

PLANTATION POINT CONDOMINIUM ASSOCIATION, INC.

RULES & REGULATIONS

Rules and Regulations of Plantation Point are compiled to establish a harmonious environment for all residents. It is expected that all residents and their guests comply with these rules.

- PARKING** Parking of vehicles shall be allowed in designated parking areas and driveways of each condominium. In the spirit of cooperation, residents are required to notify neighbors of any groups of guests or parties adding more than 10 cars. No parking is allowed on common green areas.
- PETS** Animal owners shall comply with the Glynn County Animal Ordinance at all times. All pets must be on a leash at all times. Pets are not allowed to roam the property without control of the owner. Pet owners are required to clean up after their animals.
- GARBAGE CANS** Garbage shall not be placed outside units, except in the dumpsters located on the property. Garbage **MUST** be put into plastic bags before putting garbage in the dumpsters. **Dumpster pickup is on Tuesdays.** Absolutely no household items/appliances are to be placed in or around the dumpster area. If dumpster is full or if there are items around the dumpster, please contact the management company.
- NUISANCE** No nuisance shall be permitted to exist or operate on any unit or any part of the Common Elements or Limited Common Elements so as to be detrimental to any other unit in the vicinity or to its occupants or to the Common and Limited Common Elements. **When upgrading the inside of your units, please comply with the following working hours: Monday-Saturday 8:00 a.m. to 5:00 p.m. No work on Sunday. Must notify other unit neighbors in your building.** No renovation or modification of building exteriors or common areas shall take place without the review and written approval of the board.
- GRILLS/FIRE PITTS** Grilling is not allowed on decks/porches at any time. Gas grills may only be used on carports or concrete pathways. Fire pits are not allowed anywhere on the property, except in the designated area across from Building 3 where there is a contained fire pit.
- RAILING/STEPS/PORCHES** Hanging of beach/pool towels or clothing items from railings is prohibited. Front steps are to be kept clear at all times. No items to be kept on front steps.
- COMMON AREAS** Common areas and limited common elements shall be kept in clean and sanitary condition with no collection of rubbish, refuse or garbage. No personal items, plantings, fences, hedges or walls are to be added to PPT common area, without Board approval. Satellite dishes or exterior antennae shall not be erected on common area or exterior of buildings.
- RENTAL TERMS** No renting weekly or daily – **A minimum of one month is the rental term.** Owners must provide to the management company their tenant's information for emergency purposes.
- WINDOW TREATMENTS** All window treatments are to be white or off-white. No foil or reflective material shall be used on any window.
- SPEED LIMIT** Observe a 10-mph speed limit.
- ACCESS TO UNITS** All units must provide key to Pete McLain, #1035 Homeowner, for emergencies and pest control purposes.
- UNITS FOR SALE** If you wish to sell your unit, a copy of these Rules and Regulations, as well as the Declarations and Bylaws of the Association, must be provided to your listing agent. Advertising signage shall not be allowed on condominium property.

**USE OF UNITS/
RESPONSIBILITY**

Condominium owners shall be responsible for guests, tenants, friends and family visiting the property. Association Rules & Regulations, Pool Rules, and Pier Rules shall be provided to all occupants of condominium and visitors to the property. Business activities shall not be conducted within the condominium property.

**DANGEROUS
SUBSTANCES**

No flammable, combustible, explosive or highly toxic solid, fluid or gaseous chemical or substance shall be kept in any unit, garage or any of the limited common elements, except such as are required for normal household use, without the express written consent of the Board of Directors.

LANDSCAPING

In our continuing efforts to enhance the landscaping throughout the complex, we need to ask you to please help us by not throwing trash and cigarette butts, or beverages on the grass or in the flowerbeds.

MANAGEMENT COMPANY INFORMATION:

**Elegant Island Properties
P.O. Box 20013
St. Simons Island, GA 31522**

**Association Manager: Ariel Lawless
Cell: 912-230-4176
Email: arielawless@gmail.com**