

THREE C'S CONDO OWNERS ASSOCIATION, INC. RULES AND REGULATIONS

Revised & approved February 25, 2023 by Board of Directors and Owners at Annual Condo Owners Association Meeting

Three C's Condominium is **PRIVATE PROPERTY**. The parking lot, grounds, pool, and common areas are for the sole use of owners and their guests. To help ensure that everyone has a fun, safe, and enjoyable experience, please read and abide by the following rules:

PARKING

- Each unit is permitted no more than two vehicles. There is one numbered, assigned parking space per unit with several overflow spots. The overflow spaces are available on a first-come first-served basis. A parking permit should be displayed in front or back window by owners and guests to prevent towing in case of rules violations.
- Any vehicle parked in any space other than allotted parking area will be subject to being towed, without notification, at the owner's expense.
- No trailers, RVs, oversized trucks, jet skis, or boats are allowed to park on premises at any time.

POOL

- Pool hours are 9:00 a.m. to 10:00 p.m.
- No glass containers allowed in or around the pool area.
- No Lifeguard at pool - swim at your own risk
- No children under age 12 allowed in the pool unless accompanied by a parent.
- No running or horseplay in common areas, including pool.
- No diving in pool.
- No food, drink (other than water in plastic containers), coolers, large toys, or smoking in pool area.
- Pool furniture may not be taken out of the pool fence. Do not use the deck furniture in the pool.
- Pool use is for Three C's owners and registered guests only.
- All sanitary precautions must be observed. No diapers allowed; children must wear leak-proof protection while in the pool.

PETS

- Only owners are permitted to have pets. Owners must clean up after their pets when using the complex and surrounding areas; pets must be on a leash at all times and not cause disturbance to any guest. Any flea infestations will be sole responsibility of owner to treat, including if spread to other units or common areas.
- NO PETS IN POOL OR ON POOL DECK (EVEN OWNERS)

SAFETY, TRASH, and AESTHETICS

- No towels, swimsuits or other items are to be hung from the balcony rails; no signs in windows.
- Do not fly kites, feed birds or release objects from the balconies; do not climb in and out of windows.
- Cooking or barbecuing equipment is not allowed on the balconies, walkways, or inside pool fence. A designated grilling area is located at the South end of the building.
- The picnic area is provided for dining. No dishes from the units are to be brought outside.
- Radios, stereos, and other musical equipment/instruments are not permitted between 10:00 p.m. and the following morning at 9:00 a.m. so as not to disturb other guests. Disorderly guests are subject to eviction from the property and fines.
- The sidewalks, entrances, passages, and stairways shall not be obstructed per fire marshal orders.
- No sitting on steps or railings is permitted for the safety of all.
- NO SMOKING inside units at any time; all cigarette butts are to be disposed of--- not left on premises.
- Trash dumpster is located on North end of building. Put household garbage in (not on ground outside) this container. There should be no trash, garbage, cans, food, etc. left in the units, on the balcony, steps, shrubs, or parking lot. Violations are subject to fines.
- Fireworks are not permitted anywhere on the property.
- No scooters, skateboards, roller blades or similar equipment permitted to be used on any area of the property.
- Violation of any rule will require owner to be fined until the violation is cleared. (This fine can be passed on to guests who commit the violation.) These rules are for owners and Rental Companies for the safety and protection of all guests. Thank you for abiding by them!

IN CASE OF EMERGENCY - DIAL 911