

OFFICIAL RULES AND REGULATIONS
OF
GULF HARBORS CONDOMINIUM, INC.

For readability purposes, Gulf Harbors Condominium Association will be referred to as GHC through this document.

*APPROVED Rule Changes under section Parking and Vehicle Rules and Reg.'s to C. Parking Sticker**, and I. Towing*** at BOARD Meetings: January 28, and February 25, 2021.*

Amendment changes per Annual Members Meeting (AMM) March 18, 2021.

Amendment changes per Annual Members Meeting (AMM) March 17,2022.

GENERAL RULES AND REGULATIONS

- A.** As originally designed, GHC condominium units shall only be used for single family residences. There shall be no more than 2 permanent residents per a one-bedroom unit and 4 permanent residents for a two-bedroom unit. Names and addresses of all occupants must be on file with the office at all times. This regulation is equally binding on owners and renters.
- B.** No commercial business transactions are permitted in the common areas of the complex, including Pool and Clubhouse areas.
- C.** All resales must be approved by the Board of Directors. Prior to Board approval, the new owner will be charged a non-refundable fee of \$150 for a criminal background check and processing of papers.
 - a. See **Declaration-Amendment** update (1.) per AMM included at the end of this document.
 - b. See **Declaration-Amendment** update (2.) per AMM included at the end of this document.
- D.** All rentals must be approved by the Board of Directors prior to occupancy. The approval form must be signed by owner(s) and tenant(s). The owner must pay a non-refundable fee of \$150 for a criminal background check and processing of papers. No fee will be charged if 1) the renewal of a consecutive annual, semi-annual, or seasonal lease with the same lessee is involved 2) The same party returns each continuous year or if a year-round renter moved from one apartment to another without skipping time.
 - a. See **Declaration-Amendment** update (3.) per AMM included at the end of this document.
- E.** Condo owners, renters and guests are responsible and liable for any damages to condominium property caused by their actions. This includes damage to carports, for repairs/replacement of the post and any other structural damage that maybe incurred. Note costs could exceed \$1,000.
- F.** The hanging of laundry (including bathing suits and towels) anywhere outside the condominium units is prohibited. Any items such as, but not limited to, linens, clothing, curtains, rugs, or mops, are not to be hung or shaken outside of any condominium unit.

- G.** No signs, such as “for sale or for rent”, personal statements, or advertisements shall be exhibited or affixed to GHC condo units, common areas, or to vehicles. The only exception will be to allow unit owners to post a security sign (no larger than 5” X 5”) on their windows or doors for any security system.
- H. NOISE:** No resident shall create or allow any noises that will interfere with the rights and comfort of other GHC residents at any time, and especially between the hours of 11:00 P.M. and 7:30 A.M. **Exception:** Garbage removal per garbage company pick-up times.
- I.** No external radio or television aerial installation is permitted other than the master system presently installed. All prohibited installations are subject to removal without notice.
- J.** Owners/renters may have a table/chairs and small objects outside their units if: 1) they are small enough to be easily moved for cleaning purposes. 2) They do not infringe on any individuals use of and GHC common area including walkway, stairs, landings, railings, and walls. 3) They must be removed if the owner/renter leaves the unit during the hurricane season. 4) They do not create a safety hazard in any way. 5) Any items left outside, is not the responsibility of GHC. 6) In the event of a storm, and items left outside become projectiles, the owner is responsible for all damages.
- K.** No unit owner will be permitted to make any additions /changes to the outside of his unit without referring to and following the Architectural Review Procedures and Guidelines on file in the association office. This applies to, but is not limited to, storm/screen doors, hurricane protection windows, air conditioners and enclosures.
- L.** No painting, staining, or carpeting of common elements will be permitted.
- M. STAFF:** Association employees are assigned specific duties to be performed under the overall supervision of the Community Association Manager. Unit owners and renters shall not interrupt or interfere with the performance of regular service by these employees. Abusive or threatening language to employees will not be tolerated. Likewise, harassment, or humiliation of employees by residents is not acceptable at any time or under any circumstance.
- N. SEAWALL:** The riding of bicycles, tricycles, skateboards, motorbikes, or any other wheeled means of transportation, excluding medically necessary equipment and baby carriages wheeled by an adult, on any sidewalks breezeways and seawalls is prohibited. Running of any kind is also prohibited on the seawall area.
- O. GRILL:** Outdoor grilling or barbecuing is permitted on the permanently installed grills in the picnic area of Pool #2 free of charge. Grilling is also permitted on the propane grills located near Pool #2 workroom area when these grills are not being used for recreational committee sponsored activities. Rules for using propane grill are: 1) fill out form, LARGE PROPANE GRILL USE, in the office. 2) Pay \$50.00 to

the office. 3) If cleaned properly, as determined by the staff, \$45 will be refunded. The other \$5 is kept for the propane use. 4) A container with a brush, greased lightning cleaner and sponge will be given to you at the office. 5) The deposit will be refunded after: a) the grill has been cleaned; b) the resident using the grill returns a form to the office signed by the staff affirming that the grill was adequately cleaned; and c) the container with cleaning supplies is also returned to the office.

