

CRESCENT BAR CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS
REVISED: 5/11/26
Board Approved Date: 5/11/26

HOUSE RULES

The purpose of these administrative rules and regulations are for the general wellbeing of all owners, residents, guests and tenants, hereafter called "occupants" of Crescent Bar Condominium Association and also to protect the reputation and desirability of Crescent Bar Condominium Association by providing maximum enjoyment of the Project.

The full authority and responsibility of enforcing these rules reside in the Board of Directors of the Association. The Board may delegate that authority and responsibility to a Manager. All owners, their families, tenants, rental agencies, employees and any other persons using the complex on their behalf, shall be bound by these rules and standards of reasonable conduct whether covered by these rules or not.

ADMISSION TO THE COMMON AREAS

1. Condo owners, guests of owners and registered renters will be admitted to the common area. Renters are limited to the number of people the unit is registered to sleep and are not allowed guests. Guests of owners will be limited to six per unit, or the number of people the unit is registered to sleep, whichever is greater. Owners of rented units may enter the common area for business purposes.
2. Condo owners, guests of owners and renters must wear Crescent Bar Condo management approved wristbands at all times when on the condo premises. Replacement wristbands will be issued at management discretion with possible fees based on circumstances.
3. Owners and Occupants of condominiums are permitted to use a total of two parking stalls. Parking passes must contain the unit number. Vacation rental/guests shall be provided with management approved pass to display visibly in their vehicle.. ANY VEHICLE FOUND IN THE PARKING LOT WITHOUT A CURRENT PARKING PASS WILL BE TAGGED WITH A VIOLATION NOTICE AND GIVEN 24 HOURS NOTICE TO REMOVE. AT THE END OF THE 24 HOUR TIME PERIOD, IF STILL PARKED AND UNAUTHORIZED, THE CAR IN VIOLATION WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. When workmen are performing work on a condo, the occupant shall advise them to place information on their dash as to what unit they are working in.
4. All Condos must post the rules and regulations of CBCMA. Owners and/or their agents are responsible for monitoring the occupancy of their condo to ensure that only registered guests are utilizing the unit; that guests comply with CBCMA rules and regulations; and that guests comply with the terms and conditions of occupancy agreements. Unit owners are responsible for the conduct of any lessee, renter or guest. If the owner or their agent is unable to control their conduct, and such a person fails to observe all of the provisions of the governing documents of the Association, the owners or his designated Agent shall, if so requested by the Board or Manager, immediately remove them from the premises, without compensation for lost rentals or any other damage resulting therefrom.
5. Owners are to furnish occupants with a welcome package containing the Rules and Regulations of the complex; outline the activities and facilities available to the guest tenants and any such additional information as determined appropriate.

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COMMON AREA RULES

1. Pets

A. Owners of condominium units and the property manager as a resident are the only persons allowed to have pets on the premises, either inside the common area or outside the main condo complex perimeter. Condo owner's/manager's pets must be on a leash at all times while being walked from the gate to the homeowner's unit and back out again. Pets in the common areas within the complex are to be actively walking to and from the gates, to the owners unit. Pets are not allowed in pool area.

B. Pets are allowed to be on owners decks under the following conditions:

- 1) They are behaved (not barking or yelping,)
- 2) They are being attended by the condo owner
- 3) They are restrained so they cannot leave the deck patio, e.g. on a leash, in a crate, gated deck on upper unit.

C. Owners/manager shall not allow their pet to defecate in the common areas, or on the immediate surrounding areas of the complex. If an owner's/manager's pet does defecate in the common or surrounding areas, it shall be the owner's/manager's responsibility to immediately remove the feces.

D. Renters or guests of owners/manager are not allowed to have pets in the condo complex or around the main perimeter of the condo complex. Service animals will be permitted.

2. Tents or other structures are not allowed in the common area.

3. Charcoal type barbecues or hibachis are not allowed on the decks or patios. Propane barbecues must be used out from under the soffits. This means on the grass for lower units and on the stair landing for upper unit. All units must store barbecues on their patio or deck when not in use.

4. Net games, ball playing, Frisbee throwing, etc., which may be potentially hazardous to non-participants, are not allowed in the common area.

5. Towels, bathing suits, etc., are not to be hung on the deck rails, stairway rails or pool fence.

6. Owners or renters are responsible for cleaning up debris left in the common area by their family, guests, or themselves.

7. Motorized vehicles, bicycles, skateboards, roller skates etc are not to be used in the common area.

8. Lawn furniture cannot be reserved by anyone leaving the pool area. Lawn furniture is to remain around the pool. Towels may be removed from furniture if not occupied for two hours.

9. Doors and gates will not be left open under any circumstances.

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10. Abusive noises from loud stereos or radios, loud parties, etc., will not be tolerated. Please respect your neighbor's privacy.
Quiet time is 10:00 PM — 8:00 AM.

11. No changes, modification, additions or deletions shall be allowed to be made beyond the interior walls of any condominium unit without the prior written approval of the Board of Directors. This shall include, but shall not be limited to; any changes to the exterior window, additions or deletions of screens to exterior windows, installation of vents exhausting to the exterior of the building, etc. Window box air conditioners are not allowed in bedroom windows.. Should any such addition, modification, change, or deletion be made without prior written approval, the owner of the unit to which such additions, deletions or modifications have been made shall be responsible for returning the exterior of the unit to its prior condition at the owners expense.

13. All window treatments to include, but not limited to; draperies, blinds, and mini-blinds shall be white or off-white in color on all surfaces exposed to the outside of the condominium unit. For example, any draperies other than white in color shall be lined with a white lining. Any blinds or mini-blinds which can be tilted so that either surface can be partially exposed to the exterior shall be white on both blind surfaces. No newspaper, aluminum foil, or other similar substance shall be used to line windows to the extent such materials are visible to the outside.

14. The garbage compactor is for household garbage and food debris. Non-household debris such as furniture, appliances, carpeting and the like are not allowed to be put into the compactor. Neither are they allowed to be placed in or around the compactor area. All non-household debris must be hauled and dumped at the individual homeowners' expense.

15. Fireworks are prohibited

16. Propane or wood fire pits are prohibited

17. The Manager will retain a passkey to each condominium for emergency entry, access for maintenance, or protection of the common elements of another condominium. If a condominium lock is changed, the Manager must be given a duplicate key.

18. The Manager is not required to give access to any condominium.

19. An abbreviated version of the Association Rules and Regulations must be accessible in all units.

20. Owners must have functioning smoke alarms in their unit(s).

21. No nudity in the common area.

22. Bikes/scooters must be stored on patio/deck or in bike racks.

23 No personal belongings shall be left on the grass overnight.