

EAST BRIDGE LOFTS

Property Owners Association, Inc.

Rules and Regulations

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Article I. Use Restrictions

Each Owner of a Unit shall be responsible for ensuring that the Owner's family, invitees, guests, tenants of, and occupants comply with all provisions of the Regime Instruments. Furthermore, each Owner and Occupant shall always endeavor to observe and promote the cooperative purposes for which the Association was established.

Use restrictions regarding the use of Units and the Common Elements are as follows and also may be adopted by the Board of Directors in accordance with the terms hereof and as specified in the By-Laws. Master Deed and Bylaws are located in their entirety at www.eblpoa.com. The Board reserves the right to make the final determination on any rules or regulations outlined below.

1. Residential Units

All Residential Units shall be used for residential purposes and for ancillary home office uses. A home office use shall be considered ancillary so long as: (a) the existence or operation of the activity is not apparent or detectable by sight, sound, or smell from outside the Unit; (b) the activity conforms to all zoning requirements for the Regime; (c) the activity does not involve regular or unreasonable visitation of the Unit by clients, customers, suppliers, or other invitees, or door-to-door solicitation of residents within the Regime; (d) the activity does not increase traffic or include frequent deliveries within the Regime other than deliveries by couriers, express mail carriers, parcel delivery services, and other such delivery services; (e) the activity is consistent with the primarily residential character of the Regime and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Regime, as may be determined in the sole discretion of the Board; and (f) the activity does not result in a materially greater use of Common Element facilities or Association services or increase the premiums for any insurance maintained by the Association. No other business, trade, or similar activity shall

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be conducted upon a Residential Unit without the prior written consent of the Board. The leasing of a Residential Unit shall not be considered a business or trade within the meaning of this Section.

2. Alteration of Units

Subject to the prior approval of the ARB and compliance with the other provisions of this Master Deed, Unit Owners may make alterations to the interiors of their Units. The load bearing wall may not be altered. Refer to the Master Deed for additional details.

3. Impairment of Units and Easements

An Owner shall not directly or indirectly engage in any activities or work that will impair the structural soundness or integrity of another Unit, Limited Common Element, or Common Element or impair any easement or other interest in real property, nor shall an Owner engage in any activities or allow any condition to exist which will adversely affect any other Unit or Common Element or their Owners, Occupants, or licensees. This includes but is not limited to immediate resolution of water leaks; clogged vent pipes including dryer vents, or any other impairment potentially affecting all units within a building.

4. Architectural Review Board Approval

Per Section 13 of the Master Deed, Annual Architectural Review Board (ARB) approval is required for all exterior and specific interior modifications, changes, additions, and renovations to a condo unit. The Building and Grounds Committee is charged with serving as the ARB.

- A. Architectural Standards - The standard for approval of such improvement shall include but not limited to the following: Aesthetic Consideration; Materials to be

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used; Location in relation to surrounding structures and topography; Effect on the structural systems shared with other units.

- B. Application for ARB review and approval is available through www.eblpoa.com. Enter details under ACTION ITEM. Attachments may be uploaded for consideration. Please allow up to 30 days from time of submission for your application to be reviewed. Tenants are prohibited from submitting applications, only the deeded owner may submit application to ARB.

5. Use of Common Elements in and around Buildings

- A. EBL POA is not responsible for the loss or damage to any personal property left in or around any Common Element area.
- B. Acceptable items located outside each unit, visible from the sidewalk, located on concrete patio or decking area, including but not limited to the first floor of the building (to include in and around the stairwell) must adhere to the guidelines outlined below. The Board reserves the right to address space allocation in addition to requesting removal of items deemed inappropriate.
- C. Hallways, entryways, and stairwells must always be kept free of debris and clutter to allow free access by Emergency personnel at all times. No item may ever be placed outside of unit that prohibits entry into said unit or that poses a fire or safety hazard to any resident or unit within the building.
- D. Only outdoor appropriate items may be placed outside upon concrete/patio areas in and around building units. This includes but is not limited to potted plants, furniture designed exclusively for outdoor use, door entry mats, holiday decorations, etc. American flags must be preapproved by the ARB prior to placement. These items must be deemed aesthetically pleasing and an enhancement to the community. The Board reserves the right to request removal of items if deemed inappropriate.
- E. Items strictly designated for outdoor personal use may be placed in an organized fashion under stairwells, completely out of view from the front of the building and in

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no way posing a health, safety or fire hazard risk. No item placed under stairwells should ever be visible from sidewalk, deterring from the building aesthetic. The Board reserves the right to address space allocation in addition to requesting removal of items deemed inappropriate.

