

LIGHTHOUSE LANDING CONDOMINIUM OWNERS' ASSOCIATION

RULES AND REGULATIONS

Revision 3/31/2025

GENERAL

1. Quiet hours are from 11:00 p.m. to 7:00 a.m. During this time, please remember to be considerate of your neighbors. No obnoxious or offensive activity or excessive noise shall be carried on in any area of the complex (individual units or the commons areas) either knowingly or negligently which may be an annoyance or nuisance to other owners or occupants. Normal activity in a condo during quiet hours is acceptable.
2. Renters, guests, and owners must follow the Rules & Regulations, and the Condominium Declaration and By-laws of Lighthouse Landing Owners Association at all times. Failure to do so shall result in a fine being levied against the unit owner and/or immediate eviction of the renters (eviction applies to short-term rentals only, long-term rentals shall be given 30 days' notice of eviction).
3. Fireworks, firearms, and air guns may not be discharged on the property at any time. Violators will be subject to local law enforcement.
4. Cooking is not allowed on the pool decks or docks. Electric grills are the only authorized grills. Cooking with authorized grills is allowed on common walkways and in the parking lot. No hibachi, grills of any kind including propane, charcoal, or any open flame device used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10 ft (3 m) of any building.
5. Nothing may be hung over common elements (including the deck rails or balconies) such as towels, clothes, laundry, rafts, etc.
6. No "For Rent" or "For Sale" signs, advertising, or any other type of sign shall be maintained or permitted on any part of the property.
7. Bicycles, skateboards, roller blades/skates, etc. are not allowed on the sidewalks, stairwells, walkways, driveways, docks, or pool area at any time. Minors are to be supervised at all times.
8. The common elements shall be kept free and clear of rubbish, debris, and other unsightly materials, decorations, or furniture. Cigarette butts must be disposed of in a proper container. All trash shall be in plastic bags and placed inside trash hoppers or trash cans provided.
9. There shall be no parking or storing of bicycles, motorcycles, wagons, toys, watercrafts, benches on any part of the common elements unless specifically designated for that purpose. This includes the parking lot decks at each unit.
10. Trailers shall not park in the parking lot.
11. The parking, storage, or repair of unlicensed, expired license, or disabled vehicles is prohibited, and any such vehicle will be subject to removal and storage at a commercial storage facility in the area at the owner's cost. There will be no parking or storage of vehicles on premises beyond your stay.
12. Owners are allowed to have no more than three (3) common domestic pets. Any damage to a unit or common area caused by the conduct of a pet shall be repaired at the pet owner's cost. Pets must be on a leash (6-foot maximum length) at all times. No animals shall be restrained by chain, rope, or other method which is secured to any portion of a building, tree, shrubbery, or stake. A designated "potty park" is in front of building one. Pet owners must immediately clean up pet defecation. No pets shall be allowed to create a nuisance or disturbance.
13. Owners are required to leave their thermostat in the "heat/on" position and set at or above 55

degrees to prevent pipes from freezing. The main water shut-off valve must be turned off anytime the unit will be unoccupied for any period longer than 48 hours. Water heaters, ice makers, water softeners, etc. must be turned off anytime the water is shut off to the unit.

14. Owners shall not cause or permit any changes in utilities or anything to be placed on the outer walls, decks, or balconies or the buildings such as but not limited to signs, awnings, shutters, radio or television antennas, or satellite receiving equipment without the prior approval of the condominium association Executive Board.
15. All window coverings must be white in appearance from the outside.
16. If a unit owner changes the locks in their unit, they are responsible for providing a key to the association. If the association property manager does not have access to the unit, the unit owner will be held responsible for any damage to common areas or other units. In addition, unit owners are responsible for providing the Managing Agent with their current mailing address, phone number(s), and emergency contact information.
17. Any accidents resulting in personal injury or property damage that occur on the Lighthouse Landing complex must be promptly reported to the Managing Agent and/or the Executive Board within 24 hours of their occurrence. Any observed rule violations must be reported at the time of the occurrence.
18. All Lighthouse Landing owners, guests, and renters must observe a 10 MPH speed limit within the Lighthouse Landing complex.
19. Water maintenance issues that occur inside the unit are the responsibility of each homeowner. The board recommends all plastic water lines on toilets, sinks, ice makers, and washing machines be changed to braided steel lines. Toilet maintenance and flushing of A/C condensate lines must be performed at least twice a year.

