

HEBRIDES HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

In accordance with Articles 1 and 6 of the Constitution and By-laws, the Board of Directors has adopted the following Rules and Regulations. Any infraction of these Rules and Regulations may result in a fine being levied against the owner, and/or suspension of the right to use the common facilities. Owners are responsible for the actions of their guests or renters.

ROAD TRAVEL

The speed limit is 30 km per hour. Any driver who exceeds the speed limit will be reported to the R.C.M.P and may be subject to fines as set out in Section 6.02 of the By-laws.

COMMON FACILITIES

These facilities are primarily for the use of cottage owners and accompanied guests. The maintenance and upkeep are paid for by the owners. Everyone using these facilities is expected to abide by these Rules and Regulations.

Anyone who abuses the facilities or breaks any of the rules will be asked to leave the facilities and may be deprived from using the facilities. Parents will ensure that the rules are followed by their children.

Renters are not considered to be owners and are, therefore, not entitled to the same privileges as owners. Renters are permitted to use the common facilities, including the clubhouse, the pool, golf course, tennis court, etc. Guests of renters are not permitted to use the common facilities.

Vandalism will not be tolerated. Anyone committing acts of vandalism may be prosecuted.

1. Hours of operation of the clubhouse and swimming pool are from 9 a.m. to 10 p.m. The clubhouse will be locked from 10 p.m. to 9 a.m.
2. Smoking is not allowed in the clubhouse or swimming pool area.
3. Pets are not allowed in the clubhouse or swimming pool area.

4. Children, twelve years of age or younger are not to be in the clubhouse or swimming pool area without adult supervision.
5. Wet bathing suits, towels etc. are not to be left in any part of the clubhouse other than the designated area outside the washrooms.
6. Pool tables are not to be used by anyone twelve years of age or younger.
7. Walking on the wooden sides of the mini golf course is not allowed.
8. Use of the fireplace is prohibited.
9. Private Function Bookings:
 - a. Requests for use of the clubhouse for a private function shall be submitted to the Association Secretary by the owner. Bookings will be subject to the completion of a contract and a security deposit of \$150.00. The reserved date will be posted on the Association's website.
 - b. The owner responsible for the private function must ensure that the clubhouse is left clean and neat. All waste, compost and recyclables must be removed from the premises. All clubhouse windows are to be locked and the lights turned off.
 - c. Other owners may continue to use any of the facilities while a private function is taking place.

COTTAGES

1. A cottage is considered to be a permanent structure. Design plans are subject to the approval of the Architectural Control Committee prior to beginning to build.
2. Trailers, RVs and tents are not considered to be cottages and are prohibited from use as a permanent structure. An owner may allow a trailer, RV or tent on their property for a limited period of time, not to exceed three consecutive weeks.
3. Owners who rent to one family shall not permit additional families to occupy a trailer, RV or tent on the same property.

WATER

1. All cottages, the clubhouse and lots are serviced by a common water system. Private wells and/or swimming pools are not permitted.

2. Repairs to the water lines between the curb stop and a cottage, including curb stop repairs, are the responsibility of the owner.

PROPERTY MAINTENANCE:

1. Owners are responsible for the maintenance of their lots. Although the Association provides common grass cutting, each lot must be maintained to allow proper grass cutting to occur and to ensure there is no excessive growth of grass/weeds on any part of the lot.
2. If, through the forces of nature, e.g. storm surge, a property becomes covered with debris (seaweed, logs, etc.) which inhibits grass cutting, the owner is responsible for removal of the debris within 30 days of notification by the Board.
3. Failure to comply will result in the Board contracting to do so at the owner's expense.

STORAGE SHEDS

Storage sheds, especially on waterfront lots, will be placed in such a manner as to not obstruct the water view of adjacent cottages. No storage shed shall be situated closer to the water than its cottage.

CLOTHESLINES

Clotheslines are permitted. However, they should be placed in such a manner as to not block the water view of adjacent cottages and should not be placed between the cottage and the water on waterfront lots. Collapsible clotheslines are recommended.

GARBAGE

Cottage owners are responsible for the proper disposal of their garbage and to abide by the guidelines set out by the Island Waste Management program.

ANIMAL CONTROL

1. All pets are to be kept under control by their owners at all times.
2. Animals are prohibited from the clubhouse and pool areas at all times, Service Animals excepted.
3. All pets must be leashed in common areas at all times. No pet owner shall permit his/her pet to:

- a. chase, bite or attack any person or other animal
- b. damage property
- c. run at large
- d. bark or howl excessively or act in any other manner that may disturb the quiet enjoyment of any person.

4. Pet owners are responsible to clean up after their pets.

FIREWORKS

Pursuant to PEI Fire Marshall Regulations, fireworks are prohibited.

NOISE

1. Loud noises, e.g. radios, stereos, music instruments, public address systems, shouting, yelling, etc. which could be heard on neighbouring properties is not permitted between the hours of 12 a.m. and 7 a.m.
2. Horns and other warning devices should only be used for safety purposes.

RENTAL COTTAGES

Pursuant to Article 1.06 of the By-laws, renters may use the common areas. Owners of rental cottages shall understand that this is a privilege granted by the Association and its members and with these privileges come obligations and responsibilities for both the owners and renters.

Further to Article 1.06 of the By-laws, owners who rent their cottages will:

1. pay to the Association, an amount of \$50 for each week, or part, thereof, that their cottage is rented between June 1 and September 15
This fee shall be applied to the maintenance and upkeep of the facilities;
2. inform the Board of the intention to rent their cottage by June 1 of each year;
3. provide the Board with their current contact information, i.e. telephone number and email address;
4. ensure that the maximum occupancy of each cottage is limited to 10 persons;
5. post the Rules and Regulations in their cottage and ensure that all renters are aware and understand these rules;

6. be responsible for any damages to any common property caused by their renters.

Any unpaid rental assessments or restitution owing for damages to common facilities will be added to the invoice for Annual Fees.

ADVERTISING AND COMMERCIAL ESTABLISHMENTS

The Hebrides is a residential cottage subdivision. Businesses are not allowed to operate in the Hebrides. This does not include the rental of cottages.

EMERGENCY NUMBER

In case of EMERGENCY, call 911.

The Clubhouse civic address is 459 Hebrides Lane.