- F. Common areas and stairwells are never to be used for storage of any indoor item such as furniture, tires, holiday storage items, etc.
- G. Grills are strictly prohibited from use in and around individual units and buildings due to the extreme fire and safety hazard. No grill may ever be stored on EBL property near a residential building.
- H. Landscape beds are maintained by the POA landscape vendor. Residents may enhance landscape areas with flowers, plants, etc. The resident is financially responsible for these enhancements and the POA is not responsible for damage done by any person or pet in the community including the landscape vendor. All enhancements need to be in-line with community aesthetics. If enhancing with mulch, it must be the same color and type as utilized throughout the property. The Board reserves the right to address space allocation in addition to requesting removal of any planting if deemed inappropriate.

6. Storm Safety

Any and all items located outside a unit on the concrete patio or decking must be secured safely inside or underneath stairwells in the event of a tropical storm, tornado, hurricane, or other storm type situation, where these items can become projectiles causing damage to vehicles, windows, and buildings. The POA will send notice out to all residents when this is deemed necessary. Anyone not following these important safety guidelines will be considered in violation and will be fined.

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7. Prohibition of Damage, Nuisance and Noise

Without prior written consent of the Board, nothing shall be done or kept on the Regime, or any part thereof, which would increase the rate of insurance on the Regime or any Unit or part thereof, which would be in violation of any statute, rule, ordinance, regulation, permit, or other validly imposed requirements of any governmental body, or which would increase the Common Expenses.

- A. Noise restriction hours are between the hours of 11:00 PM and 8:00 AM. this includes outside and inside activity which can be heard by persons in another Unit that will, in the sole discretion of the Board, interfere with the rights, comfort, or convenience of the other Owner(s) or Occupant(s). Refer to the Master Deed for additional specific requirements.

8. Firearms and Fireworks

The display or discharge of firearms or fireworks on the Common Elements is prohibited. Refer to the Master Deed for additional specific requirements.

9. Abandoned Personal Property

Abandoned or discarded personal property, other than an automobile as provided for in paragraph 14.10, is prohibited from being stored on EBL property. Refer to the Master Deed for additional specifics.

10. Heating Units in Colder Months

In order to prevent breakage of water pipes during colder months of the year that might result in damage to any portion of the Regime. Thermostats within the Units shall be

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maintained with the heat in an "on" or "automatic" position and at a minimum temperature setting of fifty-five degrees (55°) Fahrenheit. Refer to Master Deed for further details.

11. Signs

Except as may be required by legal proceedings, no signs, advertising posters, billboards, canopy or awnings, or any variation of the foregoing of any kind shall be erected, placed, or permitted to remain on the Property without the prior written consent of the Board or its designee. This includes Real Estate Sales Signs.

12. Flags

The ARB will only approve current national American Flags to be displayed outside units. All ARB submissions for National American Flags must include placement and size specifications.

13. Unsightly or Unkempt Conditions

The pursuit of hobbies or other activities, which might tend to cause disorderly, unsightly, or unkempt conditions, shall not be pursued or undertaken on any part of the Property. Clothing, bedding, rugs, mops, appliances, indoor furniture, and other household items shall not be placed or stored outside the Unit.

14. Garage Sales

Garage sales, yard sales, flea markets, or similar activities are prohibited unless and to the extent conducted under the auspices of the Association or prior Board approval.

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15. Window Treatments

Unless otherwise approved in writing by the Board, all windows which are part of a Unit shall have window treatments and any portion thereof visible from outside the Unit shall be white or off-white in color.

16. Antennas and Satellite Equipment

Unless otherwise approved in writing by the Board, and subject to any relevant federal, state or local law, no Owner, Occupant, or any other person shall place or maintain any type of exterior television or radio antenna, or satellite equipment on the Property.

17. Insurance

Every Unit Owner shall obtain and maintain at all times insurance covering those portions of his or her Unit to the extent not insured by policies maintained by the Association. Upon request by the Board, the Unit Owner shall furnish a copy of such insurance policy or policies to the Association. In the event that any such Unit Owner fails to obtain insurance as required by this subparagraph, the Association may purchase such insurance on behalf of the Unit Owner and assess the cost thereof to the Unit Owner. Refer to Master Deed for further details.

