

RENTER RULES – (Revised July 18, 2021)
HARBOUR CONDOMINIUMS

We are glad you are here and hope that your visit will be a pleasant one. We love the lake and the Culver community and hope that you will come to love it also. Living in a condominium community requires a few common rules that help all residents enjoy the facilities. Not many of the owners rent out their units, so those of us that do have a responsibility to make the rentals as unobtrusive as possible. The following are rules that we ask you to follow:

1. Quiet hours are from 11 PM to 8 AM. Quiet enough so that your next door neighbor can sleep; many of whom have open windows.
2. No towels or clothing on balcony rail.
3. All chairs, beach toys, bicycles etc. are required to be on deck of your unit or inside overnight. Do not leave “stuff” on the beach, on the lawn, or in landscaped area. Bicycles can be locked on the bike rack at the far west end of the property. We also require you to pick up your trash and dispose of cigarette butts properly.
4. The Lake Maxinkuckee Association has asked that no personal watercraft be on the lake before 10 AM. Idle speed only, inside the buoys is a DNR rule.
5. Each condo is assigned 1 reserved parking space. Any additional cars must be put on the street. Careful, one side only. Do not, under any circumstance, park in any other condo space. Boat trailers are not allowed on the parking lot. Parking for unit 20 is alongside unit 15, north of the gate. Parking for unit 8 is along the fence next to the unit. Parking for units 8, 12 and 14 are directly in front of the air conditioner condenser. Parking for unit 19 is directly in front of the bicycle rack next to the fence.
6. Short term renters (less than 30 days) and their guests are not allowed to bring pets of any kind onto the property.
7. There is no parking of boats or watercrafts on the piers unless you have made provisions with your owner to use one of their lifts. Temporarily tying up to the visitor spot by renters is prohibited. Short term rental space is available at Culver Marina (842-3375). Other marina services are also available at Portside Marina (842-5000).
8. You are welcome to use the floating raft, beach, sundeck, courtyard, and patios attached to the unit. The patio furniture and sandbox directly across from the front of units 16-20 are the property of Bayview Condominiums and, therefore, are not to be used by Harbour owners and/or their renters.
9. Please do not cut through the flowerbeds next to the bicycle rack to go to town. Please use the walkway down the alley next to the white fence; it leads to town.
10. Many small children are always in attendance at The Harbour; we ask that you dress, speak, and act appropriately.
11. Renters are not allowed on any owner’s watercraft on the pier. This includes the lifts.
12. Please do not feed the ducks.

Owner and Rental Agent Agreement The above rules, as approved by The Harbour Condominium Association, state the minimum requirements expected to be written into all rental

contracts; owners have the option of adding additional restrictions on their unit. In addition, we require a copy of the Renter Rules to be in a visible location inside the unit; we suggest a copy on the refrigerator or, if in a binder, have the binder open to the rules when the renters move in. Each owner is to provide the president of the association, via email, the following information: the name and telephone number for your rental agent(s). If you use multiple agents we need an email for each rental. If we do not have this information, we will contact the owner in case we have a problem. We strongly urge the individual owners to restrict the number of renters in their unit to equal the number of beds. Excessive numbers put a strain on the common areas and the parking. In case of damage to the common areas of The Harbour Condominium Association property we will be asking for funds from the deposit on hand at the rental agent for repairs. Please be sure that you have required a minimum of a \$500 damage deposit.