

GENERAL INFORMATION AND RULES

FOR

**OWNERS AND GUESTS OF THE
ISLANDER BOATEL CONDOMINIUM**

July 2012

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INTRODUCTION

PURPOSE

The purpose of the Rules of the Islander Boatel Condominium Association is to allow all Owners to enjoy and maintain the value of their property. They are based on common courtesy, respect for other Owners, and for the common good of all Owners.

The Board of Managers, as the elected representatives of the Owners, have carefully reviewed and accepted these rules as the common standard of operations. The Board of Managers have the responsibility to manage the use of the common areas and to ensure condo Units are maintained in such a manner as to insure the safety, integrity and upkeep of the property. These rules supersede any existing Rules previously enacted.

FINES

In order to maintain the integrity of these rules, the Board of Managers is authorized to levy fines for all violations resulting from the failure to abide by any of the rules stated in this document. The offender may be fined:

- \$50 for a first offense
- \$100 for a second offense
- \$200 for each subsequent offense

Determination of rule violations for purposes of levying fines will be at the discretion of Board of Managers. **The Property Manager has the responsibility and authority to issue violation tickets to Owners and Guests.**

The amount of the fine must be paid to the Association within thirty (30) days, or the Owner may appeal the fine in person to the Association Board at the next regularly scheduled meeting. If the appeal is denied, the payment is due within ten days of appeal denial.

Any ticket not paid when due, or upon rejection of the appeal right of the violating Owner, will be subject to interest penalty of 1% per month until paid. These fines and appeals are cumulative. Any outstanding tickets and associated interest not paid within ninety (90) days from the date of issuance will result in the placement of a lien on the Owners property. The cost of any legal expense incurred with regard to said lien will be included in the filing thereof.

Owners have the final responsibility for any ticket issued, as they are responsible for Guests.

It is the sincere desire of the Property Manager and the Board of Managers to enforce these Rules and Regulations in a fair and consistent fashion. In the event there is a continuous or willful violation of any of the rules, the Board of Managers may elect to take legal action to enforce these rules. The cost of this action will be charged to the Owner who violated the rules.

RULE CHANGES

Owners may request changes to the rules through the Board of Managers. The process is to submit suggested changes in writing at the regularly scheduled board meetings or through a building representative. All requests will be reviewed and voted upon.

GENERAL INFORMATION

PROPERTY MANAGER

The **Property Manager, Brian Hotopp**, is available during normal business hours and emergencies. He can be contacted in Unit E13, at **(614) 570-1308** or **ibcmgr@gmail.com**.

In the event of an emergency dial 911 or contact:

- **Logan County Sheriff Department - (937) 599-3333**
- **Russells Point/Lakeview Fire Department - (937) 599-2222**

The Property Manager carries out the policies of the Board of Managers, and makes policy recommendations. It is the Property Manager's responsibility to see that the Rules are enforced.

The Property Manager has the right of immediate entry into Units in emergencies and the right of entry for routine inspection. To facilitate entry, the Owner of each Unit must deposit a key for the main entry lock with the Property Manager. An emergency includes any instance where immediate and necessary entrance is needed to check for water or fire damage, as well as any noxious odors or offensive problem which might be prevalent in a Unit where the Owner may not be in residence. The Property Manager will take such steps as are necessary to correct the conditions. Owners will be notified of such entrance and the reason for it, and the Owner will be billed for any emergency work required.

SECURITY

If anyone should notice a strange vehicle, van or truck on the complex grounds, please notify the Property Manager immediately. If any person's actions are suspicious in nature, dangerous to others, or unlawful, please call the Logan County Sheriff at (937) 599-3333.

MAIL BOXES

Two areas have approved mailboxes. Each condominium building has its own county address. Use the appropriate one for your Unit. For example:

Mr. and Mrs. Any Resident
10xxx Road 286, Unit No. ____
Huntsville, OH 43324

"A" Unit 10243 Road 286
"B" Unit 10209 Road 286
"C" Unit 10305 Road 286
"D" Unit 10339 Road 286
"E" Unit 10271 Road 286

Please see that mail is removed from the box every day you are in residence. Arrangements for a mail box are handled through the Russells Point Post Office.

OWNERS

The term "Owner", as used in these rules, means the person or persons listed on the deed (husband and wife if only one spouse is listed). Adult children of Owners are not considered Owners unless their name appears on the deed. They are considered Guests.

GUESTS

The term "Guest", as used in these rules, means any person who is staying in the Unit of an Owner with the consent of the Owner. This includes Family Members, Lessees and others.

