



Lantern Bay Property Owners Association Rules and Regulations

The following rules and regulations are in effect for Lantern Bay Property Owners Association (hereinafter “Lantern Bay POA”) (d.b.a. The Cove on Indian Point). These Rules and Regulations may be changed as provided by the Lantern Bay POA Bylaws. These rules incorporate by reference all provisions of the Declaration of Covenants, Conditions and Restrictions for Lantern Bay Property Owners Association and the Bylaws of Lantern Bay Property Owners Association.

1. No owner, resident, visitor, or guest shall conduct themselves in a manner which disturbs the enjoyment of others on common deck areas, walkways, or stairways of any building.
2. No obnoxious, offensive or illegal activity shall be permitted and no such activity will be allowed which becomes a public or private nuisance. This shall include, but is not limited to, any abusive or harassing behavior, either written, verbal or physical, or any form of intimidation or aggression directed at other owners, residents, guests, occupants, invitees, or directed at management, its agents, its employees, or vendors. Violations of this rule by an owner, resident, or guest will be subject to the following: a written notice to the offending party for the first offense, a fine of \$500 to the offending party for the second offense, and a fine of \$1,000 to the offending party for the third offense and a police report will be filed. Any subsequent offenses will be handled individually and will be subject to a minimum of \$1,500 fine and additional police reports. The board reserves the right to work with authorities to take any action required to protect the safety of owners, residents, guests, occupants, invitees, management and its agents, employees or vendors. The board reserves the right to report any incident to authorities at any time.
3. No owner, resident, or guest shall make or permit any disturbing noises inside any building or do or permit anything to be done which will interfere with the rights, comfort, or convenience of other owners. Approved construction/remodeling projects are exempt from this rule.
4. Owners, residents, and guests must obey all posted hours and rules for the pool, hot tub, tennis courts, and other amenities.
5. No smoking (cigarettes, cigars, marijuana, e-cigarettes, vaping, or any other form of smoking.) is allowed in buildings, front decks and patios, back decks, walkways, or common elements and improvements, including but not limited to, the pool area, playground, and tennis courts. Smoking is only permitted on roadways and parking lots and all cigarette butts/trash must be properly disposed of. Violations of this rule by an owner, resident, or guest will be subject to the following:
 - a. a warning notice to the owner (written or verbal) for the first offense
 - b. a fine of \$250 to the owner for the second offense
 - c. a fine of \$500 to the owner for the third offense, and any subsequent offenses.

Warning/notices will be tracked on an annual calendar to determine the number of offenses annually per condo.

6. The use of any cooking equipment including grills emitting flames or producing heat is prohibited on back decks, front porches, and walkways. This includes gas, charcoal, electric or wood burning grills, smokers, fire pit tables, candles, tiki torches, etc. Any such equipment in use will be immediately removed from the premises.

Electric grills may be used if they are located at least 10 feet from all buildings and structures. And at no time be moved to any decking or structure.

Charcoal grilling is permitted only in grills provided by the Lantern Bay POA in designated areas.

Violations of this rule (#6) by an owner, resident, or guest will be subject to the following:

- a. a warning notice to the owner (written or verbal) for the first offense
- b. a fine of \$250 to the owner for the second offense
- c. a fine of \$500 to the owner for the third offense, and any subsequent offenses.

Warning/notices will be tracked on an annual calendar to determine the number of offenses annually per owner.

7. Any damage(s) to the general common elements, common personal property, or real property and/or improvements thereto owned by the Association or another unit owner, shall be repaired at the expense of the person/persons determined to have caused said damage(s) and/or the owner responsible for the person/persons that caused said damage.

8. All pets must be leashed while on the property. Owners/guests/residents are responsible for picking up their pet's waste and disposing of it properly. Any household pet that becomes a nuisance or obnoxious to other owners, residents, or guests may be required to be removed from the property.

9. No trailers, campers, water vessels, non-registered motorcycles, commercial trucks, recreational vehicles, non-functioning vehicles, and/or buses are allowed on the property. Trailers or large vehicles needed for a temporary construction project or other necessity may be approved by the Lantern Bay POA. Pre-registered boat trailers are approved, with payment, to be parked in Area 16.

10. Owners, residents, and guests may use the designated dumpsters for disposing of normal household garbage from units. No furniture, appliances, or construction debris/materials are allowed in the residential dumpsters. All garbage must be placed inside designated dumpsters; no garbage is allowed to remain on patios, decks, or common walkways.

11. The common walkways and stairways of any building shall not be obstructed in any manner which prevents ingress to and egress from units in the building; fire extinguishers shall not be obstructed by any decor, outdoor furniture, or other personal items. No items may be stored under the decking of any building.

12. No vehicle shall be parked as to impede or prevent ready access to any entrance of the unit by another vehicle, including no blocking of sidewalks and no parking on/over designated parking lines; all parking/traffic/speed limit signs and markings must be followed.

