

# La Entrada Del Mar Association, Inc.



## RULES AND REGULATIONS

UPDATED 2022

**LA ENTRADA DEL MAR ASSOCIATION, INC.**  
**RULES AND REGULATIONS**

# **WELCOME**

When you received a Deed to your Unit, under Florida law you were automatically bound to abide by the Articles of Incorporation, Declaration of Condominium, Bylaws, and Rules and Regulations of the Association. The Board of Directors is authorized by these governing documents and Florida Statute Chapter 718 (The Condominium Act) to issue house rules commonly referred to as the Rules and Regulations or "Rules" for short. Their purpose is to ensure that we will all continue to live in peace and comfort with our fellow association members.

**Members of the Association elect 5 members to the Board of Directors, here after called "the Board" and that Board is the governing body for the Association.**

Most of us have been subjected to many rules and regulations over time and would now choose to be free of regimentation. In condominium living, however, we are more or less on our neighbors' doorstep. We are indeed fortunate that amongst our membership we have such a considerate, friendly, and pleasant group of families and we are trying our best to keep it that way. In every group, there is bound to be a divergence of opinion on many matters. We must all, nevertheless, UNBEND a bit by committing to the rules and conducting ourselves in a manner which will create harmony for everyone.

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## **OWNERS, LESSEES/RENTERS AND GUESTS**

All of the above parties are subject to ALL rules. Responsibility for guests and lessees is borne by the host Unit Owner.

1. A guest is anyone (including family) visiting an Owner or Lessee for a period of less than 4 weeks.
2. Guests who are not staying overnight must be accompanied by a Unit Owner or Lessee when using the common facilities such as the pool, dock, or clubhouse. Overnight guests need not be accompanied by a Unit Owner or Lessee, provided the following procedures are adhered to:
  - a. Unit Owners / Lessees must notify the Secretary by completing the Overnight Guest booking information on the Association's website and including the unit number, names of guests, and dates of stay. Failure to do so results in Guests needing to be accompanied by the Unit Owner / Lessee while in common areas.
3. If a Unit Owner or Lessee will have eight or more guests at any one time, they must notify the Association's Secretary by completing the 8 or more Visitors booking information on the Association's website including the unit number, number of guests, and duration of event, no less than forty-eight (48) hours in advance of the guests' arrival. Failure to do so may result in Guests being asked to leave the common areas.
4. A Lessee is anyone giving consideration to a Unit Owner to occupy the Unit.

5. Unit owners who have leased their Units may use the Common Property subject to the following limitations during the lease period:
  - a. Owners, including accompanied immediate family members related by blood, marriage, or adoption, and limited to 6 persons in total may use the pool, beach, and dock.
  - b. Other than as stated above, Owners may not bring or have guests with them while using the common property.
  - c. Use of the Clubhouse and Laundry Room are prohibited.
  - d. Parking is limited to the use of 1 guest space.
  - e. When using this section, Owners (including family) may not be considered as guests of the Lessee.
6. Lessees will act in accordance with the Rules outlined here and any damage done by lessees shall be the sole financial responsibility of the owner.
7. Lease/rental of all units must adhere to the following procedures:
  - a. The Board must be advised before a lease or rental becomes effective.
  - b. The Board must be furnished with a properly executed current application of approval form, a signed agreement to abide by the Rules and Regulations, and a background check will be made.
  - c. A designated Board member will then interview the applicants and the Board will examine their credentials in order to decide whether the applicants will be accepted.

- d. The applicant will be charged a fee, currently \$100, at the time of the interview.
  - e. A copy of the lease must be attached to the application form.
  - f. No sub-leasing is allowed by tenants.
    - i. All adults living in the leased premises must be identified on the lease.
8. Units may not be leased for less than ninety consecutive days. Units may only be leased one time during any sixth month period.

### **RIGHT OF ACCESS**

The Association has the statutory irrevocable right of access to each unit during reasonable hours when necessary for maintenance, repair, inspection, or replacement of any common elements or of any portion of a unit to be maintained pursuant to the Declaration of Condominium or as necessary to prevent damage to the common elements or to other units.

