

1515 East Beach Property Owners Association (P.O.A.)

Rules and Regulations

Effective Date: July 28, 2018

These Rules and Regulations replace the Penthouse Rules and Regulations that were in effect at the time of Hurricane Katrina (August 29, 2005) and the ones recorded on June 1, 2012.

These Rules and Regulations are in addition to, and as clarification of some of the elements of Declarations and amended Declarations and By Laws for 1515 East Beach P.O.A. as filed with the State of Mississippi. The documents are not exclusionary, and they are to be considered complimentary to each other. Omission in one of the documents is not to be considered as an omission in totality. It is incumbent upon the owners to be familiar with the entirety of these documents for their own benefit as well as the benefit of the community.

In order to maintain decorum and ensure an enjoyable experience for everyone, it is necessary to have rules which govern the use of the units and the entire complex. Each owner, tenant, and their guests must abide by these rules and regulations as set forth herein.

A. DEFINITIONS

1. Owner(s) or Unit Owner(s) as used herein shall mean the legal owner(s) of a condominium unit.
2. Tenant(s) shall mean the person(s) who leased the unit from an owner.
3. Guest or visitors shall mean persons on the property invited by an owner or tenant.
4. Board shall mean the Board of Directors as elected by the unit owners.
5. Quadrangle shall mean the areas surrounded by the buildings.
6. Common areas shall mean areas with open access for all owners, tenants and guest.
7. Limited common areas shall mean areas visible to all, but access is intended to be limited to the individual unit.

B. GENERAL POLICIES

1. There will be no exceptions to these rules and regulations without the written approval of the Board.
2. No structural interior or exterior modifications are allowed without prior review and written approval of the Board.
3. All owners are responsible for their own condominium unit interior, contents, and insurance of them.
4. When occupied, the one bedroom units are limited to four occupants, the two bedroom units are limited to six occupants, and the three bedroom units are limited to eight occupants.
5. Unit Owners who lease their units shall forfeit their privileges for the use of common grounds, i.e., pool, club house and BBQ area associated with their unit.
6. The pool and common areas are for the exclusive use of owners and tenants. Use of the pool and common areas by non-residents when not accompanied by an owner is limited to immediate family members of the owners only. The resident manager must be notified of any day use guest. Tenants must accompany their guest at all times at the pool and common areas.
7. It is the duty of all owners and tenants to follow and help enforce these rules. Serious or repeated violations should be reported to the Board for appropriate action.
8. If an owner leases a unit, it is required that they provide a copy of the Rules and Regulations to the tenant and to insure of their compliance.
9. If an owner leases or sells their unit, this information must be provided to the board and all transfers of ownership and/or tenants will require a fee of not less than Twenty Five Dollars (\$25.00) or more than Fifty Dollars (\$50.00) pursuant to page 9 of the Amended Declarations. Failure to notify the P.O.A. and/or board may result in fines and penalties to be determined by the board.

10. At all times, owners, tenants, and visitors are expected to conduct themselves in a manner that is respectful of the rights and space of others. "Quiet Hours" are considered to be the same as the pool hours. All owners, tenants, guests and visitors shall control the noise levels so as not to disturb others.

C. LIMITED COMMON AREAS - *Limited common areas shall mean areas visible to all, but access is intended to be limited to the individual unit or section of units that share a common porch. The following rules are necessary to preserve the integrity and ambience of our complex while protecting the view, enjoyment, rights and comfort of all.*

