

**RULES AND REGULATIONS  
FOR  
SURF CLUB CONDOMINIUM  
Adopted January 2001  
Updated September 2015**

- 1) The sidewalks, entrances, passages and like portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the condominium property; nor shall any carts, bicycles, carriages, chairs, tables or any other objects be stored therein.
- 2) The personal property of Unit Owners and occupants must be stored in their respective Units.
- 3) No garbage cans, supplies, storage units or other articles shall be placed on the balconies -or other Common Elements without specific authorization from the Association Board of Directors. No linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, fences, balconies, terraces or other portions of the Condominium Property, except as provided herein with respect to refuse containers.
- 4) No Unit Owner or occupant shall permit anything to fall from a balcony, window or door of the Condominium Property, nor sweep or throw from the Condominium Property any dirt or other substance into any of the balconies or elsewhere in the Building or upon the Common Elements.
- 5) No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. The requirements from time to time of any local government or private waste collection company for disposal or collection of waste shall be complied with. All equipment for storage or disposal of such material shall be kept in a clean and sanitary condition. All garbage must be placed in leak-proof plastic bags before it is placed in the trash chutes. All boxes must be broken down and placed in the First Floor Trash Room.
- 6) No repair of vehicles shall be made or allowed on the Condominium Property, except in case of emergency. Washing is permitted only in the designated "car wash" location.
- 7) No Unit Owner or occupant shall make or permit any disturbing noises by himself or his family, lessees, servants, employees, agents, visitors or licensees, or pets, nor permit any conduct by such persons or pets that will interfere with the rights, comforts or conveniences of other Unit Owners or occupants. No Unit Owner or occupant shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio or sound amplifier in his Unit in such a manner as to disturb or annoy other residents. No Unit Owner or occupant shall conduct, nor permit

to be conducted, vocal or instrumental instruction at any time, which disturbs other residents.

- 8) No radio or television, mechanical or electronic installation may be permitted in any Unit which interferes with the television or radio reception of another Unit.
- 9) No sign, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Condominium Property, except signs approved by the Association Board of Directors. Additionally, no awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of the Building or on the Common Elements.
- 10) No flammable, combustible or explosive fluids, chemicals, substances or fireworks shall be kept or used in any Unit or on the Common Elements.
- 11) A Unit Owner or occupant who plans to be absent during the hurricane season (June 1 through November 30) must prepare his Unit prior to his departure by removing all items from the balcony, patio and common elements. If the Unit owner(s) designates a responsible firm or individual to care for his Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage, they must furnish the Association with the name(s) of such firm or individual in writing. Such firm or individual shall be subject to the approval of the Association. During the period of June 1st through November 30<sup>th</sup> unit owners are required to remove all items from the balcony or patio if unit will be unoccupied longer than 1 day if there is a named storm threatening. Year round all items must be removed from the balcony or patio if the unit will be unoccupied for 3 days or more. If the management or board or directors are compelled to remove items from a unit balcony or patio because of a storm threat, a penalty of \$200.00 will be imposed upon the unit owner and bill with the next assessment.
- 12) A Unit Owner or occupant shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies, patios, balcony or patio railings or windows of the Building, except Christmas or Hanukah decorations during the specific period from Thanksgiving through January 6<sup>th</sup>. Curtains and drapes (or linings thereof) that face on exterior windows or glass doors of Units must be white or off-white in color.
- 13) No structure of a temporary character, nor trailer, tent, mobile home, boat, jet skis, canoes, kayaks, rafts or recreational vehicle, shall be permitted on the Condominium Property at any time or used on the Condominium Property at any time as a residence either temporarily or permanently. No gas tank, gas container or gas cylinders shall be permitted.
- 14) No air conditioning units may be installed by Unit Owners or occupants. No Unit shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any

glass, unless approved in advance by the Association Board of Directors in writing. No unsightly materials may be placed on any window or glass door or be visible through such window or glass door.

