



Harbor @ Whitten & Dustin Condominium Association  
Rules, Regulations and Standards of Resident Behavior

**TENANT VERSION**

1. Occupancy limit is six (6) persons per unit.
2. Tenants are not allowed to have pets at the property.
3. Nothing is to be stored around stairways, other than bike racks and bikes. No blankets, towels, rugs, clothing should be draped or hung over railings.
4. No garbage or trash shall be left in public view (i.e. decks, patios). Trash is not picked up curbside. All trash must be disposed of by Tenants into dumpsters located on Dustin Ave. Only small, residential trash is allowed in dumpster. No trash shall be left outside the dumpster. Cardboard boxes must be broken down before disposal. After depositing trash in the dumpster, plastic doors must be closed to prevent access by scavenging animals.
5. Tenants may participate in the Hampton Recycling Program. Please place your authorized recycling bin out on the street Monday and do not forget to pick it up after it is emptied.
6. No spitting or throwing of cigarette butts, candy or gum over railings.
7. No dumping of water from second or third floor decks
8. The use of fireworks is prohibited by law. Fireworks are not permitted on the premises per order of the Hampton Fire Department.
9. Absolutely no noxious or offensive behavior. No running or jumping inside units. No banging on walls, floors and/or ceilings. No foul language or cursing. No excessive yelling/fighting, no loud and offensive music, no disturbances of any kind between the hours of 9:00PM and 9:00AM. **Note: any and all police calls will be reported to Owners, multiple police interventions are grounds for immediate eviction.**
10. The use of surround sound systems and or heavy bass speakers at any time in any Unit, in the Common Area or Limited Common Area is strictly prohibited.
11. Per order of the Hampton Fire Department, absolutely no charcoal grills on any decks and the use of gas grills on 2<sup>nd</sup> and 3<sup>rd</sup> floor Dustin Avenue units is strictly prohibited.
12. The use of outside fire pits and chimineas is strictly prohibited.
13. Only two (2) designated parking spaces per unit, vehicles must be parked front in, and end to end. Absolutely no boats, jet skis, trailers, mobile homes, campers, tow trucks, or large capacity trucks are allowed to be parked in spaces. Motorcycles are considered a vehicle and must be parked as such. There shall be no parking at any time that blocks the dumpster area. Vehicles that do block this area may be towed without notice. The use of overflow parking is reserved for owners and authorized long-term residents only.
14. Snow Removal: Move your vehicles when the plow contractor arrives on the property to plow the parking areas. Violators are subject to towing at the Owner's expense.

*These rules are excerpts from the Harbor @ Whitten & Dustin Condominium Association documents and not rules and regulations in their entirety. Violation of these rules will result in fines being assessed against the Unit Owner*

**PLEASE POST THESE RULES INSIDE CONDOMINIUM UNIT**