- P. STORAGE:** No storage will be allowed in any of the common utility rooms or extending outside your personal storage area.
- Q. DRESS CODE:** Shirt/top, pants/shorts and footwear are required to be always worn on condominium property. This includes walking to and from the pool areas.
- R. NO SOLICITING:** As posted on the property, there shall be absolutely no soliciting allowed for any purpose whatsoever on GHC condo property. This shall not apply to materials approved by the President or majority of the Board. Campaigning by those running for Board of Directors positions is allowed.

HOUSE RULES AND REGULATIONS

- A.** Two (2) key cards are allocated to each unit. If you are renting a unit, be sure you have the owner's key cards in order to use the pools, clubhouses and shuffleboard courts. 1) In case a card is lost, the replacement cost is \$25. 2) All children under the age of 14 must be accompanied by an adult over the age of eighteen. 3) The individual owner/renter card holder is fully responsible for guests using our recreational facilities. 4) Owners who rent must give key cards to the renters for their use for the duration of the lease. Owners then forfeit the right to use GHC recreation facilities during the rental period.
- B. GARBAGE:** is picked up on Mondays and Thursdays for Garden Units. Towers 1-6 and all Villas have pick-up on Mondays, Wednesdays, and Fridays. Please put all loose garbage in a plastic bag with a twist-tie. Dumpsters are for garbage only and must not be used for furniture, mattresses, construction material, etc. Non garbage items should be brought to the county dump which is located on Hays Road (north on 19, right on 52, 6 miles make a left on Hays) which is open 6 days a week, 7 – 4, 861-3006.
- C. DISPOSALS:** will not take onion skins, corncobs or husks, oyster shells, stem ends of bananas, large or hard bones and fiber vegetables like asparagus stems. Run cold water while running disposal and run hot water for a minute or two after using the disposal. Never put grease in the disposal.

- D. TOILETS:** Do not clog the sewer pipes by throwing any of the following into the toilet: sanitary napkins, sanitary wipes, tampons, tissues, paper towels, disposable diapers or solid objects.
- E. LAUNDRIES:** Please use HE (high efficiency) liquid detergent in small quantities (1/4 cup or less) to avoid washer problems and sewer backups. Do not overload machines. Do not wash rugs or blankets. Clean out the lint trap in the dryer after use. Shelving is to be used only for laundry products and not for personal storage.
- F. FIRE EXTINGUISHERS:** are available in each building, either on an outside post, in the laundry room or on the mailbox walls. Check the location for your unit.
- G. ELEVATORS:** Do not permit children to use the elevators unaccompanied by an adult.
- H.** Keep all common areas clean and free of trash.

NOTE: FOR MAINTENANCE, SERVICE, OR INFORMATION CALL **727-848-0198**.

PARKING AND VEHICLE RULES AND REGULATIONS

- A.** Each unit has one covered parking space for the owner's / renter's use. Owners/renters having more than one car must use uncovered guest parking as available.
- B.** No one may use another owner's/renter's parking space without written permission from that owner/renter to do so. This written permission must be filed at the office.
- C.** Each owner's and renter's vehicle must have a GHC parking sticker displayed on the rear window or rear bumper. **Prior to issuance of a GHC Parking Sticker, requestee must be a GHC resident and show their car registration, as the car owner/leaser at the office. An approved background check must be on file or completed for GHC resident to affix the parking sticker. Guests must obtain temporary parking passes from the office to hang from their vehicle mirror. The office issues these stickers and maintains a list of units and their vehicle sticker numbers. You may also request a sticker for your bicycle. Owners/renters not utilizing assigned spaces may authorize guest/visitor to use such space by obtaining a special temporary pass from office, with written authorization from owner/renter.
- D.** No parking or storage will be allowed within the condominium complex for unregistered or inoperable vehicles, for motor homes, for trailers of any kind, for boats or boat transporters.
The *only exception* will be for temporary parking while securing a place to park a motor home or travel/camper or for loading or unloading of a motor home or

travel/camper. The temporary parking period shall be limited to 24 consecutive hours.

