

CRESCENT TOWERS RULES & REGULATIONS

(updated November 10, 2017)

GENERAL

1. Only homeowners, renters and guests of the homeowners are allowed on the property.
2. Parents are responsible for the behavior of their children.
3. Drunk or disorderly conduct will not be tolerated.
4. Loud parties are not allowed.
5. TVs, stereos, radios, etc., should be used with discretion.
6. Outdoor cooking is only allowed on the grills provided by the Association. Grilling in any other area is prohibited.
7. No children under 18 years of age are permitted to occupy a unit unless parents or owner is in the residence at the time.

BALCONIES & PORCHES

1. Do not feed birds from the balcony.
2. No cooking, grilling, etc. on balcony.
3. Do not hang towels, bathing suits, etc., from balcony, porch rails or windows.

PETS

1. Guests, tenants or renters are not allowed to have pets in the condominium or on the property. Only owners are allowed to have pets anywhere on the property. Pets must be picked up after immediately. Owners will be fined for not picking up after their pets.

TRASH

1. Trash is to be properly bagged and deposited in the dumpster located near the road.
2. Under no circumstances is trash to be left in the halls, stairways, elevator, or anywhere on the grounds.

ELEVATOR

1. Do not play in or hold the elevator. Holding the elevator door open will result in down time as it will shut down as a safety measure.

PARKING

1. Parking is limited to owners, renters and guests of the homeowner. Vehicles improperly parked or without a proper and complete parking pass will be towed at the owner's expense with no additional warning.
2. Owners, renters and guests of a homeowner must display a current parking permit at all times on the dashboard of the vehicle, clearly visible through the windshield. The permit must display the unit clearly.
3. Recreational vehicles, golf carts, trailers, boats, bicycles, etc. are not permitted in the parking area. Trailers and golf carts may be parked in the annex parking lot across the street. The annex lot is located to the right after you turn out of the parking lot just after the first three houses. Motorcycles are allowed in the main parking lot but not underneath the building.

SWIMMING POOL

1. Glass objects are not permitted in the pool area.
2. Radios are not permitted unless headphones or earphones are used.
3. Children under the age of 12 must be accompanied by an adult. Running, horseplay or unreasonable noise is not allowed.
4. Do not remove the pool furniture from the pool area.
5. No diving or jumping from balcony or rails.
6. No reserving of pool furniture.
7. Use of pool is at your own risk. Pool hours are 9:00 a.m. to 10:00 p.m.

MISCELLANEOUS

1. Skateboards, bicycles, etc. are **NOT ALLOWED** anywhere on the property.
2. Hazardous materials, flammable liquids, gasoline, kerosene, etc. are not permitted in unit or storage areas.

WIRELESS INTERNET SSID (Name) = Anaptyx; Password: CTNMB007

VIOLATIONS

This property is *owned* in its entirety by each condominium owner and controlled through their membership in the Homeowners Association. Each owner, along with the managing agent and responsible parties, is fully within his/her rights to enforce any or all of the above rules. Appropriate action will be taken against any violators, including, but not limited to eviction of renters, tenants or guests and/or prohibiting renters, tenants or guests from using portions of the common property.