RENTERS

1. Unit owners are responsible for making sure all guests and/or renters staying in their unit are aware of the requirements in the Rules & Regulations. Rules & Regulations must be available to renters prior to arrival and/or prominently displayed in the unit.
2. The owner of any unit which is rented must provide the association with the emergency contact information, rental agreement, and the rental insurance letter. The owner shall be responsible for any fines accrued due to renter violations.
3. Unit owners are responsible for repairing any damage to Common or Limited-Common Elements caused by them or any guests or renters staying in their unit.
4. Renters are not permitted to have a pet under any circumstances. Renters with pets will be required to leave immediately. Failure to vacate the property with the pet shall result in a \$200 per day fine.
5. Owners renting their units are required to provide proof of rental insurance to the property manager.
6. Owners renting their units are required to give property manager information regarding their rentals, both short term and long term in advance of the rental. The Executive Board will supply the form with the required information. Renters will be required to sign off that they have read the Rules and Regulations and understand them. Owners not providing information will be given a \$200 fine.

SWIMMING POOL

1. The pool and adjoining areas are private. Unit owners and guests only. Any guest unaccompanied by a homeowner must have access (key) to a unit to use the pool.
2. All rules posted at the swimming pool must be observed.

3. Pool hours are from 9:00 a.m. to 11:00 p.m.
4. Individuals are responsible for their own safety as well as their children's safety. No lifeguard will be present at any time.
5. Children under the age of fourteen utilizing the swimming pool **MUST BE ACCOMPANIED BY A PARENT OR GUARDIAN.**
6. Children must wear appropriate protective swim diaper attire in the pool for obvious sanitary reasons. Changing of a child's "protective" attire is only allowed in the changing facilities and must be disposed of in a sanitary manner.
7. Only floatation devices or inflatable toys will be allowed in the swimming pool.
8. Glass containers are not allowed in the pool area. (If the pool must be drained and cleaned due to glass, the owner of the unit responsible for the glass will be assessed all costs associated with draining, cleaning, refilling, and reheating the pool.) This rule does not require notice, \$250 NO TOLERANCE FINE.
9. There is **NO SMOKING** in the pool area.
10. Pool furniture is not to be removed from the pool area.
11. Floatation devices should be worn by individuals on an as-needed basis. Even the most experienced swimmer, without a floatation device, is vulnerable to a drowning accident.
12. Appropriate swim attire must always be worn in the pool.
13. **NO DIVING IS ALLOWED IN THE POOL AREA.**
14. No pets are allowed in the pool area.

DOCKS

1. Docks are private. Unit owners and guests only. Any guest unaccompanied by a homeowner must have access (key) to a unit to use the dock.
2. Children ages 10 years and under **MUST BE** accompanied by an adult and must wear an appropriate floatation device while on the docks.
3. No running, horseplay, bicycles, scooters, skateboards, or roller blades are allowed on the docks.
4. No diving or jumping from the roofs of the docks or off the seawall.
5. Deposit all trash in the dumpsters at the top of the hill in the condominiums trash enclosure or take it with you to your unit.
6. The boat slips and PWC slips are owned by the condominium association and are only leased to the unit owners. Modifications to the docks, including installation of dock lockers, etc., may not be made without prior approval by the Executive Board.
7. All boat slips are assigned to specific unit owners. Tying up to an unauthorized slip at any time, or at the end of the dock for more than 2 hours, may result in towing at the boat owner's expense.
8. PWC slips must be leased from the association unless they are stored inside a leased dock slip.
9. All boat and watercraft hoists shall be of a design approved by the Executive Board. Hoists must be free floating with no rough water stops. Hydro Hoist, Shore Master, and Galva Lift are examples of lift manufacturers which have been approved for installation.
10. Boats may not encroach onto the center walkway.
11. Lighthouse Landing Owner's Association, its Managing Agent or the Executive Board will not be responsible for any damage or loss associated with boats, PWC's, hoists, or other personal property on the docks.
12. Owners leasing a boat or PWC slip are responsible for repairing any damage to their slip. This includes replacing band boards and rub rails that are cut and/or removed to install lifts, damaged encapsulated foam, etc.
13. The storage and use of flammable or combustible material on the docks is strictly prohibited.
14. Fueling of boats, watercrafts, etc. is strictly prohibited on the docks. \$250 fine, **NO TOLERANCE.**

