

## **Rules and Regulations**

The following Rules and Regulations are a synopsis of the Rules and Regulations recorded as EXHIBIT F of the original DECLARATION OF CONDOMINIUM along with amendments and additions as approved by the board of directors on July 8th, 2024. The original Rules and Regulations remain in effect.

1. **Parking pass.** All vehicles on Harbor Landing property are required to properly display a valid parking pass. Vehicles not properly displaying a valid parking pass will be towed at the owner's expense. **Short-term rental units, renting for less than 181 days, are allowed no more than 1 vehicle parked in the general parking areas on Harbor Landing property** any additional vehicles must be parked in an assigned parking for the unit they are renting or parked in the overflow parking lot. Overflow parking may be available in the gravel lot west of Harbor Landing. The code is available at the office.
2. **Oversized vehicles.** Oversized vehicles are not allowed on the property. Oversized vehicles are defined as vehicles that do not fit within the lines of the parking space. This includes but is not limited to RVs, vehicles with oversized tires and vehicles with trailer hitch luggage carriers that do not fold up.
3. **Boats & Trailers.** Absolutely no boats or trailers are permitted through the Harbor Landing gates. Failure to do so will result in the vehicle being towed at the owner's expense. There are no boat ramps at Harbor Landing.
4. **Noise.** Noise shall be kept at a volume that cannot be heard outside the unit between the hours of 10:00 P.M. and 8:00 A.M. each day. Construction work shall not occur after 5:00 pm or before 8:00 am Monday – Friday and no construction is allowed without board consent on weekends. All residents and guests shall refrain from any activity that disturbs other residents.
5. **Pets.** Owners and long-term renters are allowed to have pets, which have been appropriately registered, at Harbor Landing. **Short-term renters and guests of owners are not allowed to have pets at Harbor**

**Landing.** All pets must be on a leash or always confined in an appropriate pet carrier when outside of their owner's unit. Pets must be curbed, and pet owners must pick up after their pets.

6. **Hanging of objects from the balcony railings.** The hanging of bathing suits, flags (except as allowed in EXHIBIT F), clothing, rugs, towels, or other items from the balcony railings is prohibited.
7. **Grills on the balconies.** Only permanently mounted electric grills are allowed on balconies. Gas, charcoal, and portable electric grills are not allowed on any balcony (gas grills see Rule #22). New grill installations need to be board approved prior to installation.
8. **Trash Disposal.** Dispose **bagged trash** of through the trash chutes located on each floor. **Large boxes, including pizza boxes, should not be placed in the garbage chutes.** Items that do not fit in the chute should be brought down to the garbage room.
9. **Pool.** The main pool is for all renters and owners and accompanied guests at Harbor Landing. The owners' pool is for owners, their family, and their accompanied guests only.
10. **General Pool Rules.**
  - No smoking in the pool area
  - Please wash sand off before entering the pool area
  - NO GLASS IN THE POOL AREA
  - Please put down umbrellas after use
  - No paddle boards or surfboards in pool
  - Throwing of footballs, baseballs, or any item in or around the pool area is not allowed.
11. **Swimming from the docks.** Swimming off the docks is not allowed. Fishing is allowed, just please don't use the dock boxes as cutting boards.
12. **Boat Slip Rental.** Rental of slips at Harbor Landing is restricted to owners only. Renters are not allowed to have boats on property per Association documents.
13. **Carts.** Carts are available for owners and guests. After use, please return them to the designated area.

14. **Storing items outside units.** Destin Fire Code does not allow the leaving items outside the front door of the unit or in the common area walkways, stairwells, or garages. Items not allowed are, but not limited to, chairs, beach equipment, pool toys, fishing equipment, carts, and ice chest.
15. **Harbor Landing Beach Access.** Harbor Landing has private **beach access only**. Harbor Landing does not have a designated private set-up area on the beach. You will need to go to the public beach to set up your things for the day.
16. **Rental Unit Contact Information.** Any owner renting their Condo MUST supply the Harbor Landing management company with the contact information for the person/company managing the condo rentals. Failure to do so will result in fines per F.S. 718.303(1).
17. **Unit Capacity.** Unit capacity is governed by the Codes and Ordinances of the City of Destin and all condos must be in compliance.
18. **Damage to the Property.** Harbor Landing will bill the owner of the Condominium for any damage incurred due to the acts of the unit's tenant.
19. **Minimum age for use of units and common Property.** The use of the unit and common property requires that at least one person is 25 years or older must occupy any unit which is rented or leased.
20. **Drones** No drones may be flown on Harbor Landing property without the written permission of the Board of Directors or the property manager.
21. **Rules and Regulations Modifications** These rules and regulations may be changed by the Harbor Landing Board of Directors.
22. **Gas grills on balconies** The Harbor Landing Board of Directors voted to modify the Rules and Regulations to allow natural gas grills to be installed on condominium balconies which currently have natural gas available.

The gas rough-in for the balcony must be installed by Okaloosa Gas or a licensed gas plumber in accordance with the Destin Fire District code and permitted by the city of Destin.

All equipment must adhere to Destin Fire Control District code. Please reference the document titled Charcoal and Gas Grills dated January 1, 2024 NFPA 1 Fire Safety Code: 10.10.6 Cooking Equipment.

Grill designs must be presented to and approved by the Destin Fire Marshall.

Cabinets must be white or a similar color and a maximum length of 72".

No upper cabinets are allowed to be installed.

Cabinet must be burn-proof.

Gas Grills are required to have timers installed on gas lines.

All costs associated with the purchase and installation of the Gas Grills are at the owners expense.

If all of the above conditions have been met the owner is required to present a complete design including a description of materials and equipment manufacturers specifications to the Harbor Landing Board of Directors for final approval prior to installation.