1. No modifications to the exterior of the building (aesthetic or structural) will be allowed with the exception of a screen door and/or hurricane shutters. Both must be white in color and receive written approval by the board before installation.
2. No sign, advertisement, notice or other lettering (except the name and address of the owner) shall be exhibited, inscribed, painted or affixed by an owner or tenant on any part of the outside of the premises or building without the written consent of the board.
3. Exterior equipment such as a satellite dish etc., is not allowed.
4. Ceiling fans and/or light kits under the porches must be consistent. They must be "exterior quality", and must be either white or brown in color.
5. No decorative items may be affixed to the outside of the building to extend beyond the porch railings. This includes flags, hanging decorations, plants etc.
6. No exterior lighted or noise generating decorations are allowed i.e., wind chimes.
7. No awnings, blinds, or other projection shall be attached to the upper board or porch railings of the buildings.
8. Owners and tenants of two and three bedroom units may place furniture on their porches. Owners and tenants of one bedroom or two bedroom units that share an entry porch may place furniture on their porches as long as it does not hinder the ingress/egress of other units. Only furniture designed as outdoor patio or porch furniture may be used on the porches. The Association assumes no responsibility in any way for this furniture and is strictly the responsibility of its owners.
9. Porches are not to be used for storage of any kind. Any items other than porch furniture are not to be stored on the porch if not used within a 24 hour period. These items may not be stored on the porches for extended periods.
10. Barbeque grills are not allowed to be used or stored on any porch at any time.
11. No items including towels may be hung from the porch railings at any time.
12. Wheel chair ramps may be installed only with the written approval of the board. They may not obstruct the ingress/egress of other units and must be well kept and in keeping with common area colors, dimensions and design. The owner installing a wheel chair ramp shall be responsible for insuring all safety guidelines have been met including all local, state and federal guidelines. The Association reserves the right to have a ramp removed if it does not meet the safety guidelines or hinders other units. The Association shall not assume any liability for any ramp.
13. The cargo lifts are the sole responsibility of the individual and/or group owners that purchased them during or after construction. These lifts are not in any way the responsibility of the P.O.A. and the P.O.A does not assume any liability for any of the cargo lifts.
14. All landscaping must be approved by the board of directors. A drawing and description of plants should be submitted.

D. COMMON AREA - *Common areas shall mean area with open access for all owners. Quadrangle shall mean the areas surrounded by the buildings.*

1. Use of golf carts, skateboards, scooters, bicycles, roller blades, skates and any similar equipment are prohibited in the quadrangle area at any time.
2. Sidewalks shall not be obstructed in any way.
3. No personal items may be stored in the common areas at any time.
4. Containers are available for trash disposal. Please do not litter.
5. No smoking or vaping is allowed in any of the common areas.
6. No owner or tenant or guest shall make or permit any disturbing actions or excessively loud noises that may interfere with the rights, comforts, and

- conveniences of the others.
7. For Safety Reasons
 - a. Fire lanes behind buildings must not be obstructed in any way.
 - b. No combustible materials (except commonly used household products), flammable liquids or combustible waste may be stored in any unit or any limited or common area.
 - c. Children (age 12 and under) shall be supervised and accompanied at all times in the limited and common area.
 - d. Firearms, BB guns, or other dangerous instruments, including fireworks, shall not be used anywhere on the property.
 - e. All owners shall provide a complete set of extra keys to the manager for emergencies.
 - f. No operation of drones on the property.
 8. Parking/Parking Lot
 - a. The large trash containers located in the parking lot cannot be blocked by any vehicles at any time.
 - b. Vehicles shall NOT exceed the 10 M.P.H. speed limits at any time
 - c. Please inform guests and visitors to use the parking spaces allotted for them.
 - d. There is one designated parking spot per unit. There shall be no parking in other unit's designated parking spots.
 - e. A boat and/or trailer whose unit owner is on the premises can remain on the 1515 premises for up to seven (7) days unless the Board has authorized a longer time period. If the unit owner is not on the 1515 premises, their boat and or trailer cannot remain on the 1515 premises at all except for board approved boat storage.
 9. Swimming Pool
 - a. Everyone is expected to observe all posted pool rules.
 - b. There is no lifeguard on duty. Swim at your own risk. The Association assumes absolutely no liability or responsibility for any accidents, etc.
 - c. Hours of operation will generally be from 7 A.M. until 10 P.M. unless posted differently. The hours of 7 A.M. until 8 A.M. are for the exclusive use of adults and children (under 12 years) shall not be allowed at that time.
 - d. Children under the age of 12 years shall not be allowed in the pool area unless supervised and accompanied by an adult.
 - e. No glass of any kind is permitted in the pool area.
 - f. Pool toys and floats shall not infringe upon the enjoyment of others while in the pool.
 - g. Remove all sand, mud, or dirt from the body and clothes before entering the pool area.
 - h. Appropriate swimsuits/attire should be worn as to respect the family atmosphere of the community.
 - i. Swim diapers must be worn by infants and toddlers.
 - j. Rocks, coins, or other heavy items shall not be tossed/thrown into the pool.
 - k. It is the responsibility of each individual to pick up their own trash and that of their guests and/or family members. Remove all toys/floats and return all furniture etc. to their proper place. Close umbrellas and lay them down on the ground if high winds dictate.
 - l. Swimmers using the pool house toilette facilities must use the outside bathroom door and also towel dry before entering.
 - m. Avoid entering the pool/club house when wet.
 - n. It is the responsibility of the owners, tenants and guest to maintain noise levels so as not to disturb others.
 10. Club House
 - a. The club house is for the exclusive use of the owners and/or their tenants. Users shall observe all posted rules at all times.
 - b. The club house may be reserved for individual use on a first come first served basis by contacting the manager or appropriate board member. The room and all appliances must be left in clean condition. Trash cans shall be emptied and all lights turned off. The thermostat shall be reset in accordance with posted directions. All doors shall be locked.
 - c. The refrigerator shall be used to store food or beverages for the allotted time

