

TAR LANDING VILLAS

RULES AND REGULATIONS

The following rules and regulations must be strictly observed by all Owners and Renters



OUTSIDE GRILLING: We consider **FIRE** to be our greatest hazard.

1. All outside cooking must be in the driveway in front of your unit at the **END** of your **ROCK GARDEN**. Absolutely **NO COOKING** on **DECKS** or **BACK STEPS** or in any area except the **DRIVEWAY**. **FINE: \$100.00**
2. You may use the fireplace grill at the clubhouse (first come; first served basis). Please **CLEAN UP** the grill area when you are finished.



BOATS: No boats or trailers are allowed. **TOWING** is enforced at the **OWNER'S EXPENSE**.

TRASH: Please use trash containers in front of your unit. Overflow is to be placed in the dumpster located behind the clubhouse. Make sure that all trash is placed in a plastic bag. Trash not disposed of properly will result in a **\$50.00 FINE** for the unit owner. **Do not use your neighbor's trash container!**



PETS: **When your pets are outside they must be on a leash!** If your pet relieves itself, you are required to pick up after it. We have installed "Pet Waste" stands on the grounds to help with waste "pick up". **FINE** is **\$50.00** for those persons not having their pet on a leash or failing to pick up after them. **Renters are not permitted to have pets at Tar Landing.**



VEHICLES NOT PERMITTED:

Scooters with motors, hoverboards, Segways, motor bikes, motorcycles, dune buggies, go-carts, golf carts, jet skis or boats on trailers are not permitted. **Over-sized vehicles, campers, trailers and RV's are not allowed on the premises!** Towing enforced.



DRIVING ON THE GROUNDS:

Do not drive over the **posted speed of 10 MPH**. All stop signs should be obeyed. Drivers observed driving too fast or not stopping at the top signs will be warned and a license number will be recorded. Second incident of driving too fast or running the stop signs will result in a **\$50.00 FINE** to the owner where the vehicle is parked. Please watch out for small children at play.



BALCONIES & DECKS: Do not drape bathing suits, towels, or any other articles over decks and balconies. **FINE: \$50.00**



DUNES: Do not walk or play in the dunes or pick sea oats. **FINE: \$50**

GENERAL APPEARANCE OF UNITS: Owners should ensure that the front of their unit, including the driveway, is kept neat, uncluttered and clean. Items such as toys, tables and chairs, beach accessories, etc should be stored inside the unit when the owner is not in residence. First-time violators will be sent a request from management requesting action. If the homeowner fails to comply, a \$50 Fine will be assessed for each additional violation.



PARKING IN DRIVEWAYS: Do not **park in or block your neighbor's driveways**. **FINE: Tow-a-Way or \$50.00, whichever comes first.**

SECURITY GATE:

Do not enter through the exit gate. Please prevent your children from playing on, around or near the gate, or "riding" on the gate. Flagrant violations will result in a **\$50 FINE**.

As approved by the TLV Board April 2023