

Town Shores of Gulfport #205, Inc.  
A CORPORATION-NOT-FOR-PROFIT

The Hampton House  
5960 30<sup>th</sup> Avenue South  
Gulfport, FL 33707

## BOARD RULES & REGULATIONS

The following is a condensation of the rules and regulations of the Hampton House to which owners have agreed by signing their purchase contracts. It is requested that owners abide by them and advise their RENTER(s) and/or GUEST(s) that they, too, must respect these rules.

- Owner(s) will maintain or repair all portions of their unit interior. They will not change exterior of the building. No structural changes or alterations shall be made in any unit, including, but not limited to, any or all which would result in an increase in the number of rooms therein, except with approval of the Board of Directors.

- Owner(s) will advise the Board of Directors, in writing, of the names and addresses of any person(s) to whom they intend to transfer ownership, or to whom they intend to lease the unit. An INTERVIEW FEE of \$100.00 (payable at interview) is levied to prospective purchaser(s) or renter(s).

- Owner(s) and renter(s) are not permitted to have children under 18 years of age as permanent residents. Lengths of visits for all visitors should be reasonable.

- Owner(s) and renter(s) MAY NOT make plumbing or electrical repairs. Licensed personnel only may make these repairs.

- PARKING in the assigned spaces is LIMITED to vehicles licensed as passenger cars only. Guest spaces closest to the building are reserved for short term use.

- Display of laundry or clothing, visible from outside is NOT allowed.

- STREET APPAREL: MEN must be wearing SHIRTS AND SHORTS/LONG PANTS, WOMEN must be wearing BLOUSES and SHORT/SKIRT/LONG PANTS or DRESSES. Proper attire is required. THOSE in SWIM SUITS must wear a ROBE or SUITABLE SHIRT/COVER UP except in IMMEDIATE pool areas. SHOES are REQUIRED at all times (except in the water). Pool rules - are posted at poolside. Please read and observe them, and inform guests to observe them. ID TAGS (RED TAGS for RESIDENTS,

YELLOW TAGS FOR GUESTS) are to be worn at all times in the CLUBHOUSE and/or RECREATIONAL AREAS. Temporary Guest Tags are available for purchase at the Town Shores Management Office in the Clubhouse. (See Master Rules regarding children under 14).

- NO PETS ALLOWED.
- Owner(s) and renter(s) shall not permit use of their premises in any way as to be disturbing, a nuisance, or injurious to reputation of property. Unit MAY NOT be used for any business activity.
- Guests are not permitted to reside in a unit for more than thirty (30) days during any 12 month period.
- COMMON ELEMENTS, such as walkways, halls, stairways, etc., SHALL NOT BE OBSTRUCTED, LITTERED, or misused in any manner. FIRE CODE forbids ANY ARTICLES on or under STAIRWAYS.
- Dispose of as much wet garbage as possible in sink disposal unit. ANYTHING put in the TRASH must be DOUBLE WRAPPED to PREVENT LEAKAGE. GLASS should be TAKEN to the FIRST FLOOR AND PLACED IN THE APPROPRIATE BIN.
- Unit owner(s) may not lease unit for less than six (6) months and a day, or more than twice per calendar year.
- Please instruct guests where to park. Do not leave unattended or running vehicles at the entrance.
- Caution child guests not to play on, or run on, the walkways. This could be dangerous as some the unit doors open to the outside. Running on the second and third floor walkways could be dangerous if the child slipped and fell over the railing.
- MAINTENANCE PAYMENTS are due the FIRST of the MONTH. Any payment that is deposited into the Hampton operating account after the 10th of the month will be subject to a \$25.00 late charge. When making payments you must include the payment coupon.
- Every unit must have one (1) designated OWNER voter. ONLY THAT PERSON MAY VOTE. Renters are not eligible to vote.
- A working DUPLICATE KEY to your unit MUST be SUPPLIED to the Board for our KEYBOARD for emergency purposes per Florida's laws governing condominiums.

- You **MUST** provide the Board secretary with your current phone number and emergency contact number. If any of the numbers change you must inform the secretary.
- Owner(s) allowing NON-PAYING GUESTS to occupy their unit when they are absent, must abide by the following guidelines.
- Relatives and Personal Friends can occupy the unit for no more than thirty days.
- The NON-PAYING GUEST FORM must be completed and mailed or brought to the Condominium Association in care of the Management Office prior to guests occupying the unit. The completed form must be returned to:

Hampton Board of Directors  
C/O Town Shores Management Office  
3210 59<sup>th</sup> Street South  
Gulfport, FL 33707