



October 10, 2018

The Pier 3 Board of Directors has duly adopted the following revisions to the current Rules and Regulations. These revisions are effective immediately. *The changes were made for the following reasons:*

- *Playing in Common Areas* (II.A.1.) Rule was further defined to clarify existing broad language and promote safety
- *Window Tint* (II.B.2.) Specification was developed to permit unit owners to install window tint to protect furnishings and flooring from fading, improve energy efficiency; one manufacturer/tint shade was approved to protect uniformity
- *Decorations* (II.B.5) Rule was further defined to clarify existing language, protect property value, and allow for uniform enforcement
- *Pet Control* (VI.G.) Fine amount was decreased to reasonably align with infraction

**Section IIA.1. Proper use**

*(revision to first paragraph only; second paragraph of this section remains unchanged)*

No playing is permitted in hallways, lobbies, entrances and garage. Rollerblading, roller skating, riding of hoverboards and electric scooters are prohibited in all areas. Children under twelve (12) years of age must be supervised by an adult at all times when on the pier and are not permitted to jump or climb on the infrastructure of the pier.

**FINE: \$100.00**

**Section IIB.2. Outside Equipment and Furniture**

*(revision to first paragraph only; other paragraphs in section remain unchanged)*

No external shades, awnings, window guards, ventilators, or air conditioning devices shall be used in the Units, Common Elements, or Limited Common Elements. Window tint application is permissible with Association approved specification and submission of Unit Renovation Form. The only approved window tint is Llumar R35 SR.

**FINE: \$150.00**

**Section IIB.5. Decorations**

*(revision to first paragraph only; second paragraph of this section remains unchanged)*

No exterior surface of any door or window or the Perimeter Wall of a Unit shall be decorated or furnished by a Unit Owner, occupant or lessee. A small traditional religious icon may be displayed on the door frame as appropriate. A Unit Owner must identify his Unit with the standard number plate provided by the Association. No other signs of any type may be displayed on any exterior portion of any Unit, Common Element or Limited Common Elements. Only holiday season decorations, including flags and/or banners, other than the holiday season November 15<sup>th</sup> through January 7<sup>th</sup> decorations, may be displayed no more than 10 days prior to the holiday and removed by 10 days after. Decorations must be holiday appropriate and in good condition.

**FINE: \$150.00**

**Section VI.G. Pet Control**

*(revised to decrease fine amount only; otherwise, this section remains unchanged)*

No pets are permitted in the lobby, unless carried. No pets are permitted in the common areas on the exterior of the south and east piers. Pet owners on the river level of the south pier must restrict pets to their limited common area. *(Rev. 5/18/18)*

**FINE: \$100.00**

Questions? Contact [Cathy.Proctor@fsresidential.com](mailto:Cathy.Proctor@fsresidential.com) or phone 215-351-4040