### **DUAL OWNERSHIP – VOTING – INTEREST**

In the event a unit is owned by more than one person, a Certificate signed by all of the owners of the unit must be filed with the Secretary of the Association, certifying the party responsible for the receipt of notices, announcements, etc. from the Association. The Certificate must contain the address and telephone number where the individual may be contacted.

## **ADVERTISEMENTS**

A bulletin Board is located in the laundry room for owner ads.

1. No advertisement signs, solicitation, or notice relating to the offer for sale or lease of a unit shall be publicly displayed on the buildings, premises, or displayed in the unit's window.
2. No SOLICITORS of any kind are allowed on the common property.

## **HURRICANE SHUTTERS**

If a unit owner wishes to install hurricane shutters, they must be the accordion type, meet the requirements of the Florida Building Code, and be a color approved by the Board. The maintenance of said shutters shall be the sole responsibility of the unit owner and shall be maintained at all times in proper working condition. The shutters shall be opened and closed at the owner's discretion.

## **RESALES**

In order to exercise its right of first refusal, the Association must be provided with a copy of the proposed Contract for Purchase and Sale of any unit. New owners are also required to submit an application for membership and (along with spouse/partner) complete an interview and background check.

## **CLUBHOUSE**

Owners or lessees desiring to use the clubhouse for a social event or gathering can obtain permission to reserve the room from the Board.

1. The owner or lessee must complete the Clubhouse booking information on the Association's website, first come, first served.
2. Cleaning and any damage are the responsibility of the person reserving the clubhouse.
3. Lights and fans are to be turned off upon leaving and air conditioner set to 77.
4. Wet bathing suits are not to be worn in the clubhouse.
5. No skates or other wheeled toys or bicycles are allowed in the clubhouse or sidewalks.
6. The clubhouse cannot be used for business or commercial purposes.
7. Parties must be over by 11 PM weekends and weekdays.
8. By Fire Department Safety Regulations, the maximum number of persons allowed in the Clubhouse at any one time is 64.
9. Smoking is not allowed.

## **LAUNDRY ROOM**

The laundry room has been furnished as an added convenience for owners, guests, and lessees. Please be courteous.

1. Try to use the laundry during the day if possible.
2. Commercial facilities for drying rugs or other heavy laundry are available at nearby commercial establishments. Please take those items there.
3. The laundry room will be closed from 10:00 PM – 8:00 AM.
4. Remove clothes immediately upon completion of cycles.
5. Do not overload machines with clothes or soap.
6. After use, please clean the washer and dryer, including filter, as they can become a fire hazard.



7. If possible, leave a container for clothes in the laundry room so clothes can be removed when necessary without being piled on table or dryer.
8. NO DYEING is permitted in the laundry room.
9. The laundry room is air conditioned: turn off the lights when leaving and make sure the door is closed.
10. Smoking is not allowed.

## **STORAGE**

Storage rooms are provided at the end of some buildings.

1. Items are to be limited to the storage of bicycles, coolers, plastic bait buckets, paddles, tools, and carts.
2. Bait buckets must be thoroughly cleaned so as not to cause an odor.
3. Use is as space permits and shall be at one's own risk. The Association is not responsible for lost, stolen, or damaged items.
4. The storage of any other items such as PAINT CANS, FLAMMABLE products, cardboard, wood, etc. is prohibited due to the fire codes.
5. All items stored must have the unit owner name and unit number.

## **PARKING LOTS**

Our condominium has very limited parking for all 57 units. This necessitates cooperation and consideration from all owners, lessees, and their guests.

