

RULES AND REGULATIONS FOR OCCUPANTS OF UNITS 1 TO 48

1. No unit shall be used for any purpose other than residential.
2. The number of residents in any unit will not exceed four (4).
3. No laundry, beach towels, etc. shall be hung outside of the courtyards or over the wall or gates.
4. Trash and recycling shall be put out on the morning of pickup only and should be placed between the garage doors, not under or near the mailboxes, which could prevent the delivery of the mail. Garbage will be placed in City of Melbourne provided containers. Trash cans will not be stored outside of your unit. The days of service are listed below:

Mon & Thurs – Household garbage

Wed – Recycle

Thurs – Yard waste

Appliance or large item pick up call 321-723-4455

5. Dogs under twenty-five (25) pounds, cats or other household pets are allowed provided they are kept indoors or on a leash when outside. Please refer to the THOPP Pet Policy for more complete information.
 - Current Pet Registration Form must be on record with the Board.
 - All pets must wear identification tags that include the pet's name and owner's telephone number.
 - Pets are required to be up-to-date on rabies shots and other vaccinations.
 - Pets shall be properly licensed in accordance with applicable state and city ordinances.
 - Walk pets in the common areas and immediately clean up after them.
 - County ordinance requires pet owners to pick up after their pets.
 - No other animals, livestock or poultry of any kind shall be raised, bred or kept in a unit.
6. Feeding and caring for wildlife and feral cats is unacceptable. This attracts rodents (roof rats, squirrels, birds, etc) and coyotes causing property damage and potential harm to pets.
7. No owner, guest or tenant shall make or be a party to making disturbing noises or actions of any kind, nor shall any noxious or offensive activity be carried on within any unit.

8. Speed limits on the Association private driveway shall not exceed 10 MPH.
9. Permission must be obtained in writing from the Board of Directors of the Association before replacing windows, doors, satellite dishes, antennas or any other structure as defined in the Architectural Guidelines Policy.
10. Signs such as For Sale, For Rent, etc. shall be placed in a window or alongside your unit. Please check with a member of the Board as needed.
11. No fence, wall, hedge or shrub planting will be permitted without the written approval of the Board of Directors of the Association.
12. No temporary structure such as a trailer, mobile home, camping trailer, boat, etc. shall be parked on any assigned unit parking space or in the common area including the private Association driveway.
13. Ownership of each unit shall entitle the owner to the use of their garage space plus one assigned automobile parking space together with the right of ingress in and upon said parking space.
14. Assigned parking spaces shall be used for parking operable automobiles only. Trucks not larger than $\frac{3}{4}$ ton will be allowed.
15. Inoperable automobiles, trucks and other vehicles, including boats and trailers **MAY NOT BE STORED** on assigned spaces nor on the Associations Common Area.
16. Repairs on vehicles on any unit assigned parking space or on the Associations Common Area is **PROHIBITED**.
17. **PARKING IS NOT PERMITTED ON THE COMMON GROUND AND/OR PRIVATE STREETS. VIOLATORS WILL BE SUBJECT TO TOW AWAY AT THEIR EXPENSE.**

For clarification purposed, our streets are private streets owned by the Association. **The common area consists of all grounds outside the building confines of each unit.**

The Association has vested in it the authority to control all activities on the Common Area and Private Street, and vested authority to **initiate corrective action regarding violation of the above conditions.**

Lot Owners Responsibilities

- Individual Lot Owners are responsible for the repair, replacement and or painting of all their own windows, doors, skylights, screens and gutters and must conform to the color and design of the surrounding structures.
- All room additions and unit modifications are the responsibility of the Lot Owner, including maintenance, upkeep and insurance.
NOTE: PRIOR to work commencing a request is to be submitted in writing for Board review and approval if required by the governing documents.
- Any plumbing or electrical problem between the meters and the unit are the responsibility of the Lot Owner.
- The garden area in the rear of the one story units and the courtyard in the front of the one and two story units are the responsibility of the Lot Owner. Every effort must be made to keep the growth of plants, shrubs and trees under control.

Association Responsibilities

- The association will be responsible for the painting, repair and or replacement of the following: roofs, fascia board, soffits, exterior walls, second story decks and front gates. The two (2) electrical fixtures at the front of each unit (on the front wall and garage wall) will be the only fixtures maintained by the Association.
- The Association is responsible for the following; lawn, tree and plant care including cutting, trimming, spraying, fertilizing and replacement when necessary, street maintenance, street lights, sprinkler system and electric boxes.

**Additional detail may be found in THOPP Governing Documents
www.THOPP.com**