

Sunset Harbour Villas (SSHV) Owners, Owners' Guests & Renters – Rules and Regulations

1. SSHV balconies, breezeways and stairways shall be used only for the purpose intended and shall not be used for hanging or displaying garments, towels, swimsuits, pool floats or other items of any kind. The cleaning of rugs, household items or the cooking of food by any method, especially BBQ grills, is prohibited on the SSHV balconies or breezeways. The storage of BBQ grills, other cooking devices, indoor furniture, etc. of any kind on the balconies, breezeways or stairways is not permitted. Bicycles are to be stored ONLY in the bike racks provided under the bottom floor stairways or inside a unit, not on the balconies, breezeways, stairways or grass areas.
2. All SSHV walkways, breezeways and stairways are to be kept clean of any trash, shoes, sandals, clothing, or any other obstructions AT ALL TIMES. These are considered fire and safety hazards and not allowed by the Fire Marshall who will issue citations to SSHV owners if not observed.
3. No loose trash or trash bags of any kind are to be left outside any SSHV unit walkway or breezeway as they are considered a health risk and concern. **Take your trash as needed to the SSHV trash dumpster that is provided and located by the boat parking area.**
4. **PETS are the responsibility of their owners and shall be kept on a leash at all times while outside the condo unit. No pets may be kept at SSHV that cause annoyances of any kind to their neighboring unit occupants. The Designated Pet Areas must be used and owners are required to pick up all solid wastes of their pets and dispose of such waste properly. Pets are not allowed inside the gates of the pool area per Florida Law. SSHV renters and guests ARE NOT ALLOWED PETS as this is a privilege reserved for SSHV owners only. Once notified, violators of this rule will be fined \$100 per pet per day, up to \$1,000 maximum.**
5. No SSHV owner, owner's guest, or renter may make disturbing noises, create a scene or have a confrontation in the SSHV complex that interferes with the rights, privacy, comforts, or conveniences of other SSHV owners or occupants. Playing of a musical instrument, boom box, CD player, or having a loud radio or television set in a SSHV unit between the hours of 10 p.m. and 7 a.m. is not permitted. Please use discretion, common sense, and courtesy. **SSHV owners may be subject to SSHVOA (Sunset Harbour Villas Owners Association) fines for not adhering to the above.**
6. SSHV condo units are restricted for residential use only and may be rented for 3 or more days or long-term. Renting units for less than 3 days is not allowed.
7. SSHV owners are reminded that alteration and repair of a SSHV unit building is the responsibility of the SSHVOA except for the interior of a unit. No work of any kind is to be done on the exterior building walls or interior boundary walls without first obtaining the approval required by the SSHV Condo Declaration.
8. No radio, television antenna, wiring of any kind, or decorative items shall be installed on the exterior of a SSHV building, nor should any type of shrubbery, flower, tree, vine, grass or other plant life be grown or planted outside the building or in any common areas, without the written consent of the SSHVOA.
9. Owners may identify their SSHV unit with a name plate of a type and size approved by the SSHVOA. No signs of any kind may be displayed in the windows, doors, or outside of a unit except those which may be required by Florida law.
10. All SSHV door locks and deadbolts are to be uniform. If you desire new locks, contact the property management company to ensure compliance. The property management company must have the keypad codes (or keys) to the entire SSHV complex door locks at all times.

SSHV Swimming Pool, BBQ Grill and Clubhouse Rules

1. Only SSHV owners, owners' guests, and renters are to use the pool located between SSHV buildings 3 & 4, directly in front of the SSHV clubhouse. **The Palms of Sunset Harbor's pool (located between SSHV buildings 1 & 2), gazebo, laundry room and fishing pier are off limits to SSHV owners, owners' guests, and renters. Likewise, the SSHV pool, clubhouse, and BBQ grills are off limits to the Palms of Sunset Harbor residents.**
2. The SSHV pool hours are 8 a.m. to 10 p.m. daily.
3. **SSHV DOES NOT HAVE A LIFEGUARD ON DUTY FOR ITS POOL.** Owners, owners' guests, and renters **SWIM AT THEIR OWN RISK.** Children under the age of 12 **MUST BE ACCOMPANIED BY AN ADULT** while at the SSHV pool **AT ALL TIMES.** Pool safety equipment is not to be removed or tampered with at any time.
4. Proper conduct is expected from all swimming pool area occupants at all times. **POOL RULES ARE POSTED IN THE AREA.** No running, loud noises, horse play, or poor behavior at the pool, clubhouse, BBQ grill area or bathrooms will be permitted. SSHV owners are responsible for the conduct and behavior of their guests and renters while in and around the SSHV pool, clubhouse, BBQ grill and bathroom areas.

5. The SSHV Clubhouse may be reserved by SSHV owners on a first come basis. Reservations can be made via the property management company's website. No more than three consecutive days of SSHV clubhouse reservations will be allowed to anyone within any given month. Holiday reservations **ARE NOT** permitted for the clubhouse as there is an open door policy for those days. If a SSHV owner does not clean up after their use of the clubhouse, a **\$75** clean up fee will be charged to that owner.
6. Renters are not allowed to use the SSHV Clubhouse, unless they have a signed Clubhouse Rental Agreement with the property management company. The SSHV owner takes full responsibility for their renter's actions and cleanup after pool, grill or clubhouse usage. A **\$100** cleanup fee will be charged to the renter if cleanup is not done before leaving the area.
7. The SSHV pool and BBQ grills cannot be reserved for private usage at any time.
8. No glass containers of any kind are permitted in the pool deck or BBQ grill areas.
9. Please place all trash inside the pool area trash containers, clear all tables, and close the umbrellas upon leaving the SSHV pool and BBQ grill areas.
10. Please exercise good judgment in the number of guests you bring to the pool and clubhouse areas and **ALWAYS** be considerate of your neighbors.

SSHV Parking Rules

1. Passenger Vehicles. SSHV owners are entitled to use a maximum of two parking spaces per unit for the following types of vehicles only: passenger cars, vans, motorcycles, pickup trucks, and golf carts.
2. Recreational Vehicles. Boats, jet skis, small RVs and trailers must be parked only in the parking section on the far East side of the property and **must be registered with the property management company**.
3. Large trucks, recreational vehicles, motor homes, etc. which **require more than one parking space** may not use the SSHV parking facilities. Recreational vehicles or motor homes may not be occupied or used for living quarters when parked on the SSHV property.
4. No parking of any kind is allowed in the "Vehicle/Boat Wash Only" parking space.
5. All parked vehicles of all descriptions are to be properly and currently tagged for identification purposes. No abandoned vehicles, boats, boat trailers, etc. on the SSHV premises will be allowed.
6. Violation of the above parking rules may result in towing at the owner's expense.

SSHV Violation Policy

Unless explicitly defined above, the following penalties may be issued for violations of the above rules:

1st offense: Written warning with opportunity to correct the problem. Warning may be sent via mail, email, and/or a phone call to ensure owner receives the communications.

2nd offense: \$50 fine (per day for continuing violations, up to \$1,000 max)

3rd offense: \$100 fine (per day for continuing violations, up to \$1,000 max)

The Board of Directors shall have the authority to interpret these Rules and their determination shall be controlling.