

JIMMERSON SHORES COOPERATIVE GARAGE COMMUNITY RULES AND REGULATIONS

These Garage Community Rules and Regulations are guidelines to make our garage community safe and enjoyable and to protect the value of each members' investment. These Garage Community Rules and Regulations are in addition to the Rules and Regulations of Jimmerson Shores Cooperative Inc. which, when applicable, also govern the Garage Community.

The rules are created by the Board of Directors and can be amended by the Board of Directors. Any requests for change or variances to the Garage Community Rules and Regulations must be made in writing to the Board of Directors. The Board of Directors will discuss the change request and either change the rule or reject the request, notifying the requestor of the decision.

1. In no instance shall a member or guest reside in a garage unit for any length of time.
2. No disturbing noises or conduct will be allowed at any time.
3. No Fireworks allowed in the Garage Community.
4. Only eighteen (18") inch or smaller satellite dishes will be allowed and the Board of Directors must approve the location.
5. Any heating and air conditioning units in the garage units must be approved by the Board of Directors.
6. Any construction or modifications to the garage units must be approved by the Board of Directors.
7. No commercial activity shall be permitted in the Garage Community.
8. The speed limit is 15 M.P.H in the Garage Community.
9. No commercial vehicles or trailers are to be parked in the Garage Community. JSC trailer storage area should be used.
10. The Co-op assumes no responsibility for vehicles or boats in the Garage Community in regards to theft, vandalism or damage of any kind.
11. Notices will be issued for rule and regulation violations. If the violation is not corrected, the correction will be done for you if possible, and the resident will be charged. Otherwise, a lease termination notice will follow. The garage owner will be billed for attorney fees and all occurring fees. If fees are not paid a lien can be placed on the lot.
12. The Co-op is not liable to garage members for failure of water, electricity or drains furnished to the garage units regardless of cause.
13. No assignment, subletting, leasing or renting of the garage units is permitted. The purchase and/or sale of any garage unit must be coordinated with the Co-op Attorney. Seller must contact the Treasurer to verify outstanding liens due the Co-op (electricity, water, maintenance, insurance). All assessments or liens must be paid in full at closing. No assessments or liens may be assumed by the new owners.