

GENERAL INFORMATION & SUMMARY OF USE RESTRICTIONS

BALCONIES:

Your balcony is an important part of the overall aesthetics of Harbour Isle. To insure that the property remains attractive, the Association requests the following are observed:

- Personal articles such as swimsuits, towels, cleaning supplies may not be draped or stored on balconies or on balcony railings.
- Please do not permit anything to run off or be thrown from balconies, i.e. water from cleaning or plant maintenance, cigarette butts or other lighted materials.
- If you are not in residence during the hurricane season (June 1st through November 30th) all movable objects must be placed indoors.

CHILDREN:

Parents are responsible for their children at all times while on the property. Please ensure that they do not play in the elevators, stairways and other common areas, for their safety as well as the comfort of your neighbors. An adult must accompany all children under the age of twelve (12) while at the recreational facilities. Please review applicable Rules for further clarification of other common area usage as well as other policies established concerning children. Certain other restrictions may apply for the well being of the children and enjoyment of other Unit Owners.

DELIVERIES:

Receipt of all deliveries will be the responsibility of the Unit Owner and not the Association or Manager.

DESTRUCTION OF PROPERTY:

Residents are financially responsible for damage to any part of the building caused by themselves, their dependants, contractors or guests. Damage is not limited to, but includes defacing and engraving the walls, floors or other parts of the building. Please report any damage of common area to the Management Office.

ELEVATORS:

Harbour Isle is equipped with one passenger elevator per building, which meet the highest safety standards. Each "elevator is equipped with a telephone that, upon activation in the event of an emergency, is preprogrammed to contact the security gatehouse/desk.

Law prohibits the smoking of (or carrying) smoking materials in the elevators. Please extinguish any cigars, cigarettes, or pipes prior to entering the lobby area, elevators or any other common area.

LEASING:

- Residences may not be rented for periods less than ninety (90) days or more than two (2) times a year. The Owner, or the Owner's Agent must give a copy of the Rules and Regulations to the tenants and guests.
- All persons occupying the residences other than owners must be registered with the Manager before the time of their occupancy.
- No Unit Owner may sell, lease, give or otherwise transfer of Unit Ownership of a unit without the prior written approval of the Association.

MAIL SERVICE:

Your mail is delivered to your mailbox located at the lobby. Building staff is not permitted to accept registered mail and packages on your behalf.

NOISE:

In order to ensure that the rights of all Residents are respected, the Association requests that you comply with noise regulations as follows:

Between the hours of 9:00 PM and 9:00 AM, PLEASE lower the volume of your radios, televisions and stereos. Other high-level noise should also be avoided during these hours. All hammering such as picture hanging or carpentry must be done during the hours of 8:00 AM and 5:00 PM on weekdays and on Saturday's during the hours of 8:00 AM and 2:00 PM. There are no exceptions.

PARKING:

Unit Owners are limited to parking in the one (1) parking space assigned to their Unit at closing. Guest parking is reserved for guests only. No automobile may be parked in a manner that blocks the ingress or egress of other vehicles. Unit Owners are responsible for compliance of the rules by their employees, guests, visitors, tenants and invitees.

PETS:

If you own a dog, you must pick up all solid waste from your pet. Pet waste must be removed immediately.

- Pets must be leashed at all times while on Common Elements.
- Pets are restricted to
-SEE "RULES AND REGULATIONS" FOR SPECIFIC PET RULES
- Pets must be registered with the Property Managers office. Please provide records and a photo. Pets are NOT permitted in the pool area, leashed or unleashed.
- Pets that are vicious, noisy, or otherwise unpleasant will not be permitted in the Condominium. The Board of Directors may require, after written notice is given, that the pet be removed from the Condominium property.
- Guests and tenants are not permitted to have pets.
- Please refer to the pet use restrictions located in Exhibit "E" of the Declaration of Condominium of Harbour Isle.

SECURITY:

Unit Owners must not give common area keys or access codes to their contractors, vendors or housekeepers. Security should be notified immediately of any emergency or security violation. Do not permit workers or guests to leave any common area door propped open.

