



## *Villas on the Harbor*

### CONDENSED RULES FOR VILLAS ON THE HARBOR HOMEOWNER' AND GUESTS

1. Water must be turned off at the meter when returning to your primary home (unless someone is living in the unit full time).
2. Pets are allowed. However, the following rules must be observed:
  - a. Pets must be on a leash at all times when outside.
  - b. Please relieve pets in the undeveloped areas of the villas.
  - c. Do not feed pets on the outside of units. This causes pest control issues.
  - d. Do not leave pets on decks or patios unattended.
  - e. No pets are allowed in or around the pool area.
3. Do not hang towels or clothing over rails of units.
4. Grills are not allowed on the lakeside of units. Grills must be properly ventilated to control the smoke when in use.
5. Certain functional and decorative outdoor fire pits are allowed on porches and decks. These items must be self-contained, utilizing propane gas fuel only. Acceptable units must include positive on-off controls for operation and be maintained in good and safe working order. Units shall not be used for cooking of any kind and must not emit any smoke, fumes, embers, or odors or otherwise be offensive to other owners in any way when in use. No charcoal or wood burning units are permitted.
6. All patio furniture and umbrellas kept on any patio, porch or balcony must be kept in good maintenance and be of a solid neutral black, blue, green, brown, white, dark orange, or dark red color without messaging or logos. Furniture not intended for outside use, color shades that conflict at the discretion of the Board with exterior appearance and other colors not listed are subject to Board approval.
7. A unit owner may not lease or rent his or her unit for less than thirty (30) days. A violation of this rule can result in a fine of \$150.00 per infraction without warning.
8. Boat slips and the docks are privately owned. Non-Boat slip owners must have permission from a boat slip owner to be on the private docks.
9. Music and parties loud enough to disturb the peaceful enjoyment of others is considered a nuisance and is prohibited.
10. Boats, trailers and personal watercraft are not allowed in the parking spaces. Any so parked will be towed at owner's expense.

11. All decks and patio areas must be kept clear of debris, including floats and other boating equipment. No storage or parking of gasoline-operated vehicles is allowed on decks or patios. Unused firewood should not be allowed to accumulate on any deck, patio or Common Area.
12. Each unit has an assigned parking space or spaces. Each space is numbered corresponding to the unit number. Unit owners and their guests are required to park in assigned parking spaces. Visitor parking is provided in designated areas.
13. No changes, modifications, or additions are allowed to any of the Common Areas.
14. The pool closes at 10:00 pm, local time. No rafts, floats or other personal items are to be left in the pool area. Pool Rules are posted at the pool and must be observed at all times.
15. Owners are solely responsible for the actions of their guests and/or tenants.
16. All calls for maintenance and other issues should be placed to SWRA 256-825-2990. Please provide your name, phone number, your unit number and the nature of your call.
17. Security issues should be handled by the trained local authorities of a civil or criminal matter. Issues with damage to your property or the common property of VOTH, should be reported to our property manager SWRA. Should you call reporting a nuisance or violation of our rules by another owner or tenant, management will contact that unit owner and deal with them directly or have the unit owner deal directly with the tenant.
18. Littering is prohibited.
19. Dumpster use is restricted to owners and guests only. Any unauthorized use is prohibited and should be reported to SWRA management.
20. Unit owners are not to change the color or otherwise redecorate or change the appearance of any portion of the exterior of any building, including any balcony, porch, patio, windows, window treatments and door in any manner whatsoever without the prior written consent of the board of directors of the Association. No change to any portion of the interior which is visible from the exterior, including, but not limited to any blinds, shades, or similar window treatments furnished by the owner, in any way whatsoever shall be permitted without the written consent of the board of directors.
21. Any requested changes to any items listed in #19 above require submission of a completed, signed VOTH Small Project Application and written approval by the board of directors prior to start of the project.
22. No bicycles, skateboarding, scooters, roller blades or golf carts on boardwalk.
23. Golf carts are to follow the StillWaters Golf Cart Policy.
24. Golf carts must be parked in the homeowner's assigned parking space and not in guest parking. The VOTH does not have reserved golf cart parking.
25. Golf carts are not to be driven or parked on the grassed areas or the boardwalk.
26. Golf carts are not to be parked on patios or decks. Refer to rule #10.
27. Violation of the above rules (except #6 which has a set fine) will result in the following:
  - a. First time – Warning
  - b. Second time – Fine of up to \$150.00.