- 15) No exterior antennae or satellite dish(s) shall be permitted on the Condominium Property or improvements thereon, provided that the Association shall have the right to install and maintain radio and television cables and lines, and security and communications systems not requiring external antennae.
- 16) Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. All children under 15 years of age must be accompanied by a responsible adult (18 years old and over) when entering and/or using the recreational facilities. Children shall not loiter or play in the corridors, lobby, garage, stairways or ride up and down in elevators unnecessarily. Owners are required to exercise constant and meaningful supervision of their children and those of their guests while utilizing the common area facilities or their contents.
- 17) Pets, birds, fish and other animals, reptiles or wildlife shall neither be kept nor maintained in or about the Condominium Property except in accordance with the following, in addition to the applicable terms of the Declaration:
  - A) Dogs and Cats:
    - (1) Dogs and cats shall not be permitted outside of their Owner's Unit unless attended by an adult and on a leash not more than six (6) feet long.
    - (2) Said dogs and cats shall only be walked or taken upon those portions of the Common Elements designated by the Association from time to time for such purposes.
    - (3) In no event shall said dog or cat be walked or taken on or about any recreational facilities contained within the Condominium Property.
  - B) Fish or birds:
    - (1) Fish or caged domestic (household-type) birds may be kept in the Units, subject to the provisions of the Declaration.
  - C) Dogs:

- (1) A Condominium Unit Owner shall be permitted to keep or harbor no more than one (1) dog or cat, subject to the provisions immediately following: such dog or cat must be walked only in areas designated for such purpose, provided that such dog or cat is leashed whenever outside the Condominium Unit. Tenants shall not be permitted to keep pets.
  - (2) A pet may weigh no more than fifteen (15) pounds and a Condominium Unit Owner must carry such dog (other than Seeing Eye dogs) or cat in its arms when taking such dog or cat outside the Condominium Unit in the hallways or elevators in the Building.
  - (3) Any Condominium Unit Owner having a dog or cat shall also abide by any Rules promulgated by the Board of Directors regarding pets.
  - (4) Violation of this paragraph or of any of said rules may result in the termination of Condominium Unit Owner's right to keep such dog or cat.
  - (5) No other animals, livestock, or poultry shall be permitted anywhere on the Condominium Property.
  - (6) The foregoing restrictions shall not apply to Seeing Eye dogs or Primate (cebus) guides to the extent required by Florida law.
- 18) Any lake located on or adjacent to the Condominium Property may not be used for wading, swimming or any other water sport/activity.
- 19) Every Owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his family, guest, invitees, lessees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, Articles of Incorporation or By-Laws, provided the procedures set forth in the By-Laws are adhered to.
- 20) Surf Club employees may not work for individual Unit owners during their normal scheduled work hours.
- A) Any orders or directions to building employees shall be made through Management only.

- B) Working hours for non-Surf Club employees or contract workers are Monday through Friday 8:00 a.m. to 6:00 p.m. except in emergency situations or with prior approval of Management.
- 21) All of these rules and regulations shall apply to all Owners and occupants even if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owners from specific rules and regulations upon written request therefore and good cause shown in the sole opinion of the Board.
- 22) For reference purposes, please be aware of occupancy use restrictions, including but not limited to the following:
- A) All the Condominium Units shall be used for single-family residences only.
  - B) No separate part of a Condominium Unit may be rented.
  - C) No trade, business, profession or other type of commercial activity may be conducted in any Condominium Unit.
- 23) **Leasing Requirements and Limitations.** Each time a Condominium Unit owner leases his Unit, he shall give written notice of such lease to the Association together with the name and address of the lessee and such other information as the Association may reasonably require on forms that are supplied by the Association. No Condominium Unit Owner may lease his Condominium Unit for a term of less than one (1) week.
- 24) **Right to Use Facilities.** During any period when a Condominium Unit Owner has leased his Condominium Unit or otherwise permitted the Condominium Unit to be occupied only by someone other than the Condominium Unit Owner, such Condominium Unit Owner's right to use any of the recreational facilities otherwise available to Condominium Unit Owners shall be suspended.
- 25) A Condominium Unit Owner shall not permit or suffer anything to be done or kept in his Condominium Unit which will increase the insurance rates on his Condominium Unit, the Common Elements or the Common Area or which will obstruct or interfere with the rights of other Condominium Unit Owners or the Association. No Condominium Unit Owner shall annoy other Condominium Unit Owners by unreasonable noises or otherwise, nor shall any Condominium Unit Owner commit or permit to be committed any nuisance or illegal act in the Condominium Unit, on the Common Elements or the Common Area.
- 26) The garbage disposal unit, the toilets and the sink, shower and tub drains in respective Units are not to be used for the disposal of corrosive chemicals nor greases, fats, dirt, etc. that may cause

clogging.

