

## Channel Marker Homeowner's Association, Inc. Rules & Regulations

Revised May 2018

The following Rules and Regulations apply to all owners, their families, and their guests

1. **Facilities** are for the exclusive use of Association members, lessees, resident house guests and guests accompanied by a member. NO persons under 21 years of age are permitted to occupy a unit unless the parents or owner is in residence at the same time. Children must be supervised. NO house parties.
2. **Parking and Vehicles:** Parking is for residents and guests ONLY. NO vehicles are permitted to be used as sleeping/living quarters. NO unauthorized vehicles are permitted on premises. Violators will be TOWED at vehicle owners' expense. Each permitted vehicle cannot take up more than one parking space.
3. **Hallways/Walkways/Decks:** No blocking of walkways/hallways with beach chairs, etc. (Serious violation of fire code) NO throwing of objects over the decks. This includes food and cigarette butts. NO spitting over decks. Nothing is permitted to hang over decks.
4. **Signs:** NO signs or advertisements permitted in common areas or in windows/doors visible from the exterior of the units.
5. **Smoking:** NO smoking in hallways, stairways or under the building. Containers for cigarette butts are located near each parking lot stair entrance and in the picnic table area.
6. **Noise:** NO loud excessive noises of any kind, such as TVs, music and loud parties, on property, between the hours of 11:00 pm and 8:00 am. Owners and guests are encouraged to refrain from doing laundry between the hours of 11:00 pm and 6:00 am.
7. **Grilling/Cooking** is permitted in the designated grill area. Not permitted in hallways, on decks or under the building.
8. **Pets:** Owners and visiting guests (with the permission of the owner) are permitted to have pets. No more than two pets permitted per unit. Clean up after pets on the property is required. They must be leashed or carried and may not be left unattended on decks. Pet noise and disturbance to others will not be tolerated. If after 3 violations the issue is not corrected, then

owner upon written notice by the Association, must remove the animal from the premises. The owner shall indemnify the Association and hold it harmless against any loss or liability of any kind or character arising from or growing out of having any animal in the condominium.

9. **Wildlife feeding:** NO feeding of wildlife on condominium property. Do not feed seagulls anywhere, except on the beach.
10. **Garbage/Trash:** Must be bagged in plastic bags and tied, prior to putting in the dumpster.
11. **Flammable & Other Hazards:** NO flammable oils, or fluids, such as gasoline, kerosene, or other explosives or articles deemed hazardous are permitted to be brought into a dwelling unit, nor placed in the storage areas. NO FIREFWORKS, per City ordinance. \$500 fine.
12. **Swimming Pool Rules** are posted at the pool and must be obeyed. Residents and guests only. Pool hours are 9:00 am to 10:00 pm. Children, age 15 and under, must be accompanied by an adult. NO glass containers permitted in the pool area. The pool gate code is not permitted to be shared with unauthorized guests. Lock/close the gate upon exit. Swimming is at your own risk.
13. **Rinse off** feet and beach articles when returning from the beach and before coming up the stairs. Hoses are located under the building and a shower is located in the swimming pool area, this will help to keep sand out of interior tub drains.
14. **Solicitation:** NOT permitted.
15. **Staff and Agents:** Only the Managing Agent or the current board members of the Association are authorized to give instructions to the maintenance staff.  
  
Agents of the Association and any contractors or workmen authorized by the Association may enter any dwelling unit, at any reasonable time of day for the purpose permitted under the terms of the Master Deed and By-laws of the Association or Management Agreement.
16. **Violations:** Report violations to Managing Agent, who will call the matter to the attention of the violating owner, lessee, or guest for corrective action. Any disagreement over the violation will be reported for subsequent judgment by the Board of Directors. Members are liable for all damages to the building and/or common grounds caused by receiving deliveries, moving or removing furniture or other articles to or from the building. Charges may

be levied for costs associated with Management personnel being called to property after hours or on weekends.

17. **Rule Change:** The Directors of the Association reserve the right to change or revoke existing Rules and Regulations and to make such additional Rules & Regulations from time to time, as in their opinion, shall be necessary or desirable for the safety and protection of the condominium property and its occupants, and to promote cleanliness, good order of the property, and assure the comfort and convenience of members.

### **Emergency Information**

Police, Fire, Ambulance: 911

Police Non-emergency: 843-280-5511

Problems outside the unit: Managed by The Beach & Company: 843-273-3009

RENTERS encountering a problem, contact Rental Agent. Violation by renter/guest can result in the Association's request that the renter/guest vacate the unit.

ALL UNIT MAINTENANCE problems should be reported to the Unit Owner or Rental Agent.

*Adopted by the Board of Directors on May 10, 2018*