18. Leasing

Leasing of Units shall be governed by the following provisions:

- A. Unit owners leasing their units for income are subject to a leasing fee (assessment) as determined by the POA and subject to change. (10.6) This fee reimburses additional costs incurred by the POA by having tenants reside on EBL property on a

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daily basis. This fee will be added to unit regime fees and must be paid within 30 days of billing to unit owner. Late fees will apply according to the guidelines set forth for all regime fees and assessments; and is subject to all terms therein.

- B. Units may be leased only in their entirety; no fraction or portion may be leased without prior written approval of the Board. All rentals must be for an initial term of no less than one (1) year. All leases shall be in writing and in a form approved by the Board prior to the effective date of the lease. The Board may maintain and, upon request, provide a form which is deemed acceptable. There shall be no subleasing of Units or assignment of leases unless prior written approval is obtained from the Board of Directors. Refer to Article 15 of the Master Deed for additional details.
- C. Within seven (7) days after executing a lease agreement for the lease of a Unit, the Unit Owner shall provide the Property Manager with a copy of the lease along with the names, contact information, and vehicle information including insurance of lessee(s). All residents of the unit must be on the lease. The Unit Owner must make available to the lessee copies of the Master Deed, By-Laws, and the rules and regulations. The Board requires that no adult person be allowed to occupy any Unit subject to a lease unless they are signatory to and obligated by the lease. Subleasing is strictly prohibited.
- D. Compliance With Master Deed, By-Laws, and Rules and Regulations. The lessee must agree to comply with all provisions of the Master Deed, By-Laws, and rules and regulations adopted pursuant thereto and shall control the conduct of all other Occupants and guests of the leased Unit in order to ensure compliance with the foregoing.
- E. Short Term Rentals and advertising of such is strictly prohibited per the Master Deed and the Town of Mount Pleasant Ordinance 19048, which states the advertising of any EBL Unit for a term of less than one year through any print, video or digital media (including but not limited to VRBO, Airbnb or similar such online short-term rental service) is strictly prohibited and subject to a fine per occurrence.

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19. Pets

No Owner or Occupant of a Unit may keep more than a reasonable number of pets, as determined by the Association's rules and regulations and the Town of Mt. Pleasant ordinances. In the event of conflict, the most restrictive regulations shall apply.

- A. No Owner or Occupant may keep, breed, or maintain any pet for any commercial purpose.
- B. Pets may not be left or kept unattended outdoors, including on any terrace or balcony areas. Dogs, cats and other pets must be kept on a leash and be under the physical control of a responsible person at all times anywhere on or about the Common Elements excluding the fenced in "Dog Park" area. Dogs may be unleashed in this fenced area. If any dog is aggressive towards other dogs utilizing the dog park area, they must be removed from the area immediately. Owners must be present with their dogs in the dog park at all times. No dog is ever to be left unattended in the dog park. Owners must pick up their dog's feces and dispose them in the trash receptacle.
- C. Owners walking leashed dogs throughout EBL property must promptly remove any feces left upon the Common Elements or Limited Common Elements by pets. Owners who are witnessed not following this important rule will be fined according to community guidelines.
- D. The Board reserves the right to prohibit a pet from visiting or residing on EBL property, deemed a nuisance to neighbors due to continual barking inside the unit when owner is or is not home.
- E. East Bridge prohibits certain breeds of dogs from the community. These restricted dog breeds include: Akita, Alaskan Malamute, American Bulldog, Chow, Great Dane, Doberman Pincher, Pit Bull Terrier, Rottweiler, Staffordshire Terrier, Siberian Husky, Wolf Hybrids or any trained attack, guard, or fighting dog.

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- F. At no time are animals allowed on the sport court, pool area or inside any community amenity location unless Board approval has been granted. i.e. ADA registered animals.

20. Parking

In accordance with 14.9 of the East Bridge Lofts Master Deed. If any vehicle is parked on any portion of the Property in violation of this section, or in violation of the Association's rules and regulations, the Board may place a notice on the vehicle specifying the nature of the violation and stating that after twenty-four (24) hours the vehicle may be towed. The notice shall include the name and telephone number of the person or entity which will do the towing and the name and telephone number of a person to contact regarding the alleged violation. If a vehicle is towed, neither the Association nor any officer or agent of the Association shall be liable to any person for any claim of damage as a result of the towing activity. In addition to towing, all parking and vehicle violations may be enforced in accordance with section 23 "Remedies of the Association." See Master Deed for further specifications.