RULES ENFORCEMENT

Because of our desire to provide pleasant and comfortable surroundings and to maintain security, Owners are responsible for adhering to the rules as well as ensuring their Guests do the same.

Violating the rules may result in privileges being revoked and the Owner subjected to fines at the discretion of the Property Manager.

In the case an Owner, Guest or Trespasser behaviors are suspicious in nature, dangerous to others, or unlawful, the Property Manager will summon the Logan County Sheriff's Department.

DELIVERIES

When the Owner is not present, delivery and service personnel are permitted to make deliveries direct to the Unit. The Property Manager shall be advised at least twenty-four (24) hours prior to delivery. If you are not present in the Unit when a delivery is made, the Association will not be responsible for loss or damage to any property. The Association cannot be responsible for deliveries which are not made on schedule or which have not been scheduled in advance with the Property Manager.

SOLICITATIONS

In order to assure a safer environment, no solicitors will be permitted on the property at any time, except by individual appointment with a resident.

CABLE TV

Cable television is provided to the Association by **Time Warner Communications**. Their telephone number is **614-481-5050**. Any work that is required specifically for an Owners individual service must be coordinated with the Property Manager so that service is not disrupted or impaired to other Units.

The Board of Managers has negotiated rates for basic cable (not including premium channels) that are substantially lower than an individual would have to pay. The basic rate is divided among the number of Units and is included with each Owners monthly maintenance charge. This service is provided for all Units and is not an optional fee.

Owners may arrange for premium cable, internet or phone services directly with Time Warner at an additional expense. It will be billed separately to the Owner.

STORAGE SHEDS

A limited number of storage sheds are available for lease for use by Unit Owners. The Lessee may renew the lease on a year to year basis at the current rental rate set by the Board of Managers. Storage sheds are to be used for storage only and not for residence or work area. Nothing should be attached to the outside of these buildings.

If Lessee should sell Condominium Unit, the shed lease fee will be prorated for the duration the shed can be leased to another Owner. The Property Manager will help to find a new Lessee from the waiting list.

GOLF CART PARKING

A limited number of golf cart parking spaces are available for lease for use by Unit Owners. The Lessee may renew the lease on a year to year basis at the current rental rate set by the Board of Managers.

If Lessee should sell Condominium Unit, the golf cart lease fee will be prorated for the duration the parking space can be leased to another Owner. The Property Manager will help to find a new Lessee from the waiting list.

DOCK/LIFT

One dock/lift is available for lease for use by Unit Owners. The Lessee may renew the lease on a year to year basis at the current rental rate set by the Board of Managers.

If Lessee should sell Condominium Unit, the dock/ lift lease fee will be prorated for the duration the dock/lift can be leased to another Owner. . As only one dock/lift is available, a drawing is held periodically to select the Owner that may lease the dock/lift.

BOATEL ADDRESS

The address for any official mail for the Property Manager or Board of Managers is:

Islander Boatel Condominium Association
C/o Richard E Ayres, Treasurer
80 West Clark St, P. O. Box 250
North Hampton, OH 45349-0250

RULES

UNIT OCCUPANCY

Unit occupancy is limited to Owners and Guests as defined in the General Information section. Guests under 18 years of age may not occupy a Unit unless they are accompanied by the Owner or by an-adult Guest. Children will be subject to all the Rules applicable to Guests.

No Unit is to be used as a motel or hotel at any time. Excessive occupancy may be a rule violation at the discretion of the Property Manager.

The renting of a Unit is prohibited. Please refer to Lease Section.

Time sharing Ownership is prohibited. Only private family Ownership will be approved.

Total overnight occupancy should be limited to the following:

Unit Size	Number of Persons
One bedroom Unit	4
Two bedroom Unit	6
Three bedroom Unit	8
Four bedroom Unit	10
Five bedroom Unit	12

RULE VIOLATIONS SUBJECT TO FINES:

- Any unauthorized use of Unit by non Owner or Guest
- Rental of Unit
- Time sharing of Unit
- Excessive occupancy that is construed as use like a motel or hotel
- Any unlawful activity

GUESTS IN RESIDENCE

An Owner not in residence may grant permission to Guests to use the Unit.

Occupancy by Guests during an Owners absence will be limited to a maximum of thirty (30) days in the cumulative aggregate in any twelve (12) month period from January 1 to December 31, unless approved by the Board of Managers.

Guests may not grant Guest privileges to other persons.