SMOKING:

The Florida Clean Air Act prohibits smoking in common areas of condominiums. Please observe this law in ALL common areas.

SWIMMING POOL AND SPA:

Pool and spa hours are from dawn to dusk. Excessive noise is prohibited in the pool area at all times. All persons using the pool do so at their own risk. Unit Owners are responsible for the actions of their children and guests. Persons using the pool must comply with all rules and regulations promulgated by county health officials. No glass of any kind is permitted in the pool area. Children under the age of 12 may not use the pool or spa unless accompanied by an adult. Proper cover-up attire should be worn on your way to and from the pool and in the pool area.

SOUNDPROOFING:

Make certain your contractor is using acceptable soundproofing materials under hard floor surfaces such as marble, tile, wood, etc. It is also required that an isolation barrier be installed around the perimeter of all hard surface floor coverings and all protrusions to that floor. Please see the rules regarding these requirements. **The rules and regulations regarding Soundproofing need to be followed in an effort to minimize sound transmission. Although you cannot completely eliminate noise transmission from unit to unit, the rules and regulations set forth will help to decrease the amount that is transmitted.**

FLOORING:

1. The wood base is installed at approximately ¼ inch above the slab. It is the owner's responsibility to adjust the base height, if necessary, to accommodate flooring.
2. Any penetration into the structural slab (ceiling or floor) is not allowed without written approval from the Developer. Post-tensioned steel cables and reinforcing steel runs throughout the structural slab.
3. It is very important that the flooring subcontractor not pour any debris down the shower or water closet drain lines. These lines have been cleared and tested before turning the unit over to you. If a line becomes blocked, it could result in a billable service call.
4. During flooring installation, we recommend that you contact a licensed, insured plumber to remove and reinstall all water closets, bidets and pedestal sinks to protect your warranty and minimize the risk of plumbing problems and water damage.
5. We recommend that you contact a licensed, insured, electrician to adjust electrical floor box heights to match flooring.

General:

1. Interior doors, base and trim are wood and may shrink or crack. It is the responsibility of your finish painter to sand, caulk, seal and finish paint this trim.
2. Please be sure to advise your decorator or contractor to properly reinstall all appliances that are moved from their existing location to accommodate flooring. Improper reinstallation has been a source of leaks in the past.
3. All walls of your residence will be primed with a latex primer. Please inform your decorator that all wall covering for these walls should be installed in accordance with the manufacturer's recommendations. Vinyl and foil wallpaper applied to exterior walls should be perforated.
4. Be sure to have your glass, mirrors and hard surfaces such as Corian, marble and granite protected during your finishing process to prevent scratching and over spray from paint.
5. Most painters remove the toilet paper holders as well as the towel bars. Make sure that they are re-installed properly. If these should come loose for some reason, it will be the responsibility of your painter to repair.
6. When the A/C grills are removed for the paint or wallpaper work, make sure each are marked for their specific locations.
7. If it is necessary to remove the closet shelving, please leave the wall anchors in place if you plan on reinstalling shelving.
8. Fixtures - Make sure that each piece is labeled to reflect its original location. Extra precautions have been taken to make sure that the fixture was not scratched as some fixtures will tarnish or pit if it is. Make sure that your decorator or contractor takes special care to protect these items.
9. Hardware - Your home is complete with installed hardware. If it is necessary to remove the hardware in order to finish your unit, it is your responsibility to have it reinstalled. Make sure that each piece of hardware is labeled to reflect its original location. Each piece is custom fitted for each location thus insuring proper operation. Extra precautions were made to protect the hardware from scratching during construction. Make sure that your painter takes special care of these items.
10. Doors - Make sure that each door is labeled to reflect its original location. Your doors are customized for each opening to insure proper operation. Most painters remove doors as well as the hardware when your units are painted. Confirm reinstallation per the original location.
11. All doors have a building standard undercut. If after flooring is installed, the doors require additional undercutting, your contractor will be responsible for this. Repaint bottoms of cut doors.
12. The residence entry doors and hardware doors in the elevator foyer are fire rated as required by building code. They may not be removed or replaced.
13. Workmen will often leave windows and doors open during the decorating process. Make sure that the A/C thermostat is being used properly.
14. Clean air filters are installed prior to the closing of the purchase of your residence. You should plan to protect your mechanical system and remember to replace your filters after your unit is finished.

