

# **The Dock on the Bay Condominium Association**

## ***Rules, Regulations, and Policies***

**In addition to the rules and regulations in the condominium documents, these are additional rules, regulations, and policies for owners, renters, and guests at The Dock on the Bay, which have been promulgated by the Board of Directors.**

### **General**

1. No Pets Allowed, unless the animal is registered service animal with proper documentation and prior notification to the Board of Directors
2. Parking will be designated with your rental agreement. Additional guest parking available in non-reserved parking areas, only.
3. Please make sure doors and locked, and appliances are off when out of your unit.
4. Stereos, televisions, radios, and noise should be kept to a considerate level.
5. Do not hand towels, clothing, etc., over the deck railing/porches
6. BBQ'ing is allowed only on open decks or patios, and grills must be always attended to.
7. Please do not pour grease in the sink drains. Do not put fruit rinds or any foods that are difficult to dissolve, in the garbage disposal.
8. Please dispose of trash regularly. There are dumpsters and recycling bins on the north and south side of the property.
9. Please break down all cardboard before placing in the recycling bins. And do not leave cardboard boxes outside of the bins.

## **Tennis Courts**

1. Tennis is allowed, daily, between the hours of 8:00am and 10:30pm
2. Tennis shoes must always be worn on the courts.
3. If others are waiting for the courts, please limit play to one hour.
4. Tennis lights must not be turned on sooner than 20 minutes after they have been turned off.
5. If both courts are occupied, no basketball is permitted.

## **Swimming Pools and Spa**

1. No food or drink allowed in the pool or spa area, with exception of plastic water bottles.
2. Absolutely no glass allowed in the pool or spa areas.
3. No children under the age of 16 permitted in the spa.
4. Children under the age of 16 must be accompanied by an adult in the pool areas
5. Please adhere to posted pool rules.
6. No loud music or pool parties without prior written permission from management/Board of Directors.
7. Pool and Spa hours and Dawn to Dusk

## **Rental Restrictions and Sales Restrictions**

Long term rentals, more than 30 days, require approval by the DOTB Board of Directors or it's agent, in writing.

Short term-rental approvals, (from 14 - 29 days), have been delegated by the Board of Directors to its Agent(s) to implement a "short term rental policy" as follows:

- The short-term rental policy is designed to allow flexibility for the owners to occasionally rent their units for less than 30 days and be consistent with the overriding mandate that the short-term rental policy will not cause, allow, or result in The Dock on the Bay residential condominium to ever become, or operate as a transient short term rental property, such as a time share or motel.
- In keeping with the tradition of the rental history of The Dock on the Bay, the Agent for the Board of Directors has utilized a guideline for a two-week minimum rental.
- Therefore, the minimum days a unit may be rented to a tenant, is 14 days, or 2 weeks.
- Also, and consistent with the policy, in the event unit ownership is in the form of an entity, such as a corporation, or LLC (other than a family ownership corporation, trust, LLC or partnership), the above described rental and occupation restriction will apply to rentals, usage, and occupation among the entities respective shareholders, members, and/or partners as the case may be, in order to protect The Dock on the Bay residential community from ever becoming, or operating as, a transient short term rental property, such as a time share, or a motel.
- Owners must inform the Agent and obtain approval prior to going forward with any such rental, usage, or occupation of their unit, as described above.
- Any unit owner contemplating selling his/her unit, must provide the above-described rental/usage/occupation restrictions to a potential

buyer or to any real estate agent involved, prior to a potential buyer making a binding offer to purchase.

Prior to placing a unit on the market for sale, owners must notice the Board of Directors. The Board of Directors reserves the right to approve or disapprove of any sale or transfer.

The Association shall require the payment of a \$150.00 transfer fee per applicant, remitted simultaneously with the giving of notice to sell or lease.

For complete sales restrictions, see full paragraph 14 of the Declaration of Condominium.