- 27) Grocery carts are provided for the convenience of all residents and are to be immediately returned to the vicinity of the elevators in the garage, after use.
- 28) All suggestions or complaints concerning the operations of the Condominium should be made in writing and turned in to the office, or mailed to the President of the Board of Directors if Management fails to act on a resident's complaint. Complaints will be acknowledged within 3 business days.
- 29) Sale of personal property, such as furniture, drapes, clothing, etc. will not be allowed in the common areas. Notices will only be permitted on the bulletin boards in the lobby or adjacent to the mailboxes.
- 30) No Unit owner shall make any changes or alterations, to their Unit or Units, which will in any way, jeopardize the safety or soundness of the building or any other Unit or impair any easement without the approval of the Board of Directors.
- 31) No Condominium Unit Owner shall install any storm shutters, awnings, hardware, new tile flooring or the like without the prior written approval of the Association Board of Directors. In any event, Association Board of Directors approval shall not be granted unless such items substantially conform to the architectural design of the Condominium and the design of any such items which have been previously installed at the time Association Board of Directors' approval is requested.
- 32) No clothesline or other similar device shall be allowed on any portion of the Condominium Property.
- 33) Use of roller blades, skateboards and roller skates are prohibited on Surf Club Property.
- 34) No Condominium Unit Owner shall cook or barbecue on any patio or balcony, but only on those portions of the Common Elements designated by the Association from time to time for those purposes. Open fires or flames are not permitted on any unit balcony or patio area, this includes chimera's, fire pots, outdoor fireplaces, etcetera.

**35) Smoking Policy:**

SC1 has a no smoking policy on all Balconies, Patios, Hallways, Elevators, Garage, Lobby, Lower Level of Pool and covered area at both entrances to Lobby.

**36) Parking:**

- A) Owners and their guests may park only passenger automobiles, vans, sport utility vehicles, pick-ups and passenger station wagons in designated parking spaces. No campers, buses,

trucks, recreational vehicles or boats of any kind are allowed on Surf Club Property. All vehicles exceeding 7,500 gross vehicle weights are also prohibited. No commercial vehicles shall be parked overnight on Surf Club property unless authorized by the Board of Directors.

- B) Bicycles must be stored in the designated bicycle racks in the garage.
- C) All vehicles must display either a permanent parking permit or temporary vehicle pass prominently displayed on dashboard.
- D) Vehicles parked in violation of the rules are subject to removal from the premises at the expense of the owner of the vehicle(s).

**37) Pool and Deck Area:**

- A) Hours – Swimming is permitted from 7am to 10pm. Use of the pool facilities is at the swimmer's own risk.
- B) Children under fifteen (15) years of age must be accompanied in the pool and pool area by an adult at least eighteen (18) years.
- C) Showers are required prior to entering the pool.
- D) All swimmers must wear bona fide swimming attire. Cutoffs, dungarees and Bermuda shorts are not considered appropriate swimwear.
- E) No rigid or hard toys are permitted in the pool area. All toys must float, toys which sink to the bottom are prohibited. Toys are to be picked up when leaving the pool area.
- F) No floats are permitted
- G) No pets are allowed in or around the pool and pool area.
- H) Bottles, glass and sharp objects are prohibited in the pool area. Snacks and foods are permitted only on the upper sun deck.
- I) No running, diving, jumping or horseplay is permitted.
- J) Radios may only be used at a very low volume or with earphones.
- K) The pool area shall not be used for private parties.
- L) Chairs and chaise lounges cannot be reserved or "saved". All persons using the pool