Rules and Regulations from your condominium documents were given to you at contract signing. Please read and become familiar with these requirements.

**HARBOUR ISLE
EXHIBIT E
FLOORING RULES AND REGULATIONS**

Each unit owner who elects to install in any portion of his residence hard surface flooring materials (i.e. tile, marble, wood) shall first be required to install an approved sound underlayment material equivalent to [JAMO or Mapei-Mapleastic] or sound isolation material installed in accordance with the procedures as generally provided below. Each unit owner is required to submit for approval to the Board of Directors or its representative the proposed hard surface floor underlayment material. Written approval for the proposed materials is required prior to installation of hard surface flooring, and then the installed soundproofing must be inspected and approved prior to installation of the hard flooring. Installation procedures shall meet or exceed the following:

a) Isolation Barrier

i) At the perimeter of the entire floor, and the periphery of all protrusions to that floor; Fiberglass board (6-15 pcf) not less than 3/8 of an inch (9.525 millimeters) thick, to minimize flanking, should be used within 1/4 inches (6.35 millimeters) of the finished surface.

ii) Closed cell polyethylene foam (2.7 – 9 pcf) not less than 1/4 of an inch (6.35 millimeters) may also be used as the perimeter isolation barriers.

iii) The fiberglass board or the polyethylene foam can be cut into strips and held in place with a few spots of acoustical sealant. If the strips are too tall, they can easily be trimmed within the 1/4 inch of the finished surface after the tile is grouted, therefore keeping any hard residue out of the perimeter grout joints.

b) After the tile is set and grouted, additional time should be spent to check the perimeter of the entire floor and the periphery for any protrusions such as pipes, so as not to have any of the mortar, bond coat, or grout touching the wall or any protrusions that penetrate the floor. Should any of the hard material from the installation make contact between the tile or setting bed and the wall, or a penetrating protrusion, a large reduction in the sound rating will occur. After grouting, but before the edges are caulked, trim the polyethylene sheeting back to the top of the fiberglass or polyethylene foam edging.

c) A sealant is required at the perimeter of the entire floor, and the periphery of all protrusions to that floor.

i) This joint shall be 1/4 inch wide (6.35 millimeters) from the finished top of the file. This joint must be filled with an elastomeric sealant or an acoustical sealant. Hard grout is unacceptable.

ii) This caulking can be done before or after grouting as long as the hard grout is left out of the joint between the floor and the wall and around the periphery of any protrusion.

iii) If USG acoustical sealant is used, the joint can be painted to conform to the color of the grout used in the field.

iv) Dow-Corning and GE Silicone sealant comes in a variety of colors to harmonize with the color of the tile.

**Contractor / Unit Owner Soundproofing Certification
Form**
(Please return to Property Management office upon completion)

I, _____ of _____
Contractor's Name Company Name

A licensed and insured flooring contractor hired for the purpose of installing hard surface flooring in Unit # _____, _____, do hereby certify that an underlayment of Mapei-Mapelastic or its approved equivalent was installed under the hard surface flooring inside Unit # _____ according to the specifications of the underlayment manufacturer and in full compliance with Harbour Isle Rules and Regulations.

Contractor Signature(s):

Sign Name Print Name

State of Florida)
County of Martin)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ who is personally known to me or produced _____ as identification.

Signature

Print Name

Notary Public, State of Florida
Commission No: _____
My Commission Expires: _____

I/we _____, owners of Unit # _____, hereby Certify that soundproofing underlayment was installed by our contractor in compliance with the specifications in the Rules and Regulations of Harbour Isle as specified in the Declaration of Condominium.

Unit Owner Signature(s):
