

HARBOR VIEW AT THE MOORINGS, INC. RULES & REGULATIONS

(Amended December 2025)

Preamble

The condominiums at Harbor View at the Moorings were built to provide their owners with a comfortable, tranquil, and enjoyable place to live, either full time or while on vacation. To ensure this, as well as to provide maximum flexibility and freedom for forty-seven owners living in close proximity to one another, it has been, and is, necessary to provide some commonly accepted standards for behavior.

The Harbor View Rules and Regulations have been provided to each owner at the time of purchase. Each new owner will be asked to sign a statement that the rules have been read and understood. A copy of these Harbor View Rules and Regulations shall be left in each unit and brought to the attention of all tenants and guests. These Rules and Regulations shall apply equally to owners, their families, guests, and renters.

Premises

1. The shared property (or limited shared property such as driveways, stairwells and walkways with easement for access to boat slips) may not be obstructed in any way. All shared areas inside and outside the buildings will be used only for their designated purposes. Articles belonging to unit owners or their tenants (including but not limited to, bikes) must not be kept in the shared areas. Any articles improperly stored in shared areas may be disposed of by the Association, without further notice.
2. Owners/tenants will be held responsible for damage to condominium property caused by themselves or their invitees, including guests, contractors, delivery personnel, etc. This includes shared areas, landscaping, building exteriors, walkways, elevators and other shared elements.
3. To maintain uniformity of exterior appearance, no decoration, plastic or glass enclosures, screens, awnings, or other objects shall be painted, inscribed, affixed, or exhibited by any unit owner on any part of the condominium premises visible from the exterior of the buildings, or from shared areas, without the prior written consent of the Board of Directors.
4. Owners and/or tenants may not cause anything to be hung, displayed, or placed on the exterior walls, doors, or balconies. Laundry, bathing suits, mops, rugs, or clothing are not to be hung from the stair rails, balconies, porches, or window ledges. "For Sale" or "For Rent" signs are not allowed.

5. All unit owners are required to install, maintain, replace and repair hurricane protection for all glazed and unglazed openings, including, but not limited to, windows, sliding glass doors and exterior doors. Options for hurricane protection include Hurricane Shutters, Impact Glass and Hurricane Rated Doors. Refer to the Hurricane Protection Specifications available on the Association website or by contacting the Harbor View Property Management Company.
6. If an owner or tenant is away from the Unit during Hurricane Season, which is from June 1 – November 30th, hurricane shutters must be closed and locked. Hurricane Shutters must also be closed and locked during a Hurricane Warning or a Hurricane Watch and until the storm threat passes, regardless of whether the Unit is occupied. Otherwise, hurricane shutters are to be kept open.
7. To harmonize with the exterior of the buildings, all shades, blinds, draperies, and curtains visible from outside the unit and, hereafter installed, shall be of one color, which shall be white or off-white.
8. No radio or television antenna or antennas, or any wiring for such purpose, shall be installed on the exterior of any building. It will, however, be permissible for owners to install satellite TV dishes in accordance with the Telecommunications Act of 1996; they must be kept within the balcony area and back against the door to the unit.
9. Garbage and recyclables are to be disposed of in the receptacles provided by the Condominium in the locations identified for such disposal. All garbage is to be secured in plastic bags and placed inside garbage bins. Recycling containers are to be used when and as provided.
10. Except for the Condominium grills (currently in pool area and by Building #1), barbecuing, grilling or storage of grills on balconies or in shared areas is prohibited.
11. Loud noises disturbing to other residents and tenants are prohibited. All televisions, radios, stereos, playing of musical instruments, singing, or conversations must be regulated to sound levels that will not disturb others.
12. Owners of units must use sound deadening materials in the installation of floor tiles, parquet, or similar floor treatments, and such materials must be submitted to, and approved by the Association in writing in advance of installation.
13. No flammable materials shall be stored upon any portion of the condominium premises.
14. Owners upgrading their screen porch flooring must waterproof the slab according to the Tremco Vulkem 350 Under Tile Specification prior to installation. (Neogard/ SureGard/Tremco, #171 primer / 350 finish (no rain / water during application)).

