



To continue to mold Spyglass to be the finest, most desirable single-family, permanent residential environment, and to protect and enhance the investment.

Summary of Bylaws – December 2021

- A. The unit shall be used only for single-family residential purposes.
- B. Alterations to the exterior appearance are not permissible.
- C. Immoral, improper, unlawful, offensive, or unreasonably noisy activity anywhere within the complex, including the beach area, is not permitted.
- D. The common elements shall not be used to shake, air, or dry anything. This includes decks and railings, which are limited common elements.
- E. Bicycles, chairs, etc., may not be left unattended on the common elements.
- F. Use of a dangerous weapon anywhere within the complex is prohibited.
- G. Flags (other than the U.S. flag) signs, or other advertising devices are not to be displayed anywhere on the premises without written permission.
- H. No more than one pet shall be kept in any unit without written permission. No pet may be permitted to run loose, and owners shall clean up after their pets. Absolutely no pit-bulls allowed on the premises.
- I. R.V.s, motorcycles, jet skis, jet ski trailers, snowmobiles, snowmobile trailers, moving or storage vans, boat trailers, trailers of any type, or any vehicle other than automobiles or light trucks may not be visibly parked or stored on the premise.
- J. Reasonable rules may be made by the Board of Directors.
- K. Landscaping without written approval is not permitted.
- L. Only furniture designed for outdoor use is permitted on decks.
- M. Anything stored inside a garage shall be completely within the garage, and all garage doors are to be closed at all times, except when exiting or entering.
- N. Units may be rented to one party for a minimum of 30 days and limited to (4) times per year, no weekly or biweekly rentals.

Rules and Restrictions – December 2021

1. Jet skis, windsurfing boards, and all other water-borne recreational craft must operate outside of the restricted swim area as designated by the Board. NO watercraft shall be permitted to be left on the beach unattended.
2. Pool Rules:
 - Hours 9am – 10pm
 - Shower before entering.
 - No animals in pool or on pool deck
 - No diving – no food – no glass
 - Children under twelve must be accompanied by an adult.
 - Warning: No lifeguard on duty.
 - The pool is for residents and their guests. Guests are persons staying at Spyglass or invited by residents to use the pool with them.
3. Tennis/Pickleball Rules: Courts are for residents and their guests. Guests are persons staying at Spyglass or invited by residents to play with residents. When groups are waiting, please limit doubles to 1 ½ hours, singles to 1 hour. Courts are to be vacated and lights out at 11:00pm
4. Beach Rules: Everything brought on the beach must be completely removed and the beach area cleaned off in proper manner. Quiet time between 11:00pm and 9am. No beach fires allowed until fire rings are installed. Fires are only allowed in the fire rings and must be completely extinguished prior to departing the area.
5. All automobiles must be driven with extreme caution on Spyglass property. Carpool if there will be more than two cars outside your garage. Please use the parking space by the tennis courts or outside the entrance gate to Spyglass. The speed limit is 15mph.
6. Skateboards, in-line skates (“Rollerblades”), etc., are not allowed on the property.
7. Owners are responsible for the actions and behavior of their family members and guests.
8. Electric-fired barbecue grills are the only type to be used on the decks. Gas or charcoal grills are restricted to driveway areas.
9. Storage of recreational equipment on decks is not permitted.
10. Keep off the dune grass! Do not park on the dune grass! The dune grass provides erosion control.
11. Deliveries – when scheduling items for delivery, please insure that in the “notes” section of your order you put in gate code, which is *6245 as well as whether to turn left or go straight once through the gate
12. Smoking is not allowed in any common area. Please be respectful of all your neighbors.
13. Turn off all common area and outdoor lights at night as a courtesy to your neighbors.
14. Renovations to a Unit must be approved by the Board, and no renovations are allowed between Memorial Day and Labor Day.
15. Fireworks are prohibited and subject to a \$5,000 fine.

Enforcement:

The Board of Directors has the power to enforce such rules and regulations by legal methods, including fines on a daily basis. Such unpaid fines will become a lien against the property.