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RULES AND REGULATIONS OF THE YACHT HARBOR HOMEOWNER'S ASSOCIATION

The following rules are in addition to any rules stated in the Declaration of Covenants & Conditions. These rules may be amended by appropriate action of the Association these rules shall apply to all Residences in the subdivision

Use and Maintenance of Residences

1. **Non-Disturbance.** Owners shall use their Residence in a way that does not unreasonably disturb any other resident. The playing of stereos, radios, televisions, musical instruments, and the like must not exceed a reasonable volume at any time. This applies to public areas and inside Residences. Between the hours of 10:00 p.m. and 10:00 a.m. the volume shall be kept at a level that cannot be heard outside the Residence.
2. **Animals.** No animals, livestock, or poultry of any kind shall be raised, bred, or kept on or in any Residence, except two cats and/or dogs, may be kept provided they are kept within the Unit and are not kept, bred, or maintained for any commercial purposes or become a nuisance to the Community. No person owning or in custody of an animal shall allow it to stray or go upon another's Residence without the consent of the Owner of such other Residence. All animals shall be on a leash when outside the Owner's Residence. No animals shall be allowed on the Common Areas unless they are on a leash. No dogs of the breed of Akita, American Bull, Beaucerons, Caucasian Mountain Dog, Chow, Doberman, German Shepherds, Great Danes, Keeshonds, Pit Bull, Staffordshire Terrier, Presa Canarios, Rottweiler, or other aggressive, vicious breeds or any mix of the above listed by insurance carriers as uninsurable or high risk shall be permitted on the property. No barking or vicious dogs which may be declared a nuisance may be kept on the Property. Dogs, cats, or other household pets may be kept, provided they are not bred or maintained in such number or in such manner so that such shall constitute an annoyance or nuisance or shall in any way be detrimental or injurious to the health of the community or adjacent neighbors. No livestock, swine, or poultry of any kind shall be raised, kept or bred upon any portion of said Property.
3. **Antennas.** There shall be no rooftop or exterior antennas, or "earth stations," or similar signal receiving devices installed on any Residence.
4. **Clothes Hanging.** The hanging of any items (including, but not limited to, bathing suits, clothing, rugs, and towels,) upon balconies or railings or from windows is prohibited.
5. **Nuisances.** No noxious or offensive activity shall be carried on in the Residence, nor shall anything be done thereon which may be or become an annoyance or nuisance to the Community. No automobile or other vehicle mechanical repairs or like activity shall be conducted at any Residence, other than in a garage and concealed from public view.

6. **Signs.** No signs shall be displayed on Residences, with the exception of a maximum of one (1) "For Sale" or "For Rent" sign not exceeding 36" x 24" in size. The Association may develop uniform sign standards and specifications to which all Owners must adhere. Notwithstanding anything to the contrary herein, Developer and its assigns, including the Builders, shall have the exclusive right to maintain signs of any type and size on Residences which they own and on the Common Area in connection with the development and sale of Residences.

7. **Vehicles.** No more than four (4) vehicles per Residence will be permitted in Yacht Harbor. No vehicle shall be parked within the Community except on a paved parking surface, driveway, or within a garage. No trucks or vehicles which are primarily used for commercial purposes, other than those temporarily present on business, nor any trailers, may be parked within the Community. Boats, boat trailers, campers, travel trailers, mobile homes, recreational vehicles, and the like, and any vehicles not in operable condition and validly licensed, shall only be permitted to be kept within the Community if such are kept inside a garage and concealed from public view. For the purpose of the foregoing sentence, the term "kept" shall mean present for a period of twelve (12) hours or longer.

8. **Trash Receptacle.** All trash, garbage, grass cuttings, leaves, and other natural solid waste must be placed in plastic garbage/trash bags, or other suitable container. Garbage and trash shall be kept in a suitable tightly closed trash container. These containers are to be kept only inside the garage. For garbage and trash pickup, transfer all garbage and trash into the dumpster located on the property which is designated for garbage and trash pickup.

9. **Visitors.** Visitors and guests using the facilities of the Community as guests of the Residence Owners, and the Residence Owners shall remain responsible for their acts. Residence Owners and their guests, tenants and invitees shall be responsible for any damage to the Common Area caused by moving or carrying articles therein. The Association shall restore such damages and the total costs shall be charged to the Residence Owners.

10. **Children.** Adults are expected to monitor children under their care and shall be held responsible for the actions of children in their care.

11. **Hazardous Substances.** No Residence Owner shall store any material or use any portion of the Residence in a manner that will constitute a fire hazard.

12. **Residence Identification.** A resident may identify his Residence by a name plate of a type and size approved by the Association and mounted in the place and manner approved by the Association. No other signs may be displayed in any manner.

13. **Meeting Notices/Inquiries.** Official notices will be mailed in compliance with the Florida Statutes. In accordance with Section 718.112(2)(a)2, the Association is only obligated to respond to one written inquiry per Residence in any given 30-day period.

14. **Non-Developer Amendments.** These Rules and Regulations may not be amended in a way that would be detrimental to the sales of the Residences by the Developer as long as the Developer holds Residences for sale in the ordinary course of business.

15. **Right to Amend.** The Association reserves the right to change, amend, delete, and/or waive any of the rules set forth herein.

16. **Reference to Other Documents.** These Rules and Regulations do not purport to constitute all of the restrictions affecting the Common Areas. Reference should be made to the HOA documents.

17. **Minimum Rental Period.** The minimum rental term shall be three (3) days.

18. **No Solicitation.** No solicitation shall be permitted in Yacht Harbor.

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