15. All bikes parked at bike racks on the Harbor View campus must be labeled with owner's name and Harbor View unit number. All bikes must be in operational condition and brought inside when leaving for the season. Any bikes that do not comply with this provision, may be disposed of by the Association without further notice.

Remodels & Renovations

1. All "major planned renovations", defined as unit construction/renovation work requires an Architectural Review Request Application to be submitted. This work includes, but is not limited to, removal or demolition of any kind (such as walls, cabinets, ceilings, flooring); installation of carpeting, ceiling, flooring, countertop/kitchen, bathroom/showers and tile work; work requiring use of electric saws and/or nail guns, hammering, drilling. (The application can be found on the Elliott Merrill website.)
2. Any Architectural Review Request Form submitted for structural work must be accompanied by an engineering report. If structural questions arise, the owner must bear the burden of hiring a third-party engineer to assist the Association in reviewing the alteration.
3. All contractors must be licensed.
4. All projects must have a county permit to the extent required by law.
5. Major planned renovations approved by the Board must be commenced and completed in the off season (May 1-October 30). Only board-approved minor renovations or emergency repairs may take place In Season (November 1-April 30).
6. Work hours are 8 a.m. – 5 p.m., Monday through Friday and 9 a.m. – 3 p.m. on Saturday. No construction work is allowed on Sundays or holidays. Any exception must be on an emergency basis only and have written approval from the board.
7. Quiet work such as painting, wallpapering and drapery hanging can be done year-round.
8. A/C units replacement, water heater replacement and window replacement can be done year-round.
9. No exterior building changes are allowed without Board approval.
10. The concrete slab under each unit is common element property and must not be penetrated by unit owners under any circumstances.
11. No changes to exterior landscaping are permitted.
12. Contractors and unit owners are responsible for daily clean-up of all common areas.

13. The use of dumpsters is discouraged. Any dumpster requires written approval from the Harbor View Board and a damage deposit. Trailers are preferred for demolition and removal of construction trash and must be removed nightly.
14. Damage to elevators during renovation is the unit owner's responsibility.
15. It is the unit owner's responsibility to be sure contractors and subcontractors are aware of Harbor View's rules.

Management Company

1. The management company is responsible for the maintenance of all common areas and limited use elements of the Harbor View property. These include but are not limited to carports, pool, grounds, lighting, and exterior of structures. The magnitude of this job precludes any activity by the management company inside individual condominiums, except in the case of emergencies, such as water system leak, fires, electrical problems, and so forth.
2. The management company shall at all times, have a key to each unit. No unit owner shall alter any lock nor install any new lock on any doors leading to his/her condominium unit without the knowledge of the management company. If the lock is changed, the management company must be provided with a duplicate key.
3. When an owner is not in residence and wishes a lessee or guest to use the unit and the common facilities, the owner shall give to the management company, in writing utilizing the applicable form, the names of the lessee(s) or guest(s), the length of their expected stay in the unit, and the date and time of their expected arrival and departure.
4. No condominium owner or resident may direct, supervise, or in any manner attempt to assert any control over any employee of the Property Management Company, or attempt to send any such employee on private business of the owner or resident, during the employee's working hours. Owners and residents may employ Property Management Employees for personal services only outside of the employee's working hours.

Vehicles and Parking

1. Owners and tenants must park in their assigned carport spaces. Owners and/or their guests may park a second vehicle in the open parking area adjoining their assigned/numbered spaces.
2. Passenger automobiles, SUVs and trucks that do not exceed the size of one parking space may be parked in the areas provided for that purpose.

3. Any vehicle engaged in commercial activities or licensed commercially, boat trailers, motor homes, more than four tire trucks, cargo vans, oversized vans, motorcycles, etc., are not to be parked on the condominium property. In all instances, any approved vehicle must not exceed the size of one parking space in the areas provided for that purpose.
4. No washing or hosing off of vehicles will be allowed on the condominium property.

