

PLEASE READ & SIGN



The Building X Board

Dan Parrow, President
Leo Kazarian, Vice President
Jim Tizzano, Treasurer
Bernice Smoot Secretary
Jan Whitlow, Member

Welcome to Building 10 of the Shores of Long Bayou

Here, community means living in common and in unity. The following kindly summarizes rules and regulation to help us stay safe and keep our property beautiful and appreciating in value. For more information on these conditions and on others that may apply, contact board member Dan Parrow at dvparrow@mac.com.

- **We peacefully co-exist.** No nuisances or other annoyances to residents are allowed.
- **We respect person and property.** Common elements and limited common elements shall be used only for the purposes intended. No immoral, improper, offensive, or unlawful behaviors or activities are allowed.
- **We welcome pets.** Owners may have one pet per household. Types and weight restrictions apply. Renters and visitors are not allowed to have pets overnight.
- **We like a nice, uniform look.** Clothes, shoes, antennae, or other non-decorative items are not to be visible outside the front or back of the unit. Exterior doors and window coverings with an exterior view must have a white-colored surface.
- **We handle our waste.** Rubbish, refuse, and garbage are not to be accumulated; rather, they are to be properly disposed of in our trash chute or trash room. Hazardous waste, paint, furniture, and cardboard are to be discarded separately. Please inquire as to how.
- **We share space.** Parking is limited to two vehicles per unit. No sustained parking is allowed for commercial vehicles, trailers, or other non-passenger transports. Garage doors must be closed when not in use.
- **We love clean air.** Smoking is not permitted within stairways or in other common areas. Any smoking within the unit or on its outside balcony or lanai must be controlled so as not to offend neighbors, or it must cease.
- **We strive to stay safe.** Charcoal grills may not be used anywhere within the units or building. Other state-required conditions apply regarding use and storage of other potentially hazardous items.
- **We like looking good.** All visible areas are to remain neat, clean, and free of clutter. No littering or defacing any part of the building, parking lot, green areas, etc.
- **We are protecting our investment.** Units must be owner-occupied for at least one year before renting becomes an option. As only 25% of all units can be rented at one time, owners must request and receive board approval before proceeding to rent.
- **We respect the larger community.** No exception to a Building X rule is possible without full board approval and/or community vote. Additional conditions for use of the on-site amenities for all 10 buildings are available via the Shores of Long Bayou HOA.

Thank you for agreeing to cooperate, fully.

Owner/Renter Signature

Date