- A. All vehicles must be street legal, operable and in good repair. Good repair includes none of the following: flat tires; leaking fluids; broken or missing windows, fenders, bumpers, side mirrors or any other body part; mismatched paint or primer; body damage greater than 12"; exterior tape of any kind; in addition, specialized or enhanced muffler systems causing excessive or extreme noise are prohibited. The Board reserves the right to determine whether a particular vehicle is in good repair according to these guidelines.
- B. Oversized trucks MUST park in designated areas on EBL property; parking in front of units is reserved for SUV's, midsize and below to allow for easy access in and around buildings and sidewalks. Oversized vehicles not abiding by these rules are subject to fines and towing as defined above. Any truck used for moving purposes

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must be registered with property manager prior to being parked on EBL property in addition to following parking guidelines for oversized trucks. Trucks, vans, and POD units used for moving purposes are allowed to be parked on EBL property in designated areas for a maximum of 5 days with prior notice to the POA. At no time is a box storage unit to be dropped upon EBL property for moving purposes without prior POA notice; it will be subject to immediate towing. Notice may be provided through the Action Item section at www.eblpoa.com. The Board reserves the right to determine if a vehicle is considered "oversized" for the purposes of parking on EBL property, this includes width and height.

- C. Golf carts, non-street legal motorized scooters, ATV's, Trailers, Campers, RV's, Commercial trucks, Sprinter vans or similar vans, Buses, etc. are prohibited from parking on EBL property. The Board reserves the right to determine if a vehicle fits this description and is prohibited.
- D. Commercial vehicles are defined as any vehicle used to transport property or passengers greater than 15 including the driver with a gross vehicle weight rating of 10,0001 pounds or more. This includes non-passenger vans used for business purposes.
- E. Charging of Electric Vehicles will not be allowed by running extension cords from buildings to vehicles.
- F. Motorcycles must use designated parking spaces if identified. Parking on grass or common areas is prohibited. Motorcycle kickstands shall be supported underneath in a manner to prevent damage to the asphalt.
- G. Ladder Racks with long term storage of any material on top of vehicles while parked on EBL property is prohibited. Items such as bicycles, canoes, kayaks, etc. may be temporarily stored for loading, unloading and transport of said items.
- H. Contents of vehicles must adhere to the following guidelines: No material shall extrude from the vehicle body while parked more than one night on EBL property; Truck beds must not be used for long term storage of items; Properly installed

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"behind the cab" tool boxes in good condition are allowed; At no time shall any trash, tools, junk, or other items in the truck beds be visible to the community.

- I. Tarps, sheets, blankets, and other non-specialized, non-custom covers shall not be allowed to cover cars, truck beds, motorcycles, etc.
- J. All wheels of vehicles shall remain on the asphalt pavement with no encroachment onto sidewalks, grass or landscape beds.
- K. Owners or their tenants will be issued parking decals based upon the number of residents permanently residing in the unit with a maximum of 2 decals available per unit. Proof of current legal registration and current insurance is required and must be updated as needed. Decals must be picked up in person by the resident; if tenant pick up, they must be listed on the lease recorded in PM office. Valid ID required.
- L. Passes must be displayed on rear corner of the vehicle's back window.

21. Rubbish, Trash, and Garbage

All rubbish, trash, and garbage shall be regularly removed from the Unit and shall not be allowed to accumulate therein. No garbage or trash shall be placed outside the Unit, temporarily or otherwise. Rubbish, trash, and garbage shall be disposed of in closed plastic bags and placed in proper onsite receptacles for collection or shall be removed from the Property.

- A. Only EBL residents may dispose of trash on EBL property. All bagged trash must be placed towards the back, inside the receptacle. At NO time are bags or items to be placed on the ground, next to the receptacle. If one receptacle is full, dispose of bags in another.
- B. Large Bulk items such as furniture, mattresses and appliances may be disposed of the designated bulk trash enclosure areas. No smaller items or cardboard boxes shall be disposed of in this area and the Board reserves the right to levy fines according to Master Deed guidelines for infractions of this regulation.