- E.** In no instance shall any vehicle of any kind be used as living or sleeping space while parked in the complex.
- F.** No major vehicle repairs are permitted anywhere within the complex. Car washing with a hose and nozzle is permitted in carports and open parking, except in the pool & clubhouse areas, on Fridays only.
- G.** VEHICLES, of any kind, must not be left idling, at any time nor be backed into any parking space. Vehicles must not be parked over the sidewalks.
- H.** COMMERCIAL vehicles shall not be parked overnight on condominium property. Advertising logos should be covered up if possible, with magnetic cover-up for resident 'commercial' vehicles. Exceptions may be reviewed by Management.
- I.** ***Any and all vehicles, trailers or boats on the GHC property that violate these rules and regulations will have a notice (warning) placed on the vehicle indicating that the vehicle, trailer or boat is in violation of the rules and regulations and the note will indicate that the party determined to be in violation has **72** hours to correct the violation.
Vehicles still in violation after this period will be subject to towing. The responsible party will be subject to reasonable attorney's fees and all costs incurred, whether or not a formal proceeding is filed, per Florida Statute 715.07.
- J.** PARKING: Short term and emergency parking areas identified are for loading and unloading vehicles, which should not exceed 30 minutes. Also, for use/access by ambulance or fire services, with no time limit.

PET REGULATIONS

- A.** No pets of any kind are permitted on or in any area of the GHC complex at any time.
- B.** Special accommodations are provided for medically necessary* animals, as provided in State and/or Federal HUD (Housing and Urban Development) regulations.
Documentation – Registrations, shall be required filed in the management office.

* See also a copy of the *Animal Regulations* SOP Tab #16.

A copy is located at end of this document, **Rules and Regulations**. This is currently also located on the Owners Only (private) WEB site.

RECREATION FACILITIES RULES AND REGULATIONS

A. GHC recreational facilities privileges are extended only to owners or renters and their guests.

B. Alcoholic beverages are not allowed within the clubhouses or around the pool areas except for authorized special events. * Glassware is not permitted in the pool/shuffleboard areas at any time.

*Authorized Special Events – definition: 1. Recreation Committee organized events see ‘C’ below. 2. Private Potluck/Gill BBQ party events, organized by GHC owners/residents. The GHC Recreation or Private Function Waiver must be signed prior to attending Rec committee event or hosting a private event: see ‘D’. #3.

C. Specific recreational facilities may be reserved or scheduled for various recreational purposes by the recreational committee. The scheduled times must be posted in the Comet. No GHC resident may be kept from entering the Clubhouses and Pools during any scheduled recreational function. (Chapter 718.123 Florida Statutes)

D. USE OF CLUBHOUSES:

1. Upon application, the CAM is designated to allow residents to reserve Clubhouse #3, provided the date is not previously reserved, is hosted by a GHC resident, and this resident is present at the time of the event. The cost is \$25, but refundable if there is no damage or clean-up costs.
2. Upon application, the CAM is designated to allow residents to reserve Clubhouse #1, provided the date is not previously reserved, is hosted by a GHC resident, and this resident is present at the time of the event. The cost is \$100, but refundable if there is no damage or clean-up costs.
3. Upon application, the CAM is designated to allow residents to **pre-register** Club #1, #3 (as above) or Pool 2 for ‘authorized special event’. The Pre-Registration Request form includes that the private waiver **must be signed** by the designated host at application.
4. Capacity is library area, 32; outer area, 51; main area, 118 people with tables and chairs/253 people with chairs only.
5. Resident applications for the privilege of reserving any clubhouse for a personal event which must exclude political and religious activities will be acted on in a timely manner.
6. No resident of GHC may be kept from entering Clubhouses or Pool 2 during any private party. (Chapter 718.123 Florida Statutes)

E. CLUBHOUSES AND POOL RULES OF CONDUCT:

GHC residents should remain aware that there are 537 units in our community.

Many of us want to invite guests to enjoy the use of our pools and clubhouses.

Our facilities have occupancy limits, and in fairness to all the residents we have adopted the following policies regarding guests:

- *No owner/resident is permitted to lend a key card to a non-resident of GHC.
- *Each unit will be limited to six (6) guests at a facility at any one time.
- *Owner/resident must accompany a day guest using the facilities.
- *Overnight guests in residence shall be registered at the office. Such guests are afforded all the recreational privileges of the Association.
- *Cellphone conversations to be taken away from Pool areas or CH events to a private area.

Please be *considerate of the needs of other community members* when you make plans to invite guests.