No person under the age of eighteen (18) shall be permitted Guest privileges unless the Owner or other adult Guest is in residence.

RULE VIOLATIONS SUBJECT TO FINES:

- Guests granting Guest privileges to others
- Allowing person under the age of 18 Guest privileges without adult Owner or Guest in residence

REMODELING / CONTRACTORS

An Owner or private contractor may perform construction, remodeling, painting, papering, carpeting or any other related type work on weekdays from 8:00 a.m. to 5:00 p.m. No Owner, contractor or service person will be allowed to work on Saturdays, Sundays or holidays unless it is an emergency or if the work is performed by the Owner, or under the Owners supervision to minimize noise and disturbing other Owners. If another Unit Owner is disturbed by construction or noise during non approved hours and notifies the violating Owner and/or Property Manager, the work shall stop.

If the Owner cannot be present, the Owner must inform the Property Manager to grant entrance to workers, employees or contractors to their Unit. Without this, entry will not be permitted. The Owner is responsible for any and all liabilities.

It is the Owners responsibility to ensure that the contractor or workers shall remove all byproducts and refuse of construction or modification from the condominium premises each day on the completion of that day's activity. The trash houses are not to be used for that type of refuse. Owners will be responsible for any problem or costs with regard to removal of said byproducts and refuse in the event such action becomes needed.

RULE VIOLATIONS SUBJECT TO FINES:

- Performing or allowing work on weekends or holidays that's disturbing to other Owners
- Failure to take responsibility for removal of construction materials

UNIT APPLIANCES

Each Owner must assure that proper servicing is completed for their air conditioner, furnace, dishwasher, washer, dryer and all other appliances in order to prevent damage to the building or other Units. Any damage to the building or other Units due to improper maintenance of these appliances is the responsibility of the Owner causing the problem.

When turning off sink disposal, let cold water flow for an additional 1 minute to assist in keeping the drain clean.

RULE VIOLATIONS SUBJECT TO FINES:

- Disregard of maintenance of Unit appliances which cause damage to the building or other Units

WINTERIZATION OF UNITS

To avoid costly repairs, it is mandatory that heat is left on for the cold weather months. A minimum of 55° temperature is needed to assure pipes do not freeze. Some Units have water pipes that are susceptible to freezing if lower temperatures are maintained.

It is strongly recommended that the main water supply and the hot water tank be turned off during periods of long absence such as during cold weather months. Pipes leading to outside faucets have frozen leading to burst pipes inside the Unit. Turning off the main water supply along with draining the outside faucet will prevent water damage from these pipes.

RULE VIOLATIONS SUBJECT TO FINES:

- Failure to maintain adequate heat in Unit that allows damage to the building or other Units

PETS

Domestic pets will be permitted only when accompanied by the Unit Owner or Guest. Any problems relating to pets will be considered a violation, and the Property Manager specifically reserves the right to have any pet problem corrected including having the pet removed from the premises.

Pets are not permitted to run loose. Pet owners are responsible for the cleanup of pet waste. Disturbing, continuing noise from pets is not permitted.

RULE VIOLATIONS SUBJECT TO FINES:

- Allowing pets to run loose
- Failure to clean up after pets
- Allowing the noise of pets to disturb other Owners

SWIMMING POOL

The pool is for the exclusive use of Islander Owners-and Guests. No Guest may grant Guest privileges to other persons.

Subject to compliance with State health regulations, the swimming pool will be in operation from Memorial Day weekend through Labor Day weekend. The normal hours for pool usage are from 10:00 a.m. to 10:00 p.m.

No person may swim in the boat dock channel as it is dangerous since boats are backing out and entering the docks.

Each Unit is entitled to pool usage for four (4) Guests. Additional Guests per Unit may be permitted upon obtaining the approval of the Property Manager. The Property Manager may also limit the number of Guests per Unit that may use the pool simultaneously if the maximum occupancy of the pool is exceeded. This is based on the restrictions of the Ohio Department of Health.

Persons 18 years of age and older are considered adults. Children under the age of thirteen (13) years shall not be permitted in the pool area unless accompanied by an adult. After 7:00 p.m., all children under eighteen (18) years of age must be accompanied by an adult.

The Islander Boatel Condominium Association provides the pool for Owners' convenience, but disclaims any liability for any action or accident resulting from any violation of these rules, or any other cause.

No lifeguard will be on duty, and no person unable to swim should use any portion of the pool unless attended by a competent swimmer.

