

The Pines Condominiums Rules and Regulations

Air Conditioners: No window air conditioners or window fans are permitted.

Christmas Trees: No live trees are permitted. (Master Deed XV, Page 13.)

Dumpsters: Flatten all empty boxes to maximize capacity of the dumpster. Garbage bags must be tied and placed INSIDE the dumpster. Nothing is to be placed outside or on top of the dumpster. Electronic equipment (such as televisions, computers, media players), large appliances, furniture (including mattresses and box springs), or any hazardous waste are not permitted in/on/around the dumpster. Such items must be disposed of by residents in an appropriate manner. The association will have those items removed and bill the owner for the cost of removal. This includes any remodeling or upgrade debris. Owners must have old carpet, cabinets, water heaters, appliances, or plumbing fixtures, etc. hauled away at owner's expense. In addition, anyone in violation will also be subject to the appropriate fine in accordance with our fines policy.

Estate/Yard/Garage Sales: No estate, yard, or garage sales are permitted on The Pines property.

Sale/Lease: Any owner planning to put their unit on the market for sale or lease must complete and submit a Sale/Lease form no less than five days prior to the sale/lease. When an owner receives a bona fide offer (a deposit on the unit), the owner must complete and submit a First Right of Refusal form. These forms can be obtained on our website: www.thepinescondominiums.com.

For Sale/For Rent Signs: No "For Sale" or "For Rent" signs, advertising, or other displays shall be permitted on any part of the property. (Master Deed XV C page 12.)

Open House Signs: Open House signs may be placed at The Pines entrance and in front of your building two days before the open house. All open house signs must be removed within two days of open house.

Rental Leases: Any owner who rents their unit must provide a copy of the lease agreement to the property management company within five days of the lease start date. Renters are responsible for purchasing their renter's insurance policy.

Residential Use Only: All buildings and units therein, and all common and limited common elements, are intended for and restricted to exclusive use for residential purposes. No owner or other occupant shall use or permit to be used, their unit as an office, shop, or other place of business. (Master Deed XV A & B, page 11.)

Repairs Within Units: Owners are responsible for all maintenance and repairs, which include heating, air conditioning, plumbing, and other items located within or connected to their individual unit. The owner contracts with their selected repair personnel for these repairs. The noise ordinance on repair work is 8 a.m. – 6 p.m. ET only.

Maximum Occupancy: No unit shall be permanently occupied by more than two persons per each bedroom. Any violation will be subject to fines. (Master Deed XIII M page 11.)

Noise: Noise ordinance quiet time is 10:00 p.m. – 8:00 a.m. ET.

Parking: No vehicle may be parked anywhere that isn't a marked parking space. All vehicles must be parked properly between the lines and not taking up more than one space. Also, do not park in a manner that any part of your car obstructs the use of the sidewalks. No vehicle shall remain on the property unless it has current registration tags and plates. NO junk or derelict vehicle shall be parked on

The Pines property (including in carports) at any time. Any vehicle that cannot be operated in its existing condition due to malfunction, missing parts, damage, or destruction, or that has a deteriorated body condition, shall be deemed to be junk or derelict, regardless of the display of valid license/registration. Failure to comply subjects vehicle to towing.

Grills: No charcoal/propane/electric grills or smokers are allowed on patios/balconies. Grills can only be used in the pool area. Any resident who uses a grill is responsible for cleaning it afterwards.

Patios/Hallways: All hallways and other common/limited common areas must be kept neat, clean, and free of debris and unsightly items. Items in common area must be in compliance with the Fire Marshall's code. Personal decorations shall not extend more than two feet from the wall. Owners in each building shall agree to the decorations used in the common elements of the building.

Unit owners shall not hang or display anything on patio railings, outside of windows, or on outside walls of buildings, carports, or garages. No signs, lettering, awnings, canopies, shutters, or radio/television antennas shall be affixed to or placed upon the exterior walls, doors, windows, roof, or any part thereof. All window treatments (which are visible from the outside) shall be white or off-white color.

Mail: All mail, including junk mail, must be taken to your unit. Do not leave junk mail in the foyer. Please dispose of it properly.

Skateboarding/Roller Skating: Use of skateboards, roller skates, scooters, hoverboards, and all similar devices are not permitted on the property.

Smoking: No smoking/vaping allowed in the hallways or entryways of buildings, in the pool area, or in the clubhouse or any other common area. Cigarette butts are not to be disposed of in the grass, flower beds, walkways, or any other common area. Violations can result in fines.

Speed Limit: Please observe the 10 MPH speed limit. Encourage visitors to observe the speed limit also. If you see anyone in violation, please report their name or a description of the car to a Board member.

Pets: ONE dog or ONE domestic cat is permitted per unit. No animals of any kind shall be bred on any part of the property. Dogs, including visiting dogs, must be under 25 pounds. Fish and small caged animals are also allowed. Aquariums must not exceed 20 gallons. Visiting pets staying longer than seven days are considered resident pets. No animal shall create a frequent or continuing noise disturbance. Any pet, when outside the confines of the owner's unit, MUST be kept on a leash and accompanied by a responsible person. Pets must be taken to designated areas to use the bathroom. Designated areas include: the grassy area behind the last set of garages, the grassy area behind the clubhouse. Pets are not permitted to use the bathroom in the grass or landscaped areas in front of the buildings. Owners are responsible for cleaning up after their pets. These rules also apply to visitors with pets.

Vehicles: No trailers, boats, motorcycles, or any recreational vehicles shall be kept or parked on the premises at any time. No car repairs or maintenance is allowed on the premises. (Master Deed XV N Page 12)

Water Faucets: Turn off your main water shut-off valve in your unit if you will be away for an extended period. You are responsible if your unit causes water damage to other units or common areas.

Waterbeds: Waterbeds are not allowed in any unit. (Master Deed XV O page 13)