

SHORE TOWERS BUILDING OF TOWN APARTMENTS SOUTH NO. 103, INC., A  
CONDOMINIUM – RULES AND REGULATIONS

---

In addition to the other obligations and duties set forth in the Declaration of Condominium Ownership and by- Law Obligations of Members, the following rules and regulations have been established by vote of the membership:

1) Parking of Vehicles:

- Parking shall be limited to one (1) passenger vehicle no longer than 19' in the space assigned to each owner. Such vehicles at no time shall be constructed in such a way as to block the vision of those in adjacent parking spaces. Unit owners shall use assigned places only. Permanent residents shall not regularly use Guest parking spaces for their own vehicles.
- No Person (Owner or not) shall use another Owner's parking space without permission of said owner.
- Vehicles may not be hose-washed, nor may major repairs be made on the parking lot.

2) Owners shall not display laundry or clothing on the porches or walkways of the condominium units or any- where within the said units which would be visible from the outside of the units.

3) Owners are required to use Trash Chutes in condominium for bagged trash only. No construction materials or loose items are allowed in the chute. If using a garbage disposal for food refuse (wet garbage), be sure to run hot water down the drain for 1-2 minutes to make sure the line is clear and to prevent backups.

4) Owners may schedule specific time for use of Laundry Room on each floor of condominium. Unscheduled time must be on a "first come-first serve" basis and the laundry equipment usage is restricted to Owner's floor, except in an emergency. Use of high suds detergent in excess amounts is warned against. Laundry Room is to be left in good order after use thereof.

5) Owners shall not permanently or regularly obstruct condominium walkways and halls with bicycles, chairs, tables and kindred articles. Nothing shall be kept or stored in the stairwells. Doors opening toward the walkways must be kept closed when not in use. **THESE ARE THE FIRE MARSHAL'S REQUIREMENTS.**

6) Owners shall not sweep walkways in front of their apartment down upon the parking area. Neither shall they shake rugs out of windows or over the walkway railing.

7) Owners desiring to plant shrubs or other plantings about the condominium shall confer with the Grounds Lead or the Garden Club as to the suitability of such plantings. All such plantings become common property and shall not be removed from the property.

8) The visit of children under 16 must be limited. The host shall be responsible for the children.

SHORE TOWERS BUILDING OF TOWN APARTMENTS SOUTH NO. 103, INC., A  
CONDOMINIUM – RULES AND REGULATIONS

---

- 9) Storage room doors must be kept locked and ventilation must not be interfered with.
- 10) No pets (dogs, cats or other animals) shall be allowed to be kept on the premises, nor shall any guest be allowed to bring pets.
- 11) No rental or lease of any apartment will be allowed until after a new purchaser becomes a permanent resident and lives in the apartment for at least three (3) years. See also restrictions of rentals in B y-Laws: ARTICLE XVII, Pages 37 and 38, and Section 18(b), Page 14, of the 1987 Revision of the Blue Book.
- 12) Use of the Fishing dock by boat owners is restricted to loading and unloading of passengers. Prolonged daytime or overnight docking is prohibited.
- 13) The Unit Owners assume full responsibility when relatives and friends occupy a condominium on a non-rental basis, without the owner being present. In addition, all guests must abide by all condominium and Shore Drive South Corp. rules and regulations. All owners must advise the Board of Directors, in writing, the number and names of all guests occupying their unit in their absence, together with their approximate arrival and departure times.
- 14) New owners are to be available to serve on the Board of Directors after they have been in residence one year.

Besides the House Rules enumerated, Owners will find in the Declaration of Condominium Ownership and By- Laws many other obligations as part of the agreement. The Rules and Regulations herewith submitted are not intended to supplant other obligations.

It is suggested that Owners become familiar with the rules and regulations of the Shore Drive South Corp. concerning the swimming pools, shuffleboard courts, and recreation building.

#### BOARD OF DIRECTORS

Revised 1/12/89,  
as voted that date Annual Meeting.

Second Distribution 1/20/94  
Include with Blue Book/Documents.

Re-printed 03/27/2014.

Revised 6/21/2022,  
as voted that date Regular Board of Directors Meeting