1. Each unit is limited to two vehicles in the parking lot, one to be parked in their assigned space (which must be utilized

- first). The other vehicle must be parked in a guest parking space.
- a. Each owner is assigned one owner's parking pass and one guest pass that must be displayed conspicuously in their windshield or that of their guest.
  - b. Owners / Lessees must provide the Secretary with the license tag numbers of their vehicles. Updated information is necessary to prevent vehicles from being towed.
  - c. If the parking lot is full and/or, if there are vehicles without passes parked in guest spots, the Association may have them towed at the vehicle owner's expense.
2. No commercial vehicles, trucks, or vans (including, but not limited to, any business vehicle with signage and/or graphics other than of the removable magnetic type, vehicles with booms, outriggers, or liftgates, or delivery trucks (big box, van, or trailers) are permitted overnight.
  3. Removable magnetic signs containing advertising on vehicles must be removed while the vehicle is in the parking lot.
  4. Park only in your marked space. DO NOT PARK in the space of an absent resident without their written permission. This written permission MUST be left with the Secretary of the Board. Unauthorized vehicles parked in an owner's assigned space may also be towed at the vehicle owner's expense.
  5. If guest spaces are occupied, alternative parking must be found outside La Entrada.
  6. NO PARKING directly in front of the dumpsters.

7. Avoid parking long vehicles directly across from another long vehicle as it diminishes the drive aisle.
8. No power-washing bottom of boats in parking lot.
9. No boat trailers, utility trailers, motor homes, etc. are to remain in the parking lot for more than 48 hours. NO DEAD STORAGE is permitted.
10. Major auto repairing, including changing oil, is prohibited.

## **GROUNDS AND BEACH**

The grounds and beach are wonderful amenities, please pitch in:

1. No wheeled devices for recreation are allowed in the courtyard, clubhouse, pool area, dock, or parking lots, with the exception of boat/fishing equipment carts and wagons.
2. Bicycles must be marked with the unit number and placed in bicycle racks provided in each parking lot.
3. The beach above the Mean High Water line is the property of the Association by law. Please keep it clean.
4. In order to keep the beach presentable and accessible, all kayaks, paddleboards, etc. must be stored along the width of the pool fence at the base of the seawall and in the racks provided. This is the widest and safest location for storage. No storage is permitted along any other part of the seawall.
5. Kayaks, paddleboards, etc. must be marked with the unit number in the manner prescribed by the Board of Directors.
6. No owner, lessee, or renter may have more than 4 kayaks, or paddleboards, or any combination thereof, stored on the beach regardless of how many units they own/rent/lease.
7. Chairs, umbrellas, buckets, paddles, and other miscellaneous items may not be stored on the beach.

8. Items not belonging to owners, lessees, or renters or not complying with the above will be removed and disposed of by the Association.

## **BALCONIES/PATIOS**

Your balcony or patio is designed for your enjoyment:

1. Please keep them neat and clean at all times.
2. Drying laundry on balconies or patios is prohibited.
3. The Florida Fire Prevention Code prohibits all grills on balconies. On the ground floor, grills, when used, must be placed at least 10 feet away from the building's exterior.
4. Potted plants on patios and balconies must have water retention trays to help eliminate structural damage.
5. Plants should not be allowed to extend above patio walls, as they block the view of adjoining patios.
6. Screening must be replaced within 30 days of receiving a letter from the Board. If not, the Board will replace at owner's expense. Only charcoal colored screening is approved.

## **CLEANLINESS**

In cleaning your balcony and watering your plants, be sure dirt or debris does not fall on the balcony or patio below. Additionally:

1. Rugs are not to be shaken on the stairways or walkways.
2. Nothing shall be thrown from or hung over the railings.
3. No flammable materials shall be permitted in the common areas.
4. Screens are the responsibility of the owners.
5. Patio Doors must be properly draped.

## **OUTSIDE OF BUILDINGS**

The owner may not change the outside appearance of condominium unit unless such changes are approved by action of the Association.

1. Articles attached or installed on unit balconies must conform to the general décor of the other units.

## **FIRE EMERGENCIES**

Each building is provided with certain lifesafety features in accordance with the fire codes:

1. Fire Extinguishers are placed on first and second floor walkways and on the dock in case of emergency.
2. Exit signs are located above the stairwells on the 2nd floor.
3. Please keep the paths of exit travel free of items that might block egress.

