitee.
- 16) Cole Alley Porches – The furniture or other items on the Cole Alley Porches should be placed in such a manner to provide easy access for emergency personnel and gear (such as stretchers and other lifesaving equipment).

*Adherence to these rules and regulations, makes our condominium buildings and grounds more attractive, keeping our property values high.*

**For additional rules and restrictions, please refer to the “Condominium By-laws”, Article VI – “Restrictions”.**