Pets

1. Usual household pets (defined as dogs, cats, hamsters, goldfish) of unit owners or their guests may be permitted on the condominium premises. Renters may bring pets at the discretion of unit owner. Unusual pets (ferrets, snakes, wild animals, etc. are not permitted. No more than two pets will be allowed within any single condominium unit.
2. Pets must not be allowed to run free. They must be kept on a leash under control while on the condominium premises, in compliance with the Indian River County leash law. Pet Owners are required to pick up pets' waste and dispose of it properly.
3. Pets will not be permitted in the pool area at any time, including the pool deck.
4. The owner of any pet causing or creating a continuing nuisance or unreasonable disturbance will be given no more than three notices of disapproval or warnings about the pet's misconduct. If, after such warnings, the disturbance continues, the offending pet must be permanently removed from the condominium premises within (30) thirty days of notice from the Board of Directors. Provided however, that if a pet is of a mean or violent temperament or attacks or bites another pet or person, the Board may dispense with the notices referenced above and require the immediate removal of the pet.

Swimming Pool

1. All persons using the pool do so at their own risk.
2. The community manager or their designee is responsible for pool upkeep. He/she is the only person who has the authority to regulate the temperature of the pool.
3. All persons must use the pool shower and remove suntan oils before entering the pool.
4. All persons who are not proficient swimmers and using the pool must be accompanied and supervised by a proficient swimmer.
- ~~5.~~ All incontinent persons using the pool must wear swim diapers.

6. Toys or floating objects, which interfere with the safety of other individuals using the pools are not permitted in the pool.
7. To comply with insurance regulations and to avoid accidents; running, noisy or boisterous conduct, unnecessary splashing, and ball throwing are not permitted in or around the pool area.
8. Radios and other electronic devices at must be limited to use with earphones (plugs).
9. The pool and the pool bathrooms are for the private use of Harbor View Condominium owners, their families, tenants and their social guests ("Authorized Users"). Authorized Users must not provide the access code to the swimming pool or the pool bathrooms to vendors or anyone who is not an Authorized User. Management reserves the right to deny use of the pool to anyone at any time.

Summer Departure or Extended Leave

1. When a unit is to be vacated for 5 days or more, the electricity must NOT be turned off so that the air conditioning may be used to avoid dampness.
2. The main water valve to the unit MUST be turned off if the unit is to be vacated for longer than 5 days.
3. All perishable food MUST be removed from the refrigerator/freezer to avoid rotting in the event of a prolonged power outage.
4. The hot water heater MUST be shut off if gone for longer than 5 days.
5. A water detection device MUST be placed below the water tank to detect any leaks.

Sales or Rentals

1. Approval by the Harbor View Board of Directors is required for all sales of units prior to the final transaction, in accordance with the Declaration of Condominium for each condominium.
2. Owners MUST notify the Property Manager (Elliott Merrill) of any rental and submit the rental form unless the rental company provides the information to Elliott Merrill directly. The rental form can be found on the Harbor View website and must be submitted at least 1 week prior to the commencement of the rental. Owners must also provide the Harbor View Rules & Regulations to all renters
3. Owners will be responsible for any damage caused by renters.
4. The rental period is a minimum of one week but longer rentals are encouraged.

Enforcement

1. All suggestions or complaints from owners pertaining to violation or enforcement of these Rules and Regulations must be in writing and submitted to Elliott Merrill to be reviewed by the Harbor View Board.
2. It will be the responsibility of the Board to assess whether or not an actionable violation of these rules has taken place.
3. Final interpretation of these Rules and Regulations shall rest with the Harbor View Board of Directors. If following a thorough review of the situation, the Board does determine that a violation has occurred; it will be the Board's responsibility to take action to correct the situation. The Board's decision shall be binding on all parties to any controversy concerning violations of these Rules and Regulations.
4. Upon agreement among the members of the Harbor View Board that a violation of these Rules and Regulations has occurred, a letter will be mailed within three business days to the owner of the offending unit requesting that the violation be corrected within thirty (30) days, unless the Board believes that a shorter time for compliance is required for safety reasons.
5. If the violation is not addressed within 30 days, or as required by the Board the Board of Directors may levy a fine and a Fining Committee composed of residents who are NOT board members, will be established to approve or disapprove the fine pursuant to 718.303, Florida Statutes.
6. If the fine isn't paid and/or the violation continues the Board shall be authorized to seek legal assistance in enforcing the Rules and Regulations.

Thank you,

Harbor View Board of Directors