

BELLE MER CONDOMINIUM

RULES AND REGULATIONS

The Board of Directors of the Condominium reserves the right to make, change, or revoke rules and regulations needed for the safety, comfort and convenience of occupants and for the protection, cleanliness and good order of the building and property. Such rules shall be subject to the procedures set forth in the By-Laws governing the Board of Directors.

Violations of Rules and Regulations should be reported to the Association Manager or a member of the Board of Directors. The unit owner is responsible for damage by his/her guests or vendor and violations of Rules may result in fines to the owners of the units. Please review the rules with your children, family, guests, and renters. If you have questions or suggestions that will aid in the operation of Belle Mer, contact the management office. Your suggestions are always welcome.

GENERAL

1. Use of **recreational facilities** (swimming pool, hot tub, tennis court, and exercise room) are controlled by regulations to be issued from time to time, but in general, are limited to the **hours of 9:00 A.M. to 10:00 P.M.**
2. For security reasons, owners should notify the Manager in advance, of the **arrival and departure of guests and service providers.**
3. Units are **zoned as residential** and may not be used for commercial purposes. Please exercise judgment in the number of guests occupying a unit and/ or visitors at one time in consideration of your neighbors.
4. Children under the age of twelve (12) shall be under the **constant supervision** of a responsible adult while on Belle Mer property. Parents shall be responsible for the activities of their children. ***Children are not permitted to loiter, skateboard, rollerblade, or play in or on the elevators, walkways, stairways, lobbies, or traffic areas of the parking lot or garage.***
5. No one may make **noise including music and television** that disturbs and interferes with the rights, comforts, or convenience of other occupants.
6. Unit owners shall be responsible for the **expense of damage** caused by the unit owner, their family, guests, renters, or service providers. Examples include moving or removing furnishings or other objects, deliveries to or from the units and damage caused by unsecured furniture or objects that fall from unit balconies.
7. Fire codes **prohibit obstruction or cluttering of the Common Elements**, including sidewalks, driveways, parking spaces, lawn areas, entrances, elevators, stairways, pool area, pool decks, and vestibules.
8. All refuse; waste, bottles, cans, newspapers, magazines, and garbage should be sealed in plastic trash bags and deposited into the **trash chute** provided on each floor of the building. Seafood or glass containers should NOT be placed down the trash chute but should be placed in the dumpster in the parking lot.