F. POOL RULES

1. No one should be allowed into the pool area without their key cards. If you do not know the person personally, do not let them in without their key card.
2. No radios will be allowed in the pool areas except for small personal radios/music device with earphones.
3. No Smoking, No Vaping is-permitted within the pool fence area.
4. Dress Code: Shirt/Top, Pants/Shorts /Cover-Up and footwear are required to be worn to and from the pool areas. A bathing suit must be always worn in the pools.
5. No lifeguard is on duty, therefore, swim at your own risk.
6. Showering is recommended before entering the pool. Showers must not be used as a play area for children.
7. No suntan oil is permitted but sunscreen lotion may be used.
8. The pool and deck shall be kept free from sediment, floating debris, and visible dirt, including hair. No haircutting within pool fence area is allowed.
9. Glass containers or breakable objects of any kind are not permitted in pool area, deck, or restrooms. Unbreakable containers are acceptable.
- 10.No animals inside pool area.
- 11.All children under the age of 14 must be accompanied by a responsible adult card holder over the age of 18. This adult will be responsible for the safety of the child as well as for the GHC property.

12. **Do not hang** on the lifeline. The lifeline must remain across the pool *unless* laps are being swum. The exception is during Swimnastics Classes.
13. No alcohol beverages, improper public displays of affection, or profanity are allowed. Coolers may be inspected by staff.
14. No eating or drinking on the pool deck area. Use the canopied area for this purpose. Water, soda in plastic bottle or an unbreakable container may be kept by chairs.
15. No diving or jumping into pool, nor running on the pool apron.
16. No equipment allowed in pool area, except for Swimnastics and children's water wings and small baby carriers and noodles and exercise buoys.
17. Babies must wear swim diapers. Persons who are not toilet trained or who become ill must not stay in the pool. **Please REPORT** any pool incidents to the Office or CPO, as soon as possible for the health and safety of all. Dial 727-848-0198.
18. Per Florida regulations, a maximum of 23 people is allowed in Pool 1 and 26 people in Pool 2.
19. For the health and safety of residents, admission to the pool may be denied and a resident or his/her guest may be asked to leave for any of the following reasons:
 1. Intoxication.
 2. Open sores, wounds, skin infections.
 3. Spitting or blowing nose or the discharge of other bodily fluids in or into the pool.
 4. Blatant disregard for rules after receiving warning.
 5. Incontinent or ill persons may not use the pools.
20. POOL HOURS: Pool #1 and Pool #2 are OPEN from "30 minutes after sunrise to 30 minutes before sunset" per FL State code. GH does not have a license for night swimming. Pool Cover: Pool #1 has a liquid solar cover to maintain heated water (applied winter months only, November 1 – April 30)".

G. SHUFFLEBOARD RULES AND USAGE

1. Children under the age of 14 are not permitted to use shuffleboard equipment unless accompanied and supervised by a parent, guardian or other adult over the age of 18 who will be responsible for the safety of the minor/child, adherence to the rules and GHC property.
2. No one is permitted to walk on the green painted surface. For safety reasons, footwear must be worn whether shuffling or observing.
3. No beverages are permitted in the shuffleboard area.
4. No one is permitted to play when courts are wet and damp.
5. Erasers and blackboards must be kept clean.

H. KAYAK RULES AND USAGE

1. Storage available for Kayaks, Canoes and Paddle Boards, not to exceed 14 ft. in length.
2. Pay a yearly storage fee of **\$48**. Per storage space. (Pays for maintaining and storing your equipment on the storage racks.) This rate can be pro-rated **@ \$4. /per month** and must be paid once a year. Storage fee is non-refundable. Storage year is: August 1st to July 31st.
3. Sign a hold harmless agreement.
4. Help maintain the area in a clean manner. Ensure no garbage is left around the kayak storage area.
5. Storage space availability is limited to (27/30) slots. A wait list will be maintained by the office. Priority will be given by: 'date the request was made'.

The use of this kayak, canoe, paddle board area is at no cost or liability to the GHC Association. The Association is responsible for collecting fees.

**** Please Note: ****

Failure to follow the Rules and Regulations may result in fines of up to \$100 a day or \$100 per event depending on the infraction. Based on changes in the condo law in 2010, failure to pay fine within 90 days after being levied may result in being barred from common area facilities.

As a Resident, if you have a concern, please contact the Office to report issues that you feel should be addressed. **Call 727-848-0198.**

***** END OF OFFICIAL RULES AND REGULATIONS *****

SEE NEXT Referenced sections:

SOP TAB # 16 *Animal Regulations* (Posted on GHC Owners Only WEB-Site)

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Amendments – Approved by Membership March 18, 2021 (attached)

Amendments – Approved by Membership March 17, 2022 (attached)