

Crystal Bay at Feather Sound

RULES AND REGULATIONS

Unit Owners are only allowed one pet per unit and pets cannot be more than 20 pounds. Renters are not allowed to have pets. Motorcycles, RV's, and commercial vehicles are prohibited. Per the Fire Department, gas grills are prohibited. However, there are grills at the clubhouse.

1. The circles in front of the buildings are for loading and unloading only with a limit of 15 minutes. Please leave flashers on during this time. Cars will be towed if parked more than 15 minutes. Also, please remind guests and contractors to park in guest spots only or their vehicles will be towed at their expense.
2. If you do not have a car sticker, please contact the office with your car information. This is to help us contact a unit owner when there are issues regarding your vehicle. We have towed resident vehicles in the past because we had no way of knowing whose vehicle it was. The charge for towing a vehicle starts at \$150.00.
3. The janitor closets are for the grocery carts. Boxes must be taken to the cardboard dumpsters between Building C and F. Please do not place any other items in those closets. **PLEASE NO FURNITURE!**
4. The trash chutes are for bagged garbage only. Trash Chutes are not for construction debris, tiles, carpet, BBQ grills, blinds, etc. If you have any household or furniture items to dispose of, please plan to have them picked up by a hauling company as we do not have any means of disposing of them. If you are having carpet installed or removed please advise the installers that they are responsible for cleaning/vacuuming the lobbies, hallways and elevators when they are finished.
5. Please make sure that any items you have stored in your storage unit are placed inside of your cage. Any items left on the floor of the storage bin rooms will be removed and disposed of at the owner's expense.

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6. When moving in or out, removing furniture or having furniture delivered there are a couple of items to remember:

- A. You must come to the management office to reserve the freight elevator. We will pad the elevator for you and you will be given a key to properly hold the elevator door open. Not using this key and propping the door open causes a malfunction in the operation of the elevator. A deposit of \$100 check is required and will be returned to you when the key is returned and the pads and elevator are left with no damage.**

- B. No items are to be left in the common hallways or doorways. This would include decorations, door mats, and personal items such as shoes. In case of an emergency these items cause a safety hazard for the people exiting the building, and for emergency responders.**

- C. Moving hours are from 9:00 AM to 9:00 PM, Monday through Saturday.**

- D. If you are having any work done in your unit you must fill out a Notice To Modify form and the contractors must sign in at the office when they come to the buildings to do the work. All contractors, regardless of a previous relationship with Crystal Bay, must complete a contractor's package prior to the start of any job. The package must be approved by the Board of Directors and/or management prior to any work being performed. Failure to adhere to this regulation will result in the contractor being asked to leave the property and the contractor will NOT be permitted to perform services here again without advance Board/Management review and approval.**

Contractors are to remove ALL discarded materials from the Property. Contractors are not to use Crystal Bay dumpsters for their debris. This includes old A/C units from the roof. The public waste disposal is on 28th Street and 118th Street. The owner is responsible for notifying the contractors of the above restrictions and of the contractors' responsibility for cleaning up after themselves each day work is done in any areas impacted by their work. This includes but is not limited to lobbies, elevators, hallways and exterior of the buildings.

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7. When you use the carts please remember to return them immediately to the closet you removed it from. Too many times people leave them either on their floor, in another building or in the elevator for the next person to “hunt” it down. Carts are to be used by residents for groceries only.
8. Please do not allow people you do not know into the building. This defeats the purpose of having a device entry system. You never know who you are letting in and you must ask yourself “why don’t they have access into the building?” Furthermore, there are too many people leaving the doors propped open. There is a reason we have limited access.
9. There are some owner’s units that we do not have keys to. Please note that if there is a maintenance emergency (for example, your unit is leaking into your neighbor’s unit or a common area) and maintenance does not have quick access to your unit or we do not have the correct phone contacts for you, we will be forced to gain access to your unit. Any damages resulting will be at your expense.
10. Residents, both owners and tenants must demonstrate respect for their neighbors. The number of complaints regarding noise has increased significantly. We ask that you monitor your noise levels so as not to disturb other residents. Please gently close your sliding glass and other doors. Please keep heavy objects from falling on the floors when you are above another unit. Should we receive verifiable complaints against the same resident numerous times we will be forced to seek legal remedies.
11. All exterior coverings should be white. This includes blinds, drapes, etc. which face outward.