that has been reserved, and shall be clean and ready to use again immediately after use for the next owner.

- d. Tables and chairs and/or other equipment will not be removed without the approval of a board member and should promptly be returned if moved.
- e. Keys to the club room will be in the possession of the property manager and board members. Owners and tenants must make arrangements in advance to reserve the use of the club house.
- f. Personal items shall not be stored in the club room at any time for any reason unless written approval is received from the board.
- g. Decorations attached to the ceiling and/or walls shall be attached in such a manner that does not cause any damage to said walls or ceiling surfaces. All decorations etc. must be removed immediately after the event has concluded.
- h. Any owner or tenant that fails to properly clean the club house after use, or is deemed to have caused damage, or to have created a disturbance while using the club house may be denied future use of the club house of up to six months and may also be subject to fines and penalties as set forth by the board. There will be a minimum \$50.00 clean up fee, but will be increased if deemed necessary.
- i. Swimmers using the clubhouse shall towel dry before entering the club house.
- j. When using the cooking area in the common area, users must clean up after their use of equipment immediately. Grills and other equipment shall be cleaned and ready for the next user as soon as current user is finished with them.

11. Pets

- a. Only a Unit Owner may have two pets up to a combined maximum weight of 100 pounds. Any other occupant other than a Unit Owner can only have only one domestic pet up to a maximum of 100 pounds
- b. No pets are allowed in the quadrangle except to either enter or exit the unit.
- c. Pets are not allowed to use the quadrangle for a potty area. Pets are allowed to use the designated pet areas.
- d. Pets are required to be leashed at all times.
- e. Owners and tenants must immediately clean up after their pets.
- f. A minimum \$50 fine (assessment) may be imposed for each offense. The board reserves the right to take further action if it is deemed necessary due to these rules not being adhered to.

12. Garbage

- a. All trash/garbage shall be deposited inside the large receptacles provided for that purpose. No trash shall be put outside of the receptacle at any time.
- b. Boxes and bulky items should be flattened before depositing in the receptacle.
- c. Trash/garbage must be placed in appropriate bags and secured/closed before depositing in the containers. No trash/garbage should be placed outside of the dumpster at any time.

13. Pier

- a. Before Katrina, 1515 East Beach possessed a private pier and was handled like other common areas as far as rules and regulations. When and if the pier is rebuilt, the rules and regulations of it will be addressed as it becomes necessary and prudent.

E. ABUSE OF RULES

1. It is the responsibility of each unit owner to familiarize their guests, their tenants, and their visitors with these rules and regulations.
2. With no exception, purposeful disregard of these rules by owners, tenants, guests or visitors will result in a penalty to the Unit Owner that shall be determined by the board with a minimum of a \$50.00 fine. If deemed necessary by the board, further action may be taken such as denial of use and/or possible legal action.
3. If fees and/or assessments are not paid, a lien may be placed upon the owner's unit until paid.