

**SEAGATE VILLAGE OWNERS ASSOCIATION, INC.**  
**RULES AND REGULATIONS -- September 2020**

These Rules and Regulations are taken from the Declaration of Covenants and the applicable Article is referenced in parentheses after each rule. Owners, their occupants and guests shall comply and failure to comply may be grounds for action by the Association and/ or other unit Owners against Owner. (Art.16.1)

- 1.** Each Owner shall keep their unit and surrounding limited common area in a good state of preservation and cleanliness. (Art. 6.9) White window and door treatments must be installed on all windows and glass doors and must be maintained at all times. (Art.6.18) No shades, window treatments, awnings, window guards, ventilators, fans or air conditioning devices shall be used in or about the units without written approval of the Board. (Art.6.10)
- 2.** No Owner shall permit any modification or alteration too the exterior of the condominium, including painting or other decoration, or the installation of wiring, antennae, machines or air conditioning units, or in any manner change the appearance of any portion of the building without prior written approval of the Board. (Art.6.2(n))
- 3.** No personal property shall be placed in the common areas. (Art.6.2(d))
- 4.** No Owner shall alter, decorate, landscape, adorn, or construct anything upon or remove anything from the common areas without written approval of the Board. (Art.6.5)
- 5.** No Owner shall remove or plant flowers, trees or shrubs outside of his limited common area without written approval of the Board. (Art.6.2(h))
- 6.** Units shall be occupied or used for residential purposes only. No owner shall allow an industry, business, trade, occupation or profession of any kind to be conducted, maintained or permitted in any unit or on any part of the property. (Art.6.13)
- 7.** No Owner shall allow immoral, improper, offensive or unlawful use of their unit. All laws, ordinances and regulations of all governmental authorities having jurisdiction over the condominium shall be observed.
- 8.** Nothing shall be done to or kept in any unit or common areas that will affect the insurance, or that would be in violation of any law, or that will result in the commitment of waste (damage, abuse or destruction). (Art.6.3)
- 9.** Any damage to the buildings or other common elements caused by unit Owners, occupants or guests shall be repaired at the expense of Owner.(Art.6.19)
- 10.** Owners, occupants and guests shall exercise reasonable care to avoid making loud, disturbing or objectionable noises as may disturb occupants of other units. (Art6.2(f))
- 11.** Vehicles shall only be parked in paved parking areas and not on any grassed or landscaped areas.(Art.6.2(e))
- 12.** No motor vehicle without current inspection or any other type of junked or non- operable vehicle shall be permitted. Any drips or spills from vehicles must be immediately removed by the vehicle owner. If such owner fails to remove drips or spills, the cost of removal and repair shall be charged to the vehicle owner. (Art.6.20)
- 13.** No boats, trailers, RV's, bicycles, scooters, baby carriages or similar vehicles, toys or other personal articles shall be allowed to stand in any of the common areas. (Art.6.8)
- 14.** No "For Sale" or "For Rent" signs or other window displays or advertising shall be permitted without written approval of the Board. (Art.6.2(b))
- 15.** All garbage and refuse shall be deposited in garbage containers intended for such purposes. (Art.6.11)
- 16.** No Owner shall permit any bird or animal to be kept in any unit or on the property without written approval of the Board. No animals are permitted in any of the common areas unless carried or on a leash. Any animal waste left in the common areas shall be immediately cleaned up. (Art.6.12, as amended)
- 17.** No vehicle with "weighted" tags, or any signage, are permitted to park overnight without exception. (Section 1.25.A)