



ADOPTED RULES & REGULATIONS

Adopted August 22, 2026 | Compliance expected by September 15, 2026

Purpose. These rules promote safety, cleanliness, quiet enjoyment, and protection of property values. They apply to owners, tenants, occupants, guests, contractors, and invitees. Owners are responsible for providing a copy to occupants and for violations connected with their unit. The Declaration, Bylaws, and Ohio law control if a conflict exists. Enforcement assessments require written notice, a reasonable opportunity to cure, and the owner's right to request a Board hearing within 10 days.

1. Common Areas & Appearance

- Keep halls, stairs, lawns, docks, pool areas, parking areas, and other common elements clean, unobstructed, and free of personal items such as Christmas trees, statues, and similar decorations. Do not damage, alter, paint, attach to, or exclusively occupy common property without prior written Board approval.
- Personal property may not be stored in common areas. Remove chairs, grills, toys, coolers, hoses, cords, boat or grill covers, and similar items promptly when not actively in use; items may not remain between visits or for extended periods.
- Do not hang laundry, towels, rugs, hoses, cords, signs, decorations, or other items from railings, fences, building exteriors, or common-property structures except items expressly permitted by law or approved in writing.
- Do not turn off dock water circulators, deactivate automatic walkway lighting over the water, or change the settings of any Association equipment or system. Only persons authorized by the Board may operate or adjust this equipment.

2. Trash, Cleanliness & Pests

- Place household trash in securely tied plastic bags inside designated dumpsters. Break down boxes; use recycling containers only for accepted materials. No furniture, appliances, construction debris, hazardous material, or dumping by nonresidents without Board authorization.
- Owners must maintain unit interiors in a clean, sanitary, pest-free condition. Interior treatment is the owner's responsibility unless the governing documents or law place responsibility on the Association. Promptly report leaks, infestation, or conditions that could affect another unit or common property.

3. Noise & Conduct

- No activity may create unreasonable noise, vibration, odor, glare, smoke, nuisance, or interference with another resident's peaceful use. Quiet hours are 10:00 p.m.-8:00 a.m.; emergency work is exempt.
- Harassment, threats, unsafe conduct, fireworks, and unlawful activity are prohibited. Children and guests must be appropriately supervised. Smoking and vaping are prohibited where posted and may not unreasonably affect other units or common areas.

4. Security Cameras & Privacy

- PERSONAL CAMERAS REQUIRE PRIOR WRITTEN BOARD APPROVAL. Owner-installed exterior cameras, video doorbells, and other recording devices may not be attached to Association property or

aimed across common areas without approval. They may never be positioned to record inside another unit or another location where privacy is reasonably expected. Audio recording is prohibited unless specifically approved and lawful.

- The Association may operate visible cameras in common areas for safety, property protection, incident review, and enforcement. Recordings are Association property and may be disclosed when reasonably necessary or legally required. Cameras are not continuously monitored and do not guarantee personal safety. Do not block, damage, reposition, access, or interfere with Association cameras.

5. Pets & Wildlife

- Pets must be leashed or otherwise under control on common property. Immediately pick up and properly dispose of waste. Excessive barking, aggression, damage, or other nuisance is prohibited. Feeding wildlife or stray animals is prohibited when it creates a nuisance or health concern.
- Reasonable accommodations for assistance animals will be handled in accordance with applicable fair-housing law; residents should contact the Board for the Association's accommodation process.

6. Grills, Fire & Safety

- Grills, fire pits, heaters, fuel cylinders, and open flames may be used or stored only where permitted by applicable fire code, posted rules, insurance requirements, and Board policy. Never use a grill in an enclosed area or where smoke or heat may affect the building or another unit.
- Lithium-ion batteries for electronic devices such as e-bikes, scooters, mobility devices, and similar equipment may not be stored or charged in halls, stairs, exits, or other common areas without written authorization. Use only the manufacturer-approved or safety-listed charger; follow all instructions; and do not charge unattended, overnight, with extension cords, or near combustible material. Swollen, leaking, damaged, overheated, modified, or recalled batteries may not be charged or stored on the property and must be disposed of through an approved battery-recycling or hazardous-waste program - not in Association trash or recycling.
- Do not obstruct exits, alarms, extinguishers, utility equipment, or emergency access. Report smoke, unusual heat or odor, hissing, swelling, or other battery hazards immediately and call 911 for fire or imminent danger. The Association may enter a unit for bona fide purposes when an imminent risk threatens persons, another unit, or common elements, as Ohio law permits.

7. Alterations, Maintenance & Contractors

- Obtain prior written approval before any exterior change or work affecting structure, plumbing, wiring, mechanical systems, waterproofing, common elements, or another unit. Submit requests for permission to harbourpoint24@gmail.com and Harbourhoa@lawrence.com. Permits, licensed contractors, insurance, and compliant work are the owner's responsibility.
- Owners must maintain their units to prevent damage to other units or common property and are responsible for damage caused by themselves, occupants, guests, pets, or contractors, subject to the Declaration and law.

8. Rentals, Sales & Communication

- Owners must provide current contact information and any tenant information required by the governing documents. Owners remain responsible for assessments, compliance, and distributing these rules. Leasing, short-term rental, moving, and sale procedures are governed by the Declaration, Bylaws, and Board policies.
- Submit maintenance or approval requests, complaints, and concerns by email to harbourpoint24@gmail.com and Harbourhoa@lawrence.com with the unit number and supporting details. Do not present complaints in person to individual Board members; email creates the Association's official record. Call 911 for emergencies.

- The Board may conduct membership meetings by video conference or in a hybrid format. Members and authorized proxyholders using approved equipment may participate, vote, and count toward quorum. Notices will give access instructions; the Board may set reasonable verification, voting, and recordkeeping procedures consistent with the Declaration, Bylaws, and Ohio law.

9. Boat Spaces

- All boat-space assignments in effect on the date these rules are adopted are final and are deeded to, appurtenant to, or otherwise permanently assigned to the corresponding units shown in the Association's records. Consistent with the Declaration and Bylaws, a boat space may not be sold, conveyed, transferred, or reassigned separately from its assigned unit.
- Any permitted boat-space lease must be in writing, limited to no more than one year, and submitted to the Board of Directors for approval before the lease begins. If the assigned unit is sold or otherwise transferred, the lease automatically becomes null and void as of the unit-transfer date, with no right of renewal or continuation by the lessee.
- Any supplemental flotation system, including a Jet Dock, drive-on platform, or similar device, must be independently stabilized with appropriately designed posts driven into the bay bed so that added weight, movement, or stress is not transferred to the building's finger docks. Installation requires prior written Board approval and all applicable permits and standards.

COMPLIANCE EXPECTED BY SEPTEMBER 15, 2026