

PREPARED BY AND RETURN TO:
CIANFRONE, NIKOLOFF, GRANT & GREENBERG, P.A.
1964 BAYSHORE BOULEVARD, SUITE A
DUNEDIN, FLORIDA 34698

**CERTIFICATE
AS TO THE
RULES AND REGULATIONS
FOR
HARBOR RIDGE OF PALM HARBOR HOMEOWNERS ASSOCIATION, INC.**

NOTICE IS HEREBY GIVEN that the attached Exhibit "A" constitutes a true and correct copy of the Rules and Regulations of Harbor Ridge of Palm Harbor Homeowners Association, Inc., which were approved at a duly called meeting of the Board Members on October 26th, 2020, by a majority vote of the Board of Directors of the Association, and is incorporated herein by this reference:

HARBOR RIDGE OF PALM HARBOR HOMEOWNERS ASSOCIATION, INC. is organized for the purpose of administering a development known as Harbor Ridge of Palm Harbor in Pinellas County, Florida, in accordance with certain Restrictions originally recorded at O.R. Book 16579, Page 366 et seq. as same has been amended from time to time, all of the Public Records of Pinellas County, Florida.

IN WITNESS WHEREOF, Sonia Bermudez as President, and Nancy Hawkins as Secretary, of HARBOR RIDGE OF PALM HARBOR HOMEOWNERS ASSOCIATION, INC. have executed this Certificate in accordance with the authority vested in them as President and Secretary of the corporation, for and on behalf of the corporation, on this 23 day of December, 2020.

CORPORATE SEAL

HARBOR RIDGE OF PALM HARBOR HOMEOWNERS ASSOCIATION, INC.

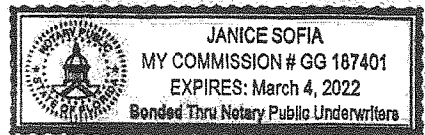
By: Sonia Bermudez
Sonia Bermudez President
Printed Name

Nancy Hawkins
Nancy Hawkins Secretary
Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of December, 2020, by Sonia Bermudez, as President and Nancy Hawkins, as Secretary, of HARBOR RIDGE OF PALM HARBOR HOMEOWNERS ASSOCIATION, INC., and are personally known to me or have produced _____ as identification.

Janice Sofia
NOTARY PUBLIC



Harbor Ridge of Palm Harbor Homeowners Association

Rules and Regulations

The following Rules and Regulations are approved by the Board of Directors. Owners are responsible for assuring their tenants and guests are aware of and follow these rules. Owners are responsible for providing a copy of the Rules and Regulations to their tenants.

Rental Process:

No more than 10% or 8 units are to be rented at any one time. The rental application process is below.

- Owners are required to own a unit for twelve months prior to obtaining approval to lease a unit. Leasing of units require a minimum of a one year lease.
- Owner submits a complete application (see website for application forms) to Community Management Co. If a slot is available, it will be held as pending. Allow 3 weeks for a response.
- Community Management Co., completes the background check then submits the complete packet to the board.
- Board reviews and responds. If approved, the pending slot is allocated. If the application is not approved, the pending slot is held open for 14 days for submission of a new application for this unit.
- If there are no slots available, the owner may request in writing to Community Management co. to be put on the waiting list which is maintained by Community Management Co. and the Board.
- If a current lease is terminated, this rental gives up their rental position. If there is a waiting list, they can be added to the end of the list. If a current owner has a lease that is about to expire and they are renewing that lease, they would not need to go on the waiting list.

Pool and Cabana Rules:

- Pool is for the use of Association members and their guests only
- Children under the age of 16 must be accompanied by an adult.
- Pool capacity: 20
- Loaning out of pool keys to non-members is prohibited. Violations are subject to fine.
- Members are responsible for their guests.
- Pool hours are dawn to dusk.
- Association is not responsible for injuries or lost items.
- Appropriate pool attire is required.
- Shower before entering pool.
- Do not use pool if ill with diarrhea.
- No glass at the pool, on the deck or in the cabana.
- No pets are allowed at the pool, on the deck or in the cabana. Service pets would be an exception to this rule. However, no animals are allowed in the water.
- No grills are allowed at the pool, on the deck or in the cabana.
- Cabana and pool users are responsible for cleaning up and removal of food garbage after use.
- No smoking.
- No lifeguard is on duty.
- NO DIVING.

Parking Rules :

Eight spaces have been designated and marked for parking use in the Common areas

1. **Four (4) designated parking spaces** on Harbor Ridge Dr. (in front of the cabana), are **limited to use for Mail pick up & Pool users Only** (One space designated for Handicap use) .

****For security reason NO overnight parking is allowed in front of the cabana area****

2. **Four (4) designated parking spaces on North Harbor Dr.-** (NO overnight parking is allowed unless authorized)
 - a. **Two (2) for guests use**
 - b. **Two (2) for homeowners use**

-Homeowner may request overnight parking use (on a temporary basis - maximum 2 weeks)

Overnight parking request process:

Process request at Harborridge.org

Allow 2 days to process & receive overnight PARKING AUTHORIZATION TAG

PARKING AUTHORIZATION TAG MUST BE DISPLAYED ON VEHICLE DASHBOARD – Vehicle must park in reverse with TAG clearly visible

3. Street parking is allowed during : 5:05AM to 1:55AM (signs posted at multiple locations)
4. No street parking allowed during: 2:00AM – 5:00AM (signs posted at multiple locations)
5. Cars in violation to these rules will be towed
6. No parking is allowed at the dead end of North Harbor Drive – this area is for vehicles turn around, including emergency vehicles

Pets:

- No more than 2 pets are allowed per unit.
- Walking of pets is allowed only on common areas. Pet owners are responsible for ensuring the grassy areas are being used and not owners' private lots. Clean up and removal is required after your pet.

Owner Insurance Verification:

- Proof of adequate homeowners insurance must be given to Community Management Co. at each annual renewal and upon purchase for a new owner.

Pest Control:

- No feeding of wildlife is allowed (alligators, birds, ducks, squirrels, etc.).

Exterior lighting:

- Homeowners are responsible for maintaining the exterior lighting on their unit including keeping the bulbs in working order. Bulb adapters for the two prong bulbs can be purchased at Lowes or Home Depot. The light sensors need to be replaced if not working. Those can be purchased at Lowes.
- If a fixture is broken and unable to be repaired, contact the Architectural Committee for replacement options.

Building/Unit:

- Each unit shall be kept clean, including doors, windows, soffit/eaves, trim, and screened enclosure as necessary.
- Driveway, walkways and sidewalks must be maintained and kept clean and clear of residue or debris.
- Items must be stored from street and neighbor view. Lanais are NOT to be used for storage.
- Window air conditioners are not permitted at any time, except with board approval.
- Water hoses must be put away and properly stored.
- Trash containers must be stored out of sight from the street and neighbor view, including pet trash containers. Trash containers must not be placed at the curb for pick up before 6:00 PM of the evening prior to pick up and removed by 7:00 PM the day of the pick-up.