15. Mooring protection materials shall be vinyl or plastic. Carpeting is not permitted on any dock.
16. One dock storage container per lessee is allowed. The storage of watercraft is always prohibited on the fingers of the docks.
17. There is no lifeguard on duty. Swimming in the lake is at your own risk. Ladders have been added to each dock as a safety precaution.
18. Owners wishing to transfer a lease for a boat slip, PWC slip, or garage to another owner must not be delinquent in their assessments. All assessments, late fees, and penalties must be paid in full before the Association transfers the lease to another owner. In addition, owners who are delinquent will not be allowed to purchase additional dock slips or garages until their assessments are current.
19. No extension cords or Piggyback plugs are allowed. Any found on the dock will be removed.
20. Shore power may only be added at owners' expense and must have Executive Board approval.

TRAM

1. Owners will only use the Tram for its intended purpose and shall observe the highest standards of safety, courtesy, and cleanliness and comply fully with all applicable laws, ordinances, rules, and regulations of governmental authorities and Lighthouse Landing Owners Association. All violators will be fined.
2. Only owners are allowed to have the Tram codes. If the tram codes are given to any renter (short or long term) or guest, the owner is responsible for any damage.
3. Children under the age of fourteen utilizing the Tram **MUST BE ACCOMPANIED BY AN ADULT**. Owners with children under fourteen on the Tram without adult supervision will be subject to a fine.
4. No more than four (4) people including children will be allowed on the Tram at any given time.
5. The tram shall not be used to move any furniture or appliances. Violators will be fined.

FINE SCHEDULE

The above Rules and Regulations, the Condominium Declaration and By-laws for Lighthouse Landing Owners Association must be followed at all times. Violations of any of these requirements by an owner, their guests, or renters may result in a fine being levied against the unit owner. The following fine procedure will be followed:

1. Your copy of the Rules and Regulations is your only warning you will get. Please make sure you, your guests and renters are aware of what is allowed and what is not.
2. A phone call will be made by the property manager to the owner letting them know of the infraction of the Rules and Regulations and a fine will be assessed. The violation could have been perpetrated by the homeowner, a family member, guest, or renter.
3. Any additional infractions of the same By-law or Rules & Regulations will be fined according to this schedule:
 - 1st Offense \$250 fine
 - 2nd Offense \$350 fine
 - 3rd Offense \$450 fine
 - Thereafter \$500 fine each time
 - NO TOLERANCE GLASS IN POOL \$250 FINE
 - NO TOLERANCE GAS ON DOCKS \$200 FINE
4. Fines will be mailed to the owner and are required to be paid immediately. When unit owners send in assessment payments your payment should include payment plus the specified fine amount. If the homeowner chooses to pay partial payments, the fines, late fees,

court judgments, maintenance charges, and all other incidental expenses will be deducted before assessments are reduced. This will result in the unit owner's assessments being incomplete. Incomplete assessments will incur appropriate late charges.

Offenses will be based on a calendar-year basis starting January 1st of each year. The Executive Board reserves the right to adjust fines as necessary for violations of a serious nature and/or persistent offender. In addition to the above fines, renters or guests that violate the Rules & Regulations may be evicted from the premises at the sole discretion of the Executive Board and/or Managing Agent.

Should an owner disagree with a violation, they may request a hearing from the Appeals Board to explain their side. The owner would need to contact the Management Company who will notify the Board of Directors. Notification to the Management company needs to be made within 7 days of receipt of the infraction.