

# *Treetops-Ocean Breeze, Horizontal Property Regime*

## *Community Guidelines*

References to "**resident**" means owners, guests, occupants or tenants.

To protect and enhance your communities' property, the homeowners of Treetops - Ocean Breeze, HPR have adopted the following *guidelines*. Residents in non-compliance are at risk of receiving fines if violations continue and are not corrected. We will not hesitate to evict anyone if a situation persists. Owners will be fined for any infraction of the **Community Guidelines** and are responsible for all fees incurred in eviction proceedings. *If you rent your villa, either long or short term, you are responsible for the actions your guests take.* Your cooperation is requested to maintain the property at a level of quality and safety for all.

1. Residents shall exercise extreme care at all hours to avoid unnecessary noise or unruly behavior that may disturb other residents. This includes musical instruments, radios, televisions, amplifiers, barking dogs, etc. **WE HAVE A ZERO TOLERANCE POLICY ON NOISE.**
2. Occupancy is limited to no more than two (2) adults for every bedroom. This includes, owners, guests or tenants.
3. Pool hours are from 9 a.m. to 9 p.m. Pool gates are locked at 9 pm. This policy is ***strictly*** enforced.
4. All trash shall be placed, with care, in appropriate dumpsters. **Dumping of furniture or other large items is strictly prohibited.** It is the owner's responsibility to have these items removed by an appropriate vendor.
5. Take care when using outdoor barbecues. Hot ashes are not to be dumped in the dumpsters at any time.
6. All window coverings must be *white* or *off-white* mini or vertical blinds or curtains with a *white* backing.
7. All patios, balconies, decks and porches shall remain free and uncluttered of personal articles such as bicycles, toys, janitorial supplies, trash, etc. at all times. Only furniture designed for outdoor use is approved for patio, deck and balcony areas.
8. Residents shall not hang garments, towels, rugs, or similar objects from the windows, balconies, railings or from any of the facades of the property.
9. Grassy areas, walkways and entranceways shall not be obstructed or used for any purpose other than ingress or egress.
10. Water shall not be left running for unreasonable or unnecessary amounts of time. Water cost is prorated on each unit.
11. Owners shall be responsible for any repairs deemed necessary by the Board of Directors for destruction to common property, which was caused by the resident.
12. **Parking**: See attached *Parking Rules & Regulations*.
13. **Pets**: See attached *Pet Regulations*.
14. Loitering on the property (stairs, balconies, decks and in the parking lot) is not permitted.  
*Please refer to your Treetops - Ocean Breeze, HPR Master Deed and By Laws for a complete listing of the Rules and Regulations, which govern your property.*