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- C. Absolutely NO construction or renovation debris may be placed in any community trash receptacle area (including the large bulk area) on EBL property. Unit Owner/Contractor is responsible for disposal of all debris in an offsite location. Fines will be levied against any unit violating this rule.
- D. Recyclable trash must be disposed of in appropriate bins. ALL cardboard boxes must be flattened prior to being placed in any trash receptacle.

22. Association Remedy for Violations and Fines

- A. For any violation, Management will email a written warning notice to the owner of the unit responsible for the infraction. If no remedy has been initiated, or no response received, as outlined in the Master Deed, Management will begin assessing fines to the unit owner account.
- B. The amount of the fine for violations of these Rules and Regulations, except Section 18. "Leasing", will be \$50.00 per day until remedied.
- C. The amount of the fine for violations of the East Bridge Lofts Property Owners Association Master Deed Article 15 "Leasing" and/or Rules and Regulation Section 18. "Leasing" will be \$500.00 per occurrence of non-compliance.
- D. Management reserves the right, at its own discretion, to remedy the problem, forwarding any costs associated to the unit owner account. The Master Deed can be reviewed for more details.
- E. Fines are used as a tool for non-compliance by owners or tenants of owners, as a means to protect each association owner's property value, along with resident's safety, and their peaceful enjoyment while residing in the East Bridge Lofts community.

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Article II. Community Amenity Guidelines

1. Electronic FOB Guidelines

- A. Electronic FOBs are utilized to ensure only residents of EBL are using the community amenities. No resident is ever to let someone into any amenity area if they do not have a FOB, or they are unknown as resident neighbor. This offense is punishable by FOB removal
- B. The gym and pool doors are to be locked at all times. FOBS allow for entry; doors are prohibited from being propped open at any time
- C. Only owners in good standing with the regime are able to acquire a FOB. FOB access may be denied for residents not in good standing with regime fees. Please contact the Property Manager to acquire or replace a FOB.
- D. One FOB is issued per unit. A \$50 replacement fee applies and original FOB will be deactivated.

2. Barbecue Grill Guidelines

- A. Outdoor cooking of any kind is only permitted in areas designated by the Association. Including but not limited to the fenced pool area and any other designated picnic area.
- B. Grills are strictly prohibited at resident buildings due to being a major fire hazard.
- C. The following guidelines must be adhered to when using community grills.
- D. Resident must clean the grill and grilling area after each use. Removing all trash bags to the dumpster area.
- E. Only a responsible adult may light the grill and perform the grilling; ensuring all safety precautions are followed.
- F. NO children are to be within 5 feet of the grill at any time.

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- G. Shut off all knobs on grill prior to leaving area. If propane tank runs out, notify the Property Manager.
- H. Grill can be used by more than one owner at a time; please be courteous.

3. Community Pool Guidelines

- A. A pool FOB is required for entry into the pool area. Unit owners in good standing may register with the Property Manager to receive a FOB.
- B. EBL Pool is licensed and certified by SC DHEC, they reserve the right to close the pool in violation of any posted state rules.
- C. Pool rules are posted in the pool area in addition to this document. They are as follows.
- D. Pool hours are 9:00 AM to 10:00 PM; no one is allowed in the pool area after 10 PM
- E. Alcohol and drugs are strictly prohibited
- F. No one under the influence of drugs or alcohol is permitted in the pool area.
- G. No public drunkenness or disorderly conduct
- H. No smoking anywhere in the pool area
- I. No glass is permitted anywhere in the pool area
- J. No pets of any kind are allowed in the fenced area or clubhouse building
- K. No foul language
- L. No propping open gates
- M. No running, no diving, no horseplay
- N. Children under age 15 must be accompanied by an adult
- O. Children must be supervised at ALL times
- P. Plastic diapers over swim diapers are required for small children.

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4. Pool Party Guidelines

- A. Pool Parties are permitted with prior approval from the Property Manager or the Board of Directors.
- B. The following guidelines apply:
- C. Parties do not have exclusive use of the pool; maximum of 4 hours.
- D. Party requests must be submitted a week prior to event. A refundable \$100 cleaning/security deposit must be submitted prior to the event.
- E. Maximum of 10 Adults and 5 children are allowed. There must be 1 Adult present for every child present.
- F. Loud, disruptive behavior and loud music is prohibited.
- G. All trash and debris resulting from the event must be disposed of by the resident host in the large trash receptacles on site; not left within the fenced pool area. If any trash is left, or damage done including throwing rocks into the pool the deposit will NOT be returned.

