

Shepherd's Cove HOA Rules and Regulations - 2010

1. Each guest/owner/renter is responsible for the proper conduct of all members of his or her party and should be certain they understand and observe all Rules and Regulations. Maximum occupancy per unit is four (4) people, for annual renters.
2. The Homeowners Association requests that all agencies renting properties at Shepherd's Cove act responsibly to ensure compliance of their renters with the Associations Rules and Regulations while staying at Shephcrd's Cove. Homeowners are to provide the BOD or Management with their Rental Agency Co. and contact numbers, in case of an emergency.
3. Parents are responsible for the conduct of their children at all times.
4. Excessive disturbing noises and drunk and disorderly conduct that interfere with the rights and comforts of others will not be tolerated within the units or the common properties of Shepherd's Cove. Such continued behavior of these types is grounds for eviction and/or dismissal from the property.
5. Quiet hours will be observed between 11:00pm and 9:00am.
6. The use of fireworks and/or discharge of fireworks or any type is prohibited on and within the property of Shepherd's Cove.
7. For safety purposes, do not throw or drop any object, including, but not limited to, cigarette/cigar butts, from balcony.
Fire regulations prohibit grilling on balcony. For your safety and the safety of others, please do not grill on screened in porches or on porch in front of your unit. Grills can be used on the bottom floor of the building.
8. Pets shall not be permitted at no time to be curbed near the building, walkways, shrubbery, gardens, planting areas, open areas, or any other area around Shepherd's Cove. All pets must be walked off the Condominium property. Pets must be carried in arms or on a leash when taken in and out of the building. The Master Deed/By-Laws state only owners are allow pets. Owners are financially responsible for any personal injury or personal property damage caused to any Co-Owner, tenant, guest, employee of the Association, or to any member of the public as a result of the Co-Owners maintenance of a pet.
9. Shepherd's Cove is a beautiful property and we insist that every Owner/Renter be sure to do your part in keeping it clean.
10. No towels, linens, carpets, rugs, garments, etc. are to be hung from the balcony railings.

11. Anyone vandalizing, destroying, or tampering with any property at Shepherd's Cove will be subject to prosecution. Any damage and/or replacement cost caused by the acts will be assessed against violators.

12. No personal articles or any type or kind may be left in stairways, or under buildings.

13. Please be sure all trash is put in the proper receptacles, if trash is already full near building, please use dumpster located in front of building to avoid any overflow on to the property, which causes ants, varmints and bugs.

14. Parking is at your own risk. Shepherd's Cove is not responsible for damage to vehicles. There is no designated parking, although the By-Laws states each owner is allowed two parking spaces.

15. Homeowners are to provide the BOD or Management with a key to their unit if locks have been changed. This is a for fire protection and pest control visits.

16. HOA is not responsible for any injuries on the property of Shepherd's Cove.

17. Rental or For Sale signs are not allowed in the windows of unit or on property, only in the front of property, this will be allowed.

Revised/Adopted by Board of Directors Sept. 2008

Approved / HOA Meeting / Management - January 2010