## **NOISE**

In order to ensure your own comfort and that of your neighbors, please observe the following:

1. Be courteous to your neighbors by keeping noise to a minimum after 11 p.m. Radios, TV sets, and other electronic devices should be turned down to a minimum volume between the hours of 11 PM and 8 AM.
2. Any repair and/or remodeling work to a unit, which causes noise, may be performed only between the hours of 8 AM and 5 PM, Monday through Saturday.
3. Because of the lack of soundproofing between floors, upstairs unit owners and lessees are encouraged to place felt pads on chairs and furniture that is frequently moved.

## **SWIMMING POOL**

Pool hours are from dawn to dusk. No one is permitted in the pool after dark. All persons using the pool or pool area do so at their own risk. The Association does not assume responsibility for any accidents or injuries in connection with use. **NO LIFE GUARD PROVIDED.** Persons using the pool must observe the rules posted in the pool area, including:

1. Anyone entering the pool must shower before entering the water. Sand and suntan oils are very destructive to the pool's filter system.
2. The pool gates are to be latched closed at all times.
3. Keep our pool and deck clean – **NO GLASS CONTAINERS.**
4. Radios may be played only with headsets so as not to disturb others.
5. No floats or toys that will annoy others are allowed.
6. All toys must be made for pool use only.
7. No running or horseplay in the pool area.
8. Pool furniture is to remain inside the pool area at all times and Florida law prohibits chairs and lounges to be closer to the pool than 4 feet.
9. Cooking grills of any kind are not permitted in the pool area.
10. Anyone who is incontinent is not permitted to use the pool.
11. Anyone under 48 inches in height must be accompanied by a companion for safety reasons.
12. The pool, pool area, and pool tiki cannot be reserved for private use.

If at any time the number of outside guests or their actions are interfering with the residents' enjoyment of the pool or any other common area, the Board reserves the right to immediately suspend guests' privileges and may require them to leave any common area. Any board member may carry out such action.

## **DOCK**

The Board governs the dock facility. Rules and regulations governing the dock are to be made with paramount consideration to the safe and optimum use of the dock, and include:

1. Commercial activities of any kind, including advertising signs, are not permitted on the dock or boat moored at the dock, except for one for sale sign on the boat with sign facing the Inlet, not to exceed 18" x 24" in size.
2. The Gate is to remain locked at all times in accordance with insurance liability and policy requirements.
3. No running or horseplay on the dock.
4. No pets are to be on the dock without a leash.
5. Persons fishing from the fishing areas of the dock shall use no more than three fishing poles per person.
6. All tackle boxes, tackle, and fishing gear are to be kept out of the walkways and in a safe area to avoid any possible injury or hindrance to any other people on the dock.
7. Bait buckets and bait pens will be allowed in the water when being used.
8. All bait buckets and bait pens not in use must be removed from the dock.
9. The maximum size allowed for a bait pen is 36" in any dimension.

10. No one may alter, modify, or add anything to the dock and other common property of the Association, including lights, equipment, storage, personal items, etc., without the approval of the Board of Directors. Plastic boat fenders, extension cords, hoses, and ropes are exempt. Any items not in compliance with the above will be removed from the dock or common property.

## **BOATS**

The Dock Master assigns slips in accordance with the following:

1. Contact the Dock Master by phone, mail, internet, or in person to request a slip.
2. Only owners that occupy their units or lessees that occupy their units may request a slip assignment.
3. Owners have first priority in slip assignments.
4. The boat owner given the assignment must be listed as the primary user of the boat.
5. The Dock Master will issue a slip number and, upon your arrival, you must immediately deliver to him a copy of the following:
  - a. Boat registration showing unit owner's/lessee's name.
  - b. Boat liability insurance clearly showing the insurance company's address and telephone number, covered boat expiration date of policy, and at least \$100,000 liability coverage. This information is kept current during the slip assignment and updated copies must be given to the Dock Master.
6. The Dock Master may issue a notice of violation if the above paperwork is not immediately delivered upon arrival.
7. Slips are assigned on a first come, first assigned basis.