5. Gym / Fitness Room Guidelines

- A. Residents utilizing gym equipment at their own risk; the POA is not liable for any resident getting hurt while utilizing gym equipment.
- B. Rubber-soled shoes should be worn in the gym.
- C. Be courteous; machine use is limited to one hour if others are waiting to use the equipment.
- D. Fitness Room Hours are 5:00 AM to 11:00 PM daily.
- E. No glass and No pets are allowed in the gym at any time.
- F. Smoking, illegal drug use, and alcohol use is prohibited in the gym.
- G. After equipment use, please wipe down the equipment with sanitary wipes provided.
- H. Dispose of all trash in proper receptacle.

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- I. Place equipment back in an organized fashion.
- J. EBL POA is not responsible for lost or stolen items left in the Gym / Fitness Room.
- K. Any inappropriate activity or conduct by a resident(s) or resident's guest(s), utilizing the gym, will be prohibited from further gym access. Failure to cooperate may result in fines and/or a Trespass Order issued against the offenders with the MPPD.

6. Sports Court Guidelines

- A. Residents utilizing the sports court, do so at their own risk; the POA is not liable for any resident getting hurt while utilizing the sports court.
- B. Pickle Ball, Basketball, and Tennis may be played on the sports court. A tennis net is provided. All other equipment necessary is to be provided by the resident utilizing the court.
- C. Court is available on a first come, first serve basis. A maximum of 1 hour may be used by any resident if other players are waiting to utilize the court.
- D. Sports Court hours of use are 8:00 AM to 10:00 PM
- E. Any child under the age of 15 years must be accompanied by an Adult to utilize the court.
- F. Rubber soled shoes only. Shoes with soles that mark or mar the court surface are prohibited.
- G. The following are prohibited from the tennis courts: glass, fireworks, bicycles, skate boards, scooters, skates and/or any other wheeled devices except those used to assist persons with certified disabilities.
- H. Smoking, illegal drug use, and alcohol use is prohibited on the court.
- I. Players are responsible for disposing of all trash they generate to a nearby receptacle outside the court fenced area.
- J. EBL POA is not responsible for items lost or stolen or left at the Court.
- K. Any inappropriate activity or conduct by a resident(s) or resident's guest(s), utilizing the sports court, will be prohibited from further sports court access. Failure to

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cooperate may result in fines and/or a Trespass Order issued against the offenders with the MPPD.

7. Clubhouse Rental Guidelines

- A. Specific availability is available by contacting the Property Manager.
- B. Security and cleaning deposit of \$350 is required to rent the clubhouse or any portion thereof, in addition to the room fee. Room fees are subject to change and are available through the property manager.
- C. Only residents and owners in good standing with their regime fees may lease any portion of the clubhouse. The Board reserves the right to determine whether an outside entity may or may not rent the clubhouse or any portion thereof. Prior Board approval is required prior to a reservation through the property manager.
- D. Reserving a clubhouse room is available through the property manager. Check the community website at www.eblpoa.com for details and reservation submission.
- E. Maximum guest occupancy is 60 people.
- F. Music must be kept at a reasonable volume. Loud boisterous behavior is prohibited.
- G. All garbage must be removed from the premises and disposed of by the host in the trash receptacles located on EBL property outside of the clubhouse.
- H. Clubhouse hours available to reserve are 8:00 AM to 11:00 PM. All guests must have exited the building no later than 11:15 PM.
- I. The pool and gym are not included in the rental of the clubhouse and guests of an event are prohibited from utilizing these areas during the event. No children are allowed to be past the door into the pool area or gym room without being accompanied by an adult. Children must be accompanied by an adult to use the restrooms.
- J. All furniture must be returned to its prior location at the end of the event. Set-up is not allowed outside of the clubhouse.

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- K. When leaving, make sure all doors are locked as instructed and access doors from the exercise room and bathrooms into the clubhouse are securely closed.
- L. Cleaning and damage deposits will be returned within one week of the event after inspection of the area is complete. This includes areas inside and outside the clubhouse to include grounds and shrubbery.
- M. Any damage to equipment or facilities greater than the security/cleaning deposit will be charged to the hosts unit owner account.
- N. Any inappropriate activity or conduct by a resident(s) or resident's guest(s) utilizing the clubhouse will be prohibited from further clubhouse access. Failure to cooperate may result in fines and/or a Trespass Order issued against the offenders with the MPPD.

End of Document