Owners are encouraged to avail themselves of CPR training and to be aware of their own limitations around a pool. Do not attempt to help someone in distress without assistance. Pool side life rings and the hook pole provide help to a distressed swimmer without exposing the rescuer to danger.

Because numerous Owners want or need the pool for rest, relaxation and exercise, the following rules have been established for everyone's benefit, safety, and protection. In addition, please report any unusual sound, water color, or unsafe conditions promptly to the Property Manager.

- The gate to the pool area is to remain closed and locked at all times. It shall not to be propped open or otherwise left unsecured.
- Be prepared to identify yourself to assure those not entitled to use the pool are escorted out.
- No excessive noise is allowed
- No pets are allowed in the pool area
- Dispose of all trash into proper containers.
- No swimming in the boat dock channel

RULES POSTED AT THE POOL

- No Smoking
- Only Islander Owners & Guests permitted in pool area.
- Children under 13 not permitted in pool area without adult.
- Use of glass or breakable items in pool area is prohibited.
- No person with skin rash, sores, any skin disorder or communicable disease may use the pool.
- Swimming permitted only in regular swimming attire.
- Children in diapers **MUST** wear a protective "swim diaper" or plastic pants with elastic around the waist and legs. Parents will be held responsible for the cost of closing the pool and cleaning up after an accident by their children.
- Remove all suntan oils prior to entering pool.
- Running and horseplay are prohibited.
- Lightweight toys, floats, noodles and snorkeling equipment are permitted as long as they do not disturb others.
- Featherweight objects, such as nerf or beach balls, may be thrown in or about the pool as long as they do not disturb others.
- The first 10 minutes of each hour is **ADULT ONLY** swim time, should any adult declare. Children under 16 are to be made aware of this rule.

RULE VIOLATIONS SUBJECT TO FINES:

- Any violation of the above

POOL PARTY HOUSE

The pool party room is for the use of the Owners.

Children are not permitted in the party rooms unless accompanied by an adult.

Private parties may be authorized by, and scheduled through the Property Manager. Private parties may not be scheduled at the same time as Condo Association events or on summer holidays.

A limit of thirty (30) outside persons has been established. If a larger party is contemplated, a formal request in writing must be made to the Board of Managers prior to the requested date. Any party room event must conclude by midnight (12:00 a.m.), and noise rules will be strictly enforced.

There will be a charge of \$25 for the use of the pool party house and a \$50 refundable cleanup deposit will be required. These charges must be paid in advance of use.

Owners are liable for any damage done to the party house or its contents and are responsible for their Guests' adherence to the Rules as defined herein.

Persons serving as employees of Owners or Guests while at the Islander are not permitted to use the recreational facilities. This is not to imply that employees cannot be your Guests.

TRASH

The proper disposal of all waste, trash and litter is essential. Cans, bottles and papers left outside in yard areas or parking lots add to everyone's expense. Each Owner is responsible for maintaining a clean environment in the common areas.

All trash, appropriately bagged, deposited in the designated trash houses will be placed in the rear portion of the trash house, as space to do so is available, so as not to block the entrance ways, and to provide maximum space availability at times of high usage.

The trash collection agency will not remove old furniture, mirrors, bedding, wood and other items that cannot be placed in plastic trash bags. Owners must personally arrange for removal of these items from the complex.

When packaging any trash or litter, make sure smoking materials are completely extinguished and cold. Fireplace ashes and barbecue coals must be extinguished.

Proper handling of waste includes:

- "Grindable" garbage should go down the disposal.
- Use only heavy duty weight plastic trash bags. Paper bags and plastic waste basket liners are not acceptable.
- Keep sharp objects out of bags.
- Bags should be securely tied.
- Bags should be handled carefully to prevent damage or bursting.
- Cardboard cartons must be flattened and may not be filled with trash or refuse.
- The proper cleaning of fish and disposing of the remains must be adhered to.
- Any Owner-or Guest found to be violating these rules will be billed for the expense of cleaning up the trash house. The trash company is paid only to pick up trash that is properly bagged and tied.

RULE VIOLATIONS SUBJECT TO FINES:

- Failure to properly bag trash.
- Failure to keep entranceway clear.
- Disposing of items that cannot be placed in plastic bags without prior Property Manager approval

CLEANLINESS

In order to maintain the neat and clean appearance of our complex for the benefit and safety of the Owners and the community:

- The doors to the trash storage areas must be kept closed at all times.
- All containers, bottles and empty packaging must be returned to the individual Unit for disposal.
- Neither the lake nor the Association common areas, including the parking lots, are to be used for disposal of waste.
- Glass containers are not permitted in any common areas, including the parking lots.
- No object of any kind, including cigarettes, matches, fireworks, paper, etc., should be thrown from the balconies or porches.

