

RULES AND REGULATIONS FOR FIREFLY COVE CONDOMINIUM RENTERS

These rules and regulations are a summary of the Declaration of Covenants, Restrictions, Easements, Terms, Reservations, and Conditions for Firefly Lodge, a Condominium, and Rules and Regulations for the Firefly Cove Condominium Association, Inc. as established by the Developer of Firefly Cove, as they might pertain to the lessee of a condominium.

Rental Agent's Responsibility:

Rental Agent shall provide a copy of the Rules and Regulations for Firefly Cove Condominium Renters to each guest, as well as the signed copy of the signature page to the COA secretary before the time of occupancy.

Pool Hours:

Pool Hours are from 9:00 am – 9:00 pm.

Common Areas:

Use of common areas (great room, pool table area, big screen TV, dock, etc.) is from 9:00 am – 9:00 pm. No music may be played in said space before 9:00 am or after 9:00 pm.

Noise:

BE RESPECTFUL OF YOUR NEIGHBORS AT ALL TIMES.

We ask that your respect for quiet hours in the lodge, the lodge common areas, and the condominiums is from 9:00 pm – 9:00 am.

Security:

Renters are issued a temporary key fob that they may use to enter the lodge. Do not prop open or leave the exterior doors open at any time. Do not open the exterior doors for anyone. Anyone that has access to the lodge will have a key fob. No key fobs will be left in planters or anywhere outside of the building at any time, as it compromises the security of our building. Key fobs will be given to guests at the time of occupancy by Rental Agent.

Smoking:

There is no smoking, vaping, or the use of tobacco products within the gates of Firefly Cove.

Pets:

Renters are not allowed to have pets of any kind in the lodge at any time.

Children:

Children must be accompanied by an adult in the common areas of the lodge, the common areas of Firefly Cove, and the pool.

Amenities:

Please enjoy and respect the amenities of Firefly Cove by leaving the area as you found it.

Use of Common Area by Renters:

Renters shall NOT use the pool, the pool deck, the lodge common area, the boat docks, or any of the property owner association common area to host parties, social events, gatherings, cookouts, etc.

Restriction Regarding Guests of Renters:

Given the crowded conditions that can occur, it is prohibited that Renters invite guests to the condominium or onto the property. Renters should plan to meet with any and all other persons outside of the Firefly Cove property.

The amenities are for Firefly Cove property owners and renters only.**Boat Dock:**

Renters are not allowed to use the Firefly Cove boat slips to dock any boat at any time.

Parking:

All cars should park in the parking lot only. The covered entrance to the lodge is for drop off and pick up only. No cars should be parked on the road or under the covered entrance to the Lodge at any time. There is a designated parking space for each condominium unit, in addition to a handicap parking space. Please park in your assigned space only.

Prohibited Activity:

Skateboards, rollerblades, scooters, motorized skateboards and other related items shall not be operated on any Firefly Cove Property Owners Association common area which includes, but is not limited to, roadways, docks, walkways, sidewalks, within parking areas, or inside the building.

No climbing on the rocks, in any common area or on any privately owned property.

Do not disturb the water stream system at any time. This has been designated as a no disturb area by the Town of Lake Lure.

Open fires, fireworks, sparklers, firecrackers, etc. are prohibited at all times.

Balcony Use:

Occupants are not permitted to hang bathing suits, life jackets, beach blankets, towels or anything over the balcony or walkway railings.

Grill/Outdoor Cooking:

No grilling or outdoor cooking of food is permitted on any condominium balcony or terrace.

Fishing:

All fishing done from the Firefly Cove community dock must be attended fishing. No drop line, trotline fishing or unattended pole fishing is permitted. All fish caught off the Firefly Cove community dock should be on a "catch and release" basis.

Name of Renter: _____

Unit Number: _____ Number of People Occupying the Unit: _____

Dates of Occupancy: _____

Signature of Renter: _____

Date: _____