8. Slip assignments end when the Dock Master determines that the boat has vacated the assigned slip or if the required paperwork expires. The Dock Master may also change slip assignments as needed to accommodate boat size, draft, and maneuverability.
9. In the absence of the Dock Master, the assistant Dock Master makes the slip assignments.
10. If neither are available, any Board Member may make a boat slip assignment.
11. Anyone who does not follow the Rules can have their dock privileges suspended.
12. No boat in excess of 26 feet in length shall be moored.
13. The beam shall allow adequate clearance in the slip.
14. Each boat is to be moored in such a way that the boats in adjoining slips, the dock, and pilings are protected from damage.
15. U.S. Coast Guard procedures for mooring in strong currents are recommended.
16. Only normal maintenance and repairs will be permitted at dockside. Care must be taken not to obstruct the dock with tools, parts, etc. during such maintenance as it presents a hazard to others using the dock.
17. The owner or lessee with visiting friends or relatives with a boat that wishes to dock at La Entrada dock MUST obtain permission from the Dock Master at least 24 hours in advance and provide the boat's registration and proof of insurance upon arrival. The Dock Master ~~and he~~ assigns a specific space for the agreed upon length of stay.
18. Sailboats are allowed as long as they are properly secured to prevent noise. If complaints about unreasonable noise

arise, the slip holder will be required to correct the problem or give up the slip.

19. Boats may not be illuminated individually at night. Only the lighting approved by the Board is permitted.

## **HURRICANE PLAN**

Review these procedures and your Unit Owners insurance policy well before hurricane season starts. Ensure it is adequate to cover your possessions in the event of damage from windstorm, fire, etc. Part time residents should make preparations before leaving for the season. Hurricane procedures include:

1. When a Storm is 48 hours away:
  - a. All boats must be removed from the dock along with any loose items.
  - b. The process to remove awning covers must be underway.
  - c. Remove all items from Patios and Balconies.
  - d. Grills etc. can be stored inside your unit (preferred) or under stairs.
  - e. Anything under stairs must be clearly marked with name and unit number.
  - f. NO GASOLINE, PROPANE GAS TANKS, OR FLAMMABLES ALLOWED under the stairs. They are to be stored in the Paint, Oil, & Lubrication (POL) shed at the west side of Building "A". Name and unit number must be clearly marked.
  - g. Close and lock hurricane shutters if you have them.
  - h. Close all interior doors.
  - i. Be sure to lock sliding glass doors and front doors.

- j. Owners', lessees', or renters' property shall not be stored in the clubhouse. This includes kayaks, paddleboards, grills, chairs, bicycles, and any other personal property.
- k. Remove all kayaks, paddle boards, boats etc. from the beach to safe storage. These can become a windborne hazard to other property if left unsecured. Damage caused by them would be the responsibility of the owner.
- l. To return to the island, passes may be necessary. Please check with the St. Lucie County administration in advance.

## **PETS**

Within reason, and subject to the limitations below, this Association is pet friendly.

- 1. Owners are allowed one pet.
- 2. Renters/lessees are not allowed to have pets.
- 3. Any animals found loose will be reported to owner if known or to the Fort Pierce Animal Control Officer to be picked up.
- 4. The strip of land on the South side of the property adjacent to Seaway Drive, the area on the west side of the pool bounded by the pool fence and sidewalk, and the area east of Building E are designated as the "pet walking areas". These are the only places where pets are to "use the bathroom".
- 5. Each owner is responsible for the pickup and disposal of pet waste ANY place on the grounds including the beach area if "accidents" occur.
- 6. Waste MUST be placed in the dumpster or toilet.

