

Town Shores Master Association, Inc.

3210 59th Street South
Gulfport, FL 33707
(727) 345-9491



OFFICIAL RULES AND REGULATIONS

1. GUESTS. All guests must have a guest tag from the host resident. The tags, which are now GREEN, should be visible while guest is on or in the common facilities of the Master Association (M. A). Any guests in excess of two must get temporary guest passes, which are good for thirty (30) days, from the Management Office or from Security. Unit residents shall be responsible for the conduct of their guests. Guests 14 years of age or under must be accompanied by an adult. Temporary Guest Cards will cost \$3.00 each and are good for 30 days only. All temporary card fees will be deposited to the Pool Supply Expense operating account. Guests who use Unit Owner I.D. tags will be asked to leave the facilities until the proper tag is acquired.

2. OWNERS. Should have black or blue ID tags visible while on or in the recreational facilities of the M. A. Only owners have the right to rent the clubhouse facilities.

3. PARKING:

(A):RV/Camper/Boat Trailer Parking: Is available in the M. A. parking lot near the gazebo in the parking places labeled "CAMPER". The vehicle/boat trailer must have a temporary parking permit, available from the Management Office to RV/Camper/Boat Trailer owners for a maximum cumulatively of two weeks in any three-month period of time. The RV/Camper/boat trailer may not be utilized as living quarters while on Town Shores premises. NO boats without trailers, Moving Trailers (i.e. U-Haul), or commercial service trailers are allowed to be parked or stored on the M. A. Property. Vehicles without permits will be towed at the owner's expense. TOW AWAY ZONE signs will constitute legal posted notice. All vehicles parked on M.A. Property must display current registration. Any Unit Owners/Guests parking a vehicle without a current registration/license will be asked to have the license tag current within twenty-four (24) hours or the vehicle will be towed at owner's expense.

(B): Event Parking: Parking at the Clubhouse is limited and is on a first-come first-serve basis. Private functions scheduled must use parking off clubhouse property. Parking is limited and these spaces are utilized by all residents coming to the Clubhouse regardless if they are attending functions or not. There is a limited number of overflow parking available across the street from the Clubhouse. Organizers should recommend carpooling to its functions attendees. Do not park in areas designated for individual buildings without written permission from that building's Board of Directors. Those parking without permission of the Board are subject to towing.

4. MARINA. Rental is available to any resident of Town Shores on an availability basis for vessels titled in their name. The rental agreements and rules and regulations for the marina are available at the office. Boat owners shall provide a copy of their current liability insurance and current registration to the office at each renewal. Rental and/or renewal shall be at the option of the M. A. Rental Invoices for monthly rentals will be due on the 1st each month for the month

Revised April 15, 2014 - Town Shores Master Association Board of Directors

GENERAL INFORMATION & GUIDELINES FOR NEW OWNERS/RESIDENTS
NEWSPAPERS, ALUMINUM, PLASTICS should be placed in the receptacles provided for that purpose in the trash room on the first floor. They will be picked up by the City for recycling. Regular pick up for trash is: Monday, Wednesday and Friday. Holidays sometimes intervene causing a long weekend. This schedule could be changed to accommodate the recycling process. Cartons (boxes) should be broken down into a size that will lay flat in the garbage bin so as not to take up too much space. (A shelf above the bins on the right side of the trash room can be used to store broken down boxes.) Items too large to fit into the garbage bins should be brought to the stockade. There is a \$10.00 charge (from the office). If these practices are followed, the trash room will always present a respectable appearance so as not to be offensive to others.

If you have an accident that causes a spill on the walkways or elevator, **PLEASE** be responsible and clean it up. We do not have a full-time janitor available for this purpose. Residents and visitors should not expect someone else to clean up their mess. Cooperation and consideration for others is a necessary ingredient in Condominium living.

PLEASE do not feed the birds! To do so causes serious sanitary problems we must avoid. There is a Three Hundred Dollar (\$300.00) clean up fee for violating this rule !

LAUNDRY ROOMS

There are two (2) laundry rooms, each having four (4) washers and two (2) dryers. No owner or tenant may use more than two (2) washers or one (1) dryer at the same time. Washers should not be used for rugs or otherwise over loaded. The machine should be left clean for the next user. Please do not use foreign coins or bent coins. These will jam in the coin slots. The cost to have them removed is \$110.00.

The 2nd floor laundry room is for the residents on the 1st, 2nd and 3rd floors. The 5th floor laundry room is for the residents on the 4th, 5th and 6th floors.

STORAGE

Each apartment has been assigned a designated space in one of the storage rooms on their floor by the elevator. Each space is identified by the apartment number at the top of the unit. Storage is limited to items that will not protrude beyond the limits of the frame of the unit. For owners who have requested it, doors to the units, which can be locked, have been installed by the Association at the owner's expense. Since the Common Elements are involved, any changes or additions by individuals are not permitted. Storage is at owner's risk. Storage of valuable items is not recommended. Boxes should be sealed and show the owner's name and apartment number, especially in those units that do not have locked doors. Flammable materials such as paint and paint products, etc. cannot be stored in the store rooms. Periodic inspections are made by the FIRE MARSHALL and storage of such items could result in citations being issued against the Condominium. Storage units need six (6) to ten (10) inches of free space at the top for ventilation.

BUG TREATMENT

The "BugMan" sprays each apartment once every three months. The schedule is the first Friday after the quarter beginning January, April, July, and October. Residents should be at home, if you are not home, your apartment will be accessed by the Board of Directors to allow the Bug Man to spray. Notices will be posted on the bulletin board one week in advance.

15-MINUTE PARKING ZONE

Please observe the time limit. These spaces are provided for in and out only. They should not be tied up for longer periods by RESIDENTS, SERVICE VEHICLES or GUESTS. It is the responsibility of the resident to notify the user to prevent misuse.

OBLIGATION OF THE SELLER

It is the obligation of the seller to provide the buyer with the following:

Two (2) Owner tags – Black or Blue

Two (2) Guest tags – Green

(These tags are required for use of the recreational facilities.)

Replacement cost of owner tag is Ten Dollars (\$10.00) each,

Replacement cost of guest tag is Twenty Five Dollars (\$25.00) each.

Condominium Documents (Blue Book)

Declaration of Condominium By-Laws

Certificate of Incorporation

Amendments to these Documents on a current basis

Replacement cost of the Blue Book is Twenty-Five Dollars (\$25.00)

Maintenance Coupon Book (if available-most residents have automatic withdrawal from their checking accounts).

Key to the Storage/Laundry Rooms

A copy of the question and answer sheet

Two (2) keys to the mail box

The assigned parking space number for the Apartment being sold.

BOARD OF DIRECTORS

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

Owner(s) _____

Dated _____

Dated _____