

**BY-LAWS OF
TOWN SHORES OF GULFPORT NO. 210, INC.**

**ARTICLE X
HOUSE RULES**

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In addition to the provisions of these By-Laws, the following house rules and regulations, together with such additional rules and regulations as may be hereafter adopted by the Board of Directors, shall govern the use of the Condominium units located on the property, and the conduct of all residents thereof.

- A. The Condominium units shall be used for residential purposes only.
- B. Owners shall not use or permit use of their premises in any manner that would be disturbing or be a nuisance to other owners, or in any such way as to be injurious of the reputation of the property.
- C. The use of the Condominium units shall be consistent with existing law and these restrictions, and so long as such does not constitute a nuisance.
- D. Condominium units may not be used for a business use or for any commercial use whatsoever.
- E. No children under the age of eighteen (18) years of age shall be permitted to live as a permanent resident in the Condominium units; provided however, that nothing herein shall prevent owners from having children as visitors or guests for a limited period of time.

E(f) 1. After the effective date of this Amendment, at least 80% of all occupied units must be occupied by at least one person fifty-five (55) years of age or older. Hereafter, no unit shall be sold or leased to any person or persons under the age of fifty-five (55) IN ACCORDANCE WITH SECTION 807 OF THE FAIR HOUSING AMENDMENT ACT OF 1988.

Persons under the age of fifty-five (55) and more than eighteen (18) years of age may occupy and reside in a unit as long as least one permanent occupant is fifty-five (55) years of age or older. Notwithstanding the language contained above, no person under the age of eighteen (18) shall be allowed to permanently reside in or occupy a residence.

The Board of Directors shall amend, from time to time, such rules, Regulations and Procedures as are necessary to insure continuing compliance with this restriction and consistent with an intent to comply with Section 807 of the Fair Housing Act of 1988.

The Board of Directors shall have the authority to provide facilities or services specifically designed to meet the requirements of the Fair Housing Amendments Act of 1988.

- F. Common elements shall not be obstructed, littered, defaced or misused in any manner.
- G. No structural changes or alterations shall be made in any unit, except upon approval of the Board of Directors.
- H. Parking spaces may be used in accordance with the allocations designated from time to time by the Association.
- I. Pets are not allowed. Pets were authorized prior to November 15, 1979, however, no such authorization will be made in the future for new owners to quarter pets.

(Over)

House Rules continued.

- J. No apartment shall be leased or rented by a person other than the owner(s) of the condominium parcel. Only one (1) lease or rental shall be permitted each year (during 365 day interval) and the minimum period of a lease or rental shall be no less than six (6) months and one (1) day or taxed. (As amended 5-16-83).
- K. No car shall be washed or major repairs done in the parking lot (As amended 4-5-77).
- L. No recreation vehicles, boats, boat trailers, or motorcycles may be parked in the parking lot. (As amended 2-27-84)
- M. The laundry room hours shall be from 8:00 a.m. to 8:30 p.m. No owner or tenant may use more than two (2) washing machines and one (1) dryer at the same time (As amended 4-5-77).
- N. No washer or dryer will be allowed to be installed in any unit.
- O. No lessee shall sublease an apartment. (As amended 4-5-77)
- P. No owner or lessee shall acquire a pet after purchasing and occupying a Condominium parcel. (As amended 11-13-79).
- Q. Residents (owners or lessee) must leave a key to their apartment with the Association.
- R. A deposit of \$50.00 is required for moves into or out of the Condominium to cover possible damage to the building, elevator or other common elements. The deposit is subject to refund if no damage occurs. Owners or lessees are also responsible for damage to the Condominium property caused by deliveries. (As amended by 11-14-87).
- S. For security reasons, owners, or authorized residents (lessees), must inform the Association, in writing, the name(s) of any guest authorized to use their apartment during their absence. (As amended 11-14-87) VERY IMPORTANT.

I, (We) acknowledge the above document has been read by us.

Owner(s) _____ Date: _____