- furniture are required to cover it with a towel when using suntan oils.
- M) The use of the pool shall be limited to Owners/Renters and their guests. (Guests not to exceed more than four (4) at any given time.) Guest, other than houseguest, **MUST BE ACCOMPANIED BY OWNERS OR RENTERS AT ALL TIMES.**
  - N) Owners who rent their units forfeit their pool privileges to their renter.
  - O) It shall be the responsibility of all Owners, Renters and Guests to abide by pool rules. Enforcement of pool rules shall be by the Board of Directors though the Property Manager.
  - P) Anyone who moves any furniture around the pool area shall return it to the place from which it was removed. No furniture shall be placed that would block any walkways or hinder the safety around the pool areas.
  - Q) The board may deny the use of the pool to anyone for good and sufficient reason.
  - R) Bathing load is limited to 40 persons.
  - S) Cover-ups and footwear are required when walking through the office lobby area.
  - T) Bathers must be reasonably dry when entering the office lobby area and elevators.
  - U) Any person who does not have control of their bladder or bowels is prohibited from using the pool.

**38) Security:**

- A) Each Condominium Unit Owner acknowledges and recognizes that any officer of the Association or any agent of the Board shall have irrevocable right to have access to each Condominium Unit from time to time during reasonable hours and upon notice as may be necessary for inspection, maintenance, pest control service, repair or replacement of any part of the Common Elements therein or accessible therefrom, including without limitation the limited Common Elements assigned to such Condominium Unit, or at any time as may be necessary for emergency repairs. To this end, each Condominium Unit Owner shall provide the Association for its use as referenced above the key (or keys) necessary to access the Unit.
- B) All unit owners provide a key to management in the event of an emergency in the building. The association will maintain their policy of requiring all unit owners to provide a key to

management and any owner choosing not doing so will receive written notification that they may be held liable for damages that occur as a result of not having the key available. (from minutes of 2005-11-12).

- C) The cooperation of all residents is an absolute necessity in this matter. Management must be given a key or keys, including safety lock key, to each Unit for emergency use whether or not the owner or tenant is in residence. Management is required to maintain these keys in a secure place. No person at any time of the day or night shall be allowed to prop open any door to permit re-entry into the building or on the premises. There will be no soliciting of any kind within the building or on the premises. No person shall be admitted by Management or building employees to any Unit in the absence of the owner without authorization of said owner except for emergencies, or by order of Management.

**39) Stairways and Corridors :**

- A) The steps and landings of all stairways must, by law, be kept clean and free at all times and may not be used for storage of any kind. Stairway doors must be kept closed at all times.

**40) Moves and deliveries:**

- A) The repair of any damages that occur during a move will become the financial responsibility of the owner.

41) Any A/C repairs or installation of new units on the roof must be coordinated through the management office. The roof key will no longer be available from the guard house to air conditioner companies. Emergencies on weekends will be the only exception to this new rule. (April 29, 2004)

42) No lock box use by any owner, realtor or rental agent. (from the minutes of 2008-04-19).

43) Owners who will be away from their units for an extended period (more than two days) are required to turn off the unit water valve off to help prevent flooding. (from minutes of 2008-05-17)

44) Require the submittal of Tenant / Guest Registration Approval Forms five business days prior to the anticipated arrival date or may experience delays or refusal in admittance to the unit. The Owner's Statement on the Tenant / Guest Registration Approval Form may be submitted with an original signature, an original faxed signature or an email authorization/confirmation for each rental session. (from the minutes of 2009-03-21)

45) Unit Owners must raise their planters off the painted surfaces with a non-rusting and air flowing stand on the East side of the building. (from minutes of 2010-03-20)

**46) Bicycle Storage:** (from Bicycle policy adopted 2010-06-26).

- A) Any Owner wishing to store their bicycle(s) in Surf Club 1 garage bicycle racks must first register the bicycle with Management.
- B) Any bicycle in the rack that is badly rusted or not operable will be removed at the owner's expense.
- C) Non-registered bicycles will also be removed.
- D) Tenants may temporarily store bicycles by getting a permit from the Surf Club Office.