RULE VIOLATIONS SUBJECT TO FINES:

- Any violation of the above.

NOISE

In order to ensure your own comfort and that of your neighbors, radios, televisions, stereos, musical instruments, etc must be kept at a low volume to not disturb others, especially between the hours of 11:00 p.m. and 9:00 a.m. All unnecessary noises shall be avoided at all times.

After 11:00 p.m., noise in the parking lot and any common areas must be avoided, as most bedrooms face the parking lots. This includes loud conversation, games, horns and automobile engines.

RULE VIOLATIONS SUBJECT TO FINES:

- Loud or disturbing noises inside or outside at any time (especially between 11:00 p.m. and 9:00 a.m.)

OBSTRUCTIONS

An Owner shall not store any article in his Unit or in storage rooms which will obstruct the entrance to the Unit in the event of an emergency that may hinder emergency personnel. Be sure nothing blocks access to the electrical panel, and to hot and cold water shutoffs.

RULE VIOLATIONS SUBJECT TO FINES:

- Any obstruction which interferes with the safety or appearance standards of the complex.

EXTERIOR APPEARANCE

In order to maintain the neat and clean appearance of our complex for the benefit and safety of the Owners and the community:

- Nothing shall be affixed to the exterior of the buildings without the Board of Managers approval
- Mops, cloths, brooms and vacuum cleaner bags shall not be dusted or shaken from the windows or balconies.
- No clotheslines may be used on an Owners balcony, including railings, walls and fences.
- Towels, swim suits or laundry are not to be dried on ledges, balconies or railings.
- Flowerpots, boxes and other apparatus must not be kept or suspended on window ledges, outside windows, doors or walls where the article could fall and cause damage or injury.

RULE VIOLATIONS SUBJECT TO FINES:

- Any violation of the above

PARKING

There is one parking space assigned for each Unit. Please use only your assigned space or driveway (D building only) or a Guest space. Access to sidewalks must be maintained. Pull in just far enough to keep bumper clear of the sidewalk and do not block other automobiles.

Due to frequently congested conditions, the parking lots are to be utilized only for vehicles of Owners and their Guests. No vehicles that are not operable and/or in regular use are to be stored in the parking lots. The Property Manager and the Board of Managers will have the right to determine vehicles that are not in use, which will then be subject to violation notices and fines. Vehicles represented to be "for sale" are not to be parked in the parking lots.

Parking of trailers in either lot is prohibited at any time unless prior approval has been obtained from the Property Manager. Approval will be given only for temporary parking of seasonal vehicles, and only when the lots are not filled, or for emergencies of short duration.

Motor homes and camping trailers may not be parked in the lots at any time as this is in violation of the Stokes Township Zoning laws.

RULE VIOLATIONS SUBJECT TO FINES:

- Parking in another Owners assigned space.
- The failure to remove an automobile when notified to do so.
- Parking a trailer in either lot at any time without the approval of the Property Manager or failure to remove trailer when notified.

BOAT DOCKS

Every condominium Unit has an assigned dock for the exclusive use of the Owner. Some Owners rent dock space from another Owner and may have exclusive use of the rented dock. No dock may be leased or rented except to another Islander Unit Owner and requires prior approval of the Board of Managers.

Dock assignments must be respected at all times. An empty dock is not necessarily an unassigned dock. It may, in fact, indicate current activity of the boat normally stored at this dock.

There are several docking areas for Guests. Please consult the Property Manager for the closest available dockage for your Guest's boat. Occasionally, boats may be moored overnight in Guest docks with prior approval from the Property Manager.

Outdoor carpet on dock boards is not advisable. The dock walkways are reserved for the exclusive use of the Unit assigned to that dock.

Small boats and special watercraft must be kept in the water or removed from the property. They shall not be left on open docks, walkways or grass or other common areas unless special permission has been granted by the Property Manager. Any violating watercraft will be taken to public storage facilities at the Owners expense.

RULE VIOLATIONS SUBJECT TO FINES:

- Docking watercraft in someone else's assigned dock.
- Keeping a small boat or special watercraft on common areas, open docks, common walkways or grass.
- Unauthorized use of assigned dock walkways.

BICYCLES, MOPEDS, ETC

Bicycles, mopeds, trail bikes and other similar type vehicles must be stored in a storage shed, bike rack or Owners parking space. No fuel powered Unit is to be stored in any condo.

