

WINDWARD POINT VILLAS CONDOMINIUMS RULES & REGULATIONS

Rules and regulations of windward point are compiled to establish a harmonious environment for all residents. It is expected that all residents and their guests comply with these rules.

- PARKING** Only properly licensed automobiles, pick up trucks and SUV's may be parked in appropriate parking slots. Boats, recreational vehicles and/or all-terrain vehicles are not allowed to be parked within the condominium complex without express written permission from the association Board of Directors. Vehicles that are parked in Windward Point need to have the following: (1) Proper Registration; (2) Proper insurance; (3) Current tags; (4) The vehicle must be able to be operable on the public streets.
- PETS** Every owner who owns a pet needs to comply with the following: (1) Follow leash law, (2) Pick up after their pet. Pets need to be controlled, so as not to disturb occupants of units. **PETS ARE NOT ALLOWED FOR TENANTS.** There will be a \$100.00 fine, per pet, per day. The fine is the owners' responsibility.
- GARBAGE** There is a dumpster on the property. **IT IS PROHIBITED TO DISCARD FUNITURE OF ANY KIND IN THE DUMPSTER AREA.** The fine is **\$100.00**. There is a dump on the island near the Fire Station on Demere Road. Breakdown all cardboard boxes. No garbage or trash shall be placed on the common elements or limited common elements outside the Villa, temporarily or otherwise, except in trash dumpster.
- NOISE** No resident or guest may playa TV, radio, stereo equipment, musical instrument, surround sound, or loud amplifier enough to disturb or annoy residents. No pet is allowed to disturb residents by their excessive barking. Fireworks Prohibited.
- EXTERIOR** No TV, satellite dish or radio antenna, or other wiring are allowed to be placed or installed on the exterior of the buildings or common areas. No changes are permitted without the prior written permission of the Board of Directors.
- HOA FEE** Such fees must be paid by the owner to the Management Company no later than the 10th of each month.
- NUISANCE** No nuisance shall be permitted to exist or operate on any unit or any part of the common elements or limited common elements to be detrimental to any other unit in the vicinity or to its occupants or to the common and limited common elements. **When upgrading the inside of your units, please comply with the following work hours: Monday-Saturday 8:00 a.m. to 5:00 p.m. No work on Sunday. Must notify other unit neighbors in your building.**
- GRILLS/FIRE PITS** Charcoal Grills/Fire Pits are prohibited. Only electric grills may be used on porch balconies.
- RAILING/PORCHES** Hanging of beach/pool towels or clothing items from railings is prohibited. Front steps are to be always kept clear.
- YARD/ESTATE SALES** Yard/Estate Sales are prohibited unless approved by Board. If approved, parking needs to be off sight.
- SIGNS** No advertising signs, For Sale Signs, billboards or unsightly objects shall be erected, placed or permitted to remain on the exterior or interior of Windward Point property. This also includes For Sale sign in/on automobiles.

HOA Transfer Fees	There is a \$2,000 HOA transfer fee when a property sells. This fee is collected at closing and is usually paid by the Buyer.
COMMON AREA	There shall be no obstruction of the common elements, nor shall anything be kept on, parked on, stored on or removed from any part of the common elements without written consent of the Board.
ACCESS TO UNITS	All units must provide a key to the Management Company for emergencies.
UNITS FOR SALE	If you wish to sell your unit, a copy of the Rules & Regulations, Mandatory Maintenance Check List Policy, as well as the Declaration and By-Laws of the Association, must be provided to your listing agent.
NUMBER OF OCCUPANTS	The maximum number of occupants in a Villa shall be limited to 2 per bedroom. 3 BR – max 6 people, 4 BR – max 8 people.
HEATING OF VILLAS COLDER MONTHS	In order to prevent breakage of pipes during colder months of the year – Heat must be on at a minimum of 55 degrees, when temps are forecasted to reach °32 or less.
WINDOW TREATMENTS	The color and type of all window treatments visible from outside the villa, must be white or off white.
2nd FLOOR	Replacing any flooring on the 2 nd floor needs to be preapproved by the Board. See Article XIII, Section 13.20 in the Declarations.
RENTAL UNITS	If you rent your unit out at any time, your monthly HOA is \$10.00 more a month. Owner needs to provide HOA Management Company, with the name of their Property Management Company, point of contact, email and cell number. These rules need to be posted in the unit and attached to all rental agreements. Remember: NO PETS FOR TENANTS' . Maximum occupancy is 2 people per bedroom. Fines will be enforced and assessed to the owner.
ENFORCEMENT	The Board/Management shall assess fines directly to the owner.

Management Company: Renae Kirk Association Manager
 Sand Dollar Shores Properties Inc.
 165 Follins Lane
 St. Simons Island, GA 31522
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