13. No article shall be attached, placed on, or hung from window exteriors, balconies, underdeck ceilings, or windowsills of any unit except for items weighing less than 10 pounds; and only one item weighing 10 pounds or less shall be allowed per structural member. Any item weighing in excess of 10 pounds may be permitted with the express written approval of the Lantern Bay POA.

14. No awnings, air conditioning units, or other devices may be placed in or projected from any window or deck of any building without the express written approval of the Lantern Bay POA. 15. All live plants placed on wood decking/structures must be contained in water retention pots or in pots with water retention liners to avoid damage.

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16. No sign, notice, or advertisement shall be inscribed or exposed on or at any window or other part of the building, except as approved in writing by the Lantern Bay POA.

17. All construction performed by a contractor which is anticipated to last more than one day will require the contractor to be registered via the Lantern Bay POA website prior to the first day construction commences. Contractors will be required to adhere to construction work times as outlined on the registration form.

18. Approved hours for any work that produces noise that can be heard outside the unit are Monday through Friday from 9:00am to 5:00 pm excluding nationally recognized holidays. No work shall be conducted on holidays. Extended hours may be granted on weekends and/or during the months of January and February at the discretion of the Lantern Bay POA. Work conducted due to emergency situations (such as plumbing or HVAC) is exempt from this rule.

19. The discharging of firearms at any time on the property is strictly prohibited.

20. The discharging of fireworks at any time on the property is strictly prohibited.

21. All owners must provide the Lantern Bay POA office with current contact information. It is the responsibility of each owner to ensure there is a pass key or entry code to their unit on file with the Lantern Bay POA office for any emergency that may require entry into the unit when/if the owner is not available. In the event of an emergency and access to a unit is required and no key or code is filed with the Lantern Bay POA office and the owner is not responding to a Code Red emergency call, emergency personnel will enter the unit by any means necessary. Any damage incurred as a result of emergency entry will be the responsibility of the owner.

22. The agents of Lantern Bay POA, and any contractor or workman authorized by the Lantern Bay POA, may enter any unit at any reasonable hour of the day for the purpose of inspecting the unit to ascertain whether measures are necessary or desirable to control or exterminate any vermin, insects, or other pests and for the purpose of taking any measure which may be necessary to control or exterminate any vermin or insects, the cost shall be assessed against the individual unit to be paid as an additional dues to the Lantern Bay POA.

23. Owners whose Lantern Bay POA dues are delinquent, for more than sixty (60) days will be denied access to, and use of, the common areas and all amenities, including but not limited to cable, internet, and outdoor amenities. Owners will be denied access until the account is paid in full, to include dues,

finance charges, interest, and administration fees. Administration fees will be assessed for cutting off amenities and for reinstating amenities.

24. No vehicles belonging to or under the control of an owner, resident, or guest shall be parked in such a manner as to impede or prevent ready access to the common elements or building entrances. Any traffic flow markings and signs regulating traffic on the premises shall be strictly observed. Vehicles shall be parked within designated parking areas.

25. All vehicles shall be operable and currently licensed. Vehicles may not have tarps or other type of protective coverings placed on or over broken or missing windows. Any and all damaged vehicles, other than those with minor damage, are prohibited. Repairs, other than such repairs that may be an emergency in nature, to any vehicle located on property is prohibited. Any vehicle that does not meet these standards will be tagged and towed within 48 hours of notice at the owner's expense.

GENERAL POLICY REGULATIONS:

These Policies, Rules, Regulations along with the Covenants and Bylaws are the responsibility of the Owner(s) of the property to understand, acknowledge, and abide by. It is the Owner(s) of the property, whether a full time or part time resident, whether the property is leased or a nightly rental, who will be held accountable by the Lantern Bay POA. Any consent or approval given by the Lantern Bay POA under these rules and regulations shall be revocable at any time. These rules may be added to, amended, or repealed at any time by the Lantern Bay POA.

A. Violations of any of the above Rules and Regulations will be subject to a written notice for the first offense, a fine of \$100 for the second notice or offense, and a fine of \$250 for the third notice or offense, unless otherwise stated. After three violations the matter will be referred to the Lantern Bay POA Board of Directors for subsequent action of additional fines, cancellation of amenities, or as may otherwise be determined.

B. A 15% administrative fee or \$100 whichever is greater, or has specifically been specified in a regulation, shall apply when Lantern Bay POA staff is required to act in lieu of an owner or the owner's appointed representative.

C. The Lantern Bay POA Board of Directors shall have the right to enjoin or remedy by appropriate legal proceedings, either at law or equity or by special fines any violation of the above policies, rules, and regulations and to recover reasonable attorneys' fees by the lien rights of the Association.

D. Owners, residents, and guests are further reminded that in addition to the above Rules and Regulations there are also policies and regulations contained in the Declaration of Restrictive Covenants and Bylaws of the Property Owners' Association that must be followed.

Board Approved: August 21, 2026