

Town Shores of Gulfport NO 211, Inc.
--Condominium—

The Jamison House

2960 59th Street South
Gulfport, FL 33707

HOUSE RULES AND REGULATIONS

The following Rules & Regulations both reiterate & supplement those contained in the Declaration of Condominium & the By-Laws of the Jamison House (also known as the Blue Book are located in Declaration 20, "Obligations of Members", on pages 1040-2., and the By-Laws Article X, "House Rules", on pages 1079-80.

Revised February 2024

1. **USE OF UNIT** Your unit in Jamison House is not to be used for any purpose other than as a single-family residence. Commercial or business use is strictly prohibited.
2. **LEASING OF UNIT** Owners may not lease their unit for a period of one year from the date of the title transfer to a new owner unless the transfer is through inheritance. After the first year of ownership, an owner may lease their unit for a period of not less than six months and one day, and not more often than once in a period of one year. Note that the proposed tenants(s) must go through an approval process similar to that of new owners, including a criminal background check. Unit owner(s) must provide the board with a copy of the lease *at* the time of the interview of the tenant. Owner is responsible to send the board a copy of any lease renewal.
3. **UNIT RENOVATIONS** No structural changes or alterations shall be made in any unit without prior board approval. Windows, screen doors, and hurricane shutters, shall be subject to Board Approval. The Unit alteration form is available on the Town Shores /Jamison website and must be submitted to the board prior to commencement of work. The Jamison Building is considered a commercial building and requires a licensed commercial contractor to perform the

work. The City of Gulfport requires various permits depending on the work (structural changes, plumbing, electric, gas etc.) and your contractor should be familiar with these requirements. All permits must be posted in the window or on the door of your unit prior to the start of any work.

4. **CONTRACTORS & MOVERS & DELIVERY TRUCKS PARKING** It is the responsibility of the owner to inform Contractors and Movers and Delivery trucks that they are to park on 59th Street South with right tires to the curb or in the guest parking spots on the south side of the carports which faces 30th Avenue South. This applies to large contractor trucks and/or large pickup truck, moving vans, delivery trucks (if they stick out past the white parking lines). Owners are responsible for making sure they do not park in the guest spots in the front of the building on the north side of the carports. There is **absolutely no parking allowed in the Yellow No Parking /Fire Lane Zone** located at the entryway near the ramp and elevator. Parking in the Fire Lane will result in an automatic fine to the unit owner.

5. **RULES FOR CONTRACTORS AND MOVERS** Owners are responsible to communicate to contractors and movers that trash, construction debris and cardboard are to be removed by contractors and movers. It may NOT be disposed in the Jamison trash room. Walkways and catwalks must remain free and clear of any construction, materials, debris, etc. Cutting, sawing, etc. needs to be done on either the west or east end of the building outside or else in your unit. Unit Owners are responsible to provide the insurance information to the board if any damage is done to the building by Contractors or Movers.

6. **KEYS** Unit owners are to provide to the board a key or code to their unit for emergencies. (e.g. water leaks, alarms).

7. **NUSIANCE** Owners shall not permit the use of their unit in any manner that would be disturbing or a nuisance to other residents. It is the owner's responsibility to advise their guests of these rules and appropriate behavior.

8. **TRASH DISPOSAL** Kitchen disposals, if you have one, should handle most household food waste. Other trash should be bagged and tied before disposing of it in trash barrels. All boxes should be flattened before putting them in the card board location in the trash room. Glass of any kind (jars, bottles, broken glass etc.) and newspapers must NOT be dropped down the trash chute. Grocery bags are not acceptable to be used as trash bags in the chute. Other buildings have shut their chutes permanently for not properly bagging garbage.

9. **RECYCLING** Newspaper, other paper products, cardboard, cans, plastics (with the exception of food containers) are to be recycled in the appropriate containers in the trash room.

10. **DRESS CODE** We have a dress code in the Jamison House. Street apparel is to be worn while on condominium premises, including shirt and shoes (no bare feet). Bathing suit attire is

NOT acceptable (except in pool area) and unless wearing a cover up. Please dry your bathing suit enough so that it doesn't drip when returning from the pool.

11. **STORAGE ROOMS** Storage rooms are to be kept neat and free from flammable or hazardous materials. No furniture or large items may be stored. Heed posted storage room rules. The Jamison House Storage Area Rules are available on the Town Shores/ Jamison website and are incorporated as part of these Jamison House Rules.

12. **GUEST POLICY FORM** If the unit owner is not going to be present while the guest is here, the unit owner MUST submit to the board a completed Permission to Use Apartment Form available on the Town Shores/ Jamison website. This form is required 24 hours prior to the arrival of guest. This form and guest policies are available separately on the Town Shores/Jamison website and are incorporated as part of these Jamison House Rules.

