

**HALF MOON BAY**  
**ABBREVIATED RULES & REGULATIONS**  
**PHASE I AND PHASE II**  
**REVISED: JULY 2020**

Owners are entitled to the use of their apartments and the common facilities such as parking areas, porches, elevators, walkways and outside grounds. While owners have exclusive use of these areas, they belong to the Association. As such, the Board does not allow any alterations or other uses without the written permission by the Board as long as they do not conflict with the Documents. The following is a capsule of some of the Rules and Regulations which the Board wishes to emphasize. You may wish to read your copy of the complete Rules and Regulations for further clarifications of the following items:

**SALES LEASING AND GUESTS**

1. The Board **MUST** approve the leasing of units.
2. Owners may not lease their unit during the first year of ownership. After the first year, and with the written approval of the Board of Directors, owners or their brokers or realtors, may lease and or rent their unit one time during any twelve (12) month period and for a minimum of three (3) consecutive months.  
A unit owner wishing to rent within the twelve (12) month period and after the (3) three months rental period, may rent such unit for not less than twelve (12) months.
3. Subleasing is not permitted.
4. Guest's stay of over 30 days shall be considered tenants and must be screened and a lease presented to the Association. Immediate family is exempt.
5. Applications for sale, transfer or lease must be presented to the Association at least 30 days prior to effective date.
6. Owners must fill out a Guest form for overnight guest/relatives stating arrival date and length of stay. A form can be obtained from any Board Member or the management company.

**NOISE/DISTURBANCES**

1. No loud noises are allowed that would disturb neighbors between the hours of 11:00 PM and 8:00 AM.
2. Children playing, bicycling, or causing a disturbance in the common area is not allowed.
3. Except the first floor, sound resistant material and or carpeting are required to be placed on floors. A written application to the Board must first be presented to the Board for approval prior to installation.

**MOVING AND CONTRACT WORK**

1. There shall be no moving in or out of an apartment on a Saturday, Sunday or a holiday. Eighteen-wheeler trucks are not allowed.
2. Contract work is permitted Monday through Friday from 9:00 AM To 5:00 PM. Saturday work is permitted between the hours of 9:00 AM and 4:00 PM; however, No work is allowed that has a noise factor and/or that can disturb your neighbors (i.e., Drilling, hammering, tile saw, etc.). No Sunday or Holiday work is permitted unless an emergency.
3. All requests for variances by owners to common property must be in writing to the Board and be approved by the Board.
4. All contract work to be performed must be reported to the Board of Directors. Required permits per Hypoluxo must be provided to the Board prior to construction work begins. Licensed and insured is required prior to construction.

### **WATER SHUT OFF WHEN AWAY:**

1. Water valves must be turned off when leaving your Apartment for any extended period of time.

### **PETS**

1. Only approved and authorized registered service pets are allowed in Phases I & II and must be approved by the Board. The transfer of approved registered service pets from one unit owner to another unit owner is prohibited.
2. Non registered service pets, including visiting pets of any kind, are not allowed in our buildings, grounds or on or in any part of our properties. Owners shall inform any guests and visitors of this rule as no exceptions will be permitted at any time or for whatever reason.

### **GENERAL MAINTENANCE AND PREVENTION**

1. No advertisement or advertising sign shall be displayed on any window, vehicle or door unless approved by the Board in writing.
2. The Association must have a key to all apartments in the event of an emergency. In the event of an emergency and if the Association has no key, they will call the locksmith and forcibly enter such apartment. Any expenses associated to such entry will be billed to the unit owner.
3. If you are away for an extended period of time during Hurricane season, Patio furniture must be removed and placed within your Apartment. Failure to remove such will be done so by the Association at a cost of \$50.00.
4. If you are away for an extended period of time and or there is a Hurricane warning, Hurricane shutters must be closed and secured. Failure to secure an Apartment and there is Hurricane damage the Unit owner will be responsible for any and all repairs associated and or caused by such unit.
5. Garbage must be ENCLOSED AND SECURED IN A HEAVY RIP FREE PLASTIC BAG and tightly secured prior to disposing into the trash chute. (This is to prevent a possible rodent problem in the trash rooms.)  
Portable generators are not allowed. The tapping into the emergency generator during hurricanes, storms or power outages is prohibited.

### **VEHICLES:**

1. All vehicles parked at HMB must be in good condition and repair.
2. Parked vehicles, which cannot operate on their own power or do not have a current valid license plate or one that is leaking fluids must be removed.
3. Working and or repairing cars is prohibited. See further rules associated with parking under Rues and Regulations section titled "Parking."
4. Car wash is for the use of owners and tenants. Do not waste water. Please turn off water when not needed. Water management is a major concern in Florida.

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POSTED (July 9, 2020)**