The riding of any bicycle, moped, trail bike, motorcycle or snowmobile is permitted in the parking lot only. All sidewalks are for pedestrian use only, whether in the parking area or at the lake side. Please instruct children of this restriction.

The Association does not have a playground. For consideration of other Owners and Guests, as well as automobiles and Association property common areas are not to be used for hard ball playing, skate boards, camping, or similar activities. Please instruct children of this restriction.

RULE VIOLATIONS SUBJECT TO FINES:

- Storing fuel powered Unit inside a condo
- Riding bicycle, moped, trail bike, motorcycle or snowmobile on sidewalks
- Utilizing common areas for activities such as hard ball playing, skate boarding, camping, etc.

GRILLS, OPEN BURNERS, FIREPLACES, FUEL AND FIREWORKS

Fire is extremely serious any time, particularly at the lake. Caution should be exercised at all times. Owners should keep a fire extinguisher of the proper type, size and charge within their Unit.

Grills should not be used inside Units, on a balcony, or on any enclosed porch.

Bonfires, fire pits and open type campfire burners are prohibited. **The exception is if they are prepared and cared for by the Property manager or other designee at events formally sponsored by the Board of Managers.**

Charcoal and propane gas grills are the only approved portable "burning" device.

Gasoline and/or fuel tanks shall not be stored in, or near a condo for obvious fire hazard reasons.

Fires in fireplaces should be extinguished before an Owner or Guest leaves his Unit for an extended time.

No fireworks/firecrackers are permitted on the premises.

RULE VIOLATIONS SUBJECT TO FINES:

- Use of a grill inside a Unit, on a balcony, or in an enclosed porch
- Use of a portable-burner other than a charcoal or gas grill.
- Bonfires, fire pits, including open type campfire burners
- Storing fuel tanks inside or near a condo
- Use of a fireworks on the Islander property

In the case an Owner or Guest uses fireworks on Islander property; the Property Manager will summon the Logan County Sheriff's Department.

SELLING A UNIT

An Owner who wishes to sell the Unit is required to notify the Board of Managers in writing, indicating whether the property will be sold by the Owner or listed with a particular real estate agent.

No sign of any kind will be allowed at the Unit, other than a portable type used for open house showings during the time of the open house. These signs are not to be left in place overnight.

The Board of Managers has the "Right of First Refusal" for all Unit sales. This means that the Board of Managers must approve all sales before they become final.

RULE VIOLATIONS SUBJECT TO FINES:

- Posting "For Sale" signs, other than portable open house sign, on the Unit or inside windows.

LEASING A UNIT

Established Owners may lease their Unit only once during the calendar year. These leases are to be for no less than 180 days nor more than one (1) year. Lease arrangements and Lessees must be approved by the Board of Managers before possession can be granted.

If the lease contains a purchase option, the exercise of the purchase option will require the Board of Managers' approval (first right of refusal) as in any sale. Each Owner is responsible for acquainting the Lessee with the rules.

The Owner is responsible for the compliance of the Lessee with the rules. The Owner will be held responsible for any rule violation or property damage caused by the Lessee.

No room may be leased separately and no transient tenants may be accommodated.

No subletting or split-leasing will be permitted. Lessees are not permitted to have pets unless approved in writing by the Board of Managers.

RULE VIOLATIONS SUBJECT TO FINES:

- Leasing a Unit without Board of Managers approval
- Leasing a room
- Subletting or split-leasing
- Allowing Lessees to have pets without Board of Managers approval

ADVERTISEMENT AND SIGNS

In order to maintain the neat and clean appearance of our complex for the benefit and safety of the Owners and the community:

- No sign, advertisement or other notice shall be exhibited, inscribed, painted or affixed by anyone on any part of the outside of the building or visible through any window or doorway.
- No advertising of services in newspapers, radios, television or other publications shall use the name or address of the Islander Condominium, nor can they be used as a business address.
- No Realtor signs may be placed anywhere, except as prescribed under the section dealing with the sale of a Unit. The Property Manager's phone number may not be used as an answering service function.
- No "For Sale" signs are to be displayed in or upon vehicles parked on the Islander premises.

RULE VIOLATIONS SUBJECT TO FINES:

- Any violation of the above

Islander Boatel Condominium Unit Owners Association

C/o Richard E Ayres, Treasurer
80 West Clark St, P. O. Box 250
North Hampton, OH 45349-0250

islandercondo.net