13. **PET POLICY** Jamison is a NO PET building. No unit owner or occupant may harbor or keep any four-legged pet or reptile within the unit or in the common area. Owners who have an emotional support assistance animal or a disability assisted animal must submit proper documentation according to the amended fair housing act, HUD rules and regulations and Florida Statue 760.27. Owners must submit this documentation within 3 days of entering the unit. When you arrive on the property disability assisted animals or emotional support assistance animals must submit the proper approved documentation according to Florida law 456.47 to the board. This rule applies to owners, renters and guests. Guests must submit proper documentation 24 hours prior to the bringing the animal to the Jamison Building.

14. **RULES REGARDING CHILDREN** Children under 14 years of age must be accompanied by an adult when using any recreational facilities. Children are not to use the walkways as play areas, or use the elevator except to leave or go to the unit. No roller skates, inline skates or skateboards are allowed.

15. **AGE QUALIFICATION** At least one occupant of a unit must be 55 years of age or older

16. **WASHER AND DRYERS** Installation of a washing machine or dryer in your unit is **strictly prohibited**.

17. **LAUNDRY ROOM** The laundry room hours are 7 a.m. to 9 p.m. Please adhere to these hours because late night washer/dryer noise can disturb the sleep of adjacent unit owners which is a nuisance behavior (See rule #7). Please move your laundry from the washer to the dryer & then remove your dried laundry from the dryers in a timely fashion - other residents may be waiting. Please remove dryer sheets & clean the lint tray when you are finished with the dryer. Turn off the laundry room lights when you are finished. Please adhere to the laundry rules posted. Any malfunction of the laundry room equipment should be report to the Board as posted in the laundry rooms.

18. **PARKING** Every unit has an assigned, numbered parking space. You **must** only use your assigned parking space, **not** any other numbered space whether a car is parked there or not - every unit has an assigned, numbered space for their **exclusive** use. Your guests and hired workers you have come to your unit must use the guest parking spaces which are labeled "guest" with a yellow parking bumper. If you don't know or can't find your assigned space, just ask a board member.

19. **USE OF ANOTHER OWNER'S PARKING SPACE.** An owner may allow someone else to make use of his/her/their parking space. However, a Permission to Use Parking Space Form on the Town Shores/ Jamison Building website must be completely filled out and submitted to the Board.

20. **SMOKING** Smoking is **prohibited** in any of the common areas of the Jamison House. This includes all interior rooms (laundry, bathrooms, storage, etc.) interior hallways, elevator, and exterior walkways, lobbies and all stairways. Smoking is permitted in the parking lot, pool area, and on the east and west side of the building in the grassy area.

21. **BICYCLES, MOTORCYCLES, SCOOTERS, MOPEDS, KAYAKS AND CANOES.** Bicycles may be locked on the bicycle racks provided at either end of the parking lot. If a bicycle is left in an assigned parking space, it must be entirely within the space, without intruding in any way on a neighboring parking space or the driveway or crosswalk. Motorcycles, scooters, and mopeds may also be stored in an assigned parking space, but it must be within the space, without intruding in any way on a neighboring parking space or the driveway or crosswalks. If kayaks, and canoes are stored in your assigned parking they must be within the white lines of your parking spot. If extends over the white line, you must contact the Masters office to request storage at the clubhouse storage area. There is a fee required for kayak and canoe storage.

22. **INOPERABLE CAR** Vehicles found in any Jamison parking space, which is inoperable including but not limited to has a flat or removed tire, leaking oil, leaking transmission fluid, damaged body and/or does not have a valid license plate. All such vehicle described above shall be towed and stored at owner's expense pursuant to Florida statute 715.07.

23. **ELEVATOR PADS** Elevator pads **MUST** be hung in the elevator prior to furniture, appliances, etc. being allowed in the elevator. Minimum 24 hours' notice is required to hang elevator pads. Contact for hanging elevator pads is on the board by the elevator.

24. **OUTDOOR FURNITURE** The Gulfport Fire Marshal, Deputy Chief Jim Lundh, stated on February 20,2024, "Residents are welcome to sit on the walkways outside their unit, however, all chairs and tables must be brought into the condo when not in use. Light weight chairs or folding chairs (4 to 10 lbs.) are permitted on the expanded part of the walkways on floors 2-6 and do not need to be removed. They are easily removed in case of fire. No heavy furniture of any kind is permitted. No plants or pots are allowed on the walkway and expanded walkway. The expanded walkway areas are used for ladder placement and evacuation in case of fire. Light-weight chairs are permitted on the first-floor landing and in all elevator areas on each

floor.” No laundry, clothing, or beach towels are to be displayed outside any unit or hung on handrails. Also, per order of the Gulfport Fire Department, no doormats are allowed on the walkways. Doormats need to be placed just inside your front door.

25. **Exterior Doors** After exterior doors are installed (permit required prior to installing) the door is to be painted the color of the exterior doors of the building either by the owner or whoever they choose to paint the door within 30 days after installation. Paint if provided by Jamison. Contact a board member for the paint.

FINES Unit owners or occupants may be fined \$100.00 for failure to comply with the Blue Book and the Rules and Regulations of the Jamison House. The Board sets the fine but the fining committee administers the fines and hearing. The Fining Policy is available on the Town Shores/Jamison website. www.townshorescommunity.com