7. Pets in heat are restricted to the Seaway Drive walking area only.
8. Owners of pets MUST keep their pet's noise to a minimum.
9. Pets must not be tied or staked out on the grounds or walkways.
10. Pets are not permitted in the pool area or the Clubhouse.
11. Pets are not permitted on the dock without a leash.
12. Any pets, specifically dogs, which are deemed aggressive or dangerous or objectionable for any other reason, such as an incessant barker, will be banned from La Entrada Del Mar by the Board. Whether or not the dog in question is listed as a dangerous dog by the Center for Disease Control will be one of the factors considered. The Board of Directors may also refer the dog in question to an animal behavior evaluator or expert for an evaluation as to whether the dog in question may be allowed on Condominium Property. This evaluation shall be at the cost of the individual proposing the dog.
13. Wolf dog cross breeds and wild cats are prohibited.
14. No poisonous reptiles will be allowed.
15. If a pet is deemed to be dangerous, or a nuisance by the Board of Directors, it will have to be removed from Condominium Property.

## **COMPLAINTS**

Anyone desiring to file a complaint should do so in writing to the Board using the following procedure:

1. Complete a complaint form. The forms are available in the Laundry Room.
  - a. Make two copies of violation. Include the offender's name, unit number, and date.
  - b. Under subject, make a brief explanation of the rule violation citing the section and page.
  - c. Complainant print name and unit number, then sign and date the Board's copy.
  - d. Place the signed copy of the complaint form in the mailbox at Building "F" addressed to the Board of Directors.

As infractions of the rules are brought to the attention of the Board, the Board may request a hearing between themselves and the unit owner or lessee in question in an attempt to obtain their cooperation in following the rules. If this goal of cooperation is not reached by amiable proceedings, the Board shall act as necessary. The remedies may include fines and/or denial of amenities.

## **TRESPASSING**

La Entrada Del Mar is a very attractive place, even to those who don't own or reside here. Nevertheless, the parking lot, grounds, pool area, dock, and beach are for the exclusive use of owners/lessees and their guests. Unaccompanied and/or unauthorized persons (not complying with the Rules) will be asked to leave immediately. The entrances to our property and the dock are marked with No Trespassing signs issued by the police department. Please keep an eye out for people that seem out of place especially late at night. The Association has a

community watch program in place as a deterrent, but if you see someone suspicious after normal hours, please dial 911 and follow up by emailing or informing the Board of Directors.

## **AWNINGS**

Installations of awnings on downstairs units are subject to the following:

1. Awnings shall only be installed in accordance with the specifications approved by the membership of the Association and with prior notice to the Board of Directors.
2. Awnings are to be installed by licensed contractors. Design and structure of the frames must be consistent with the plans that are on file with the Board of Directors as of March 1, 2015.
3. To ensure uniformity of color of the canvas, it must also comply with the approved specifications. have prior approval of the Board of Directors.
4. The unit owner is responsible for any damage to the building caused by the installation of the awning frame. If awning frame is removed by the unit owner, the building must be restored to its original condition at the unit owner's expense.
5. The unit owner is responsible for the removal of the awning canvas and/or frame if it interferes with any building maintenance (for example – pressure cleaning or painting). Notice will be given to the unit owner two weeks prior to scheduled maintenance. If there is any increased cost incurred due to the awning, the unit owner will be responsible for the increased cost.

6. The unit owners are held responsible for replacing ripped, moldy, or otherwise unsightly canvas or damaged frames within 14 days of notice by the Board of Directors. If repairs are not completed in this specified time, the Board of Directors has the option to remove the damaged awning at the owner's expense.
7. In the event of a hurricane warning in our area, the unit owner is required to remove the canvas. If any building damage incurs due to the awning frame, repairs to the building will be the responsibility of the unit owner.
8. The above awning Rules and Regulations apply to any future owners.

### **SECURITY ACCESS TO COMMON AREAS**

All Owners will be provided with keys (of the type determined by the Board) for the gates and doors to common areas, subject to the following:

1. Each Owner will be provided with 2 keys at the Association's expense, however, up to 4 keys may be issued upon written request of the unit owner.
2. Owners leasing their units are responsible for transferring keys to their Lessees.
3. Keys that are lost or damaged will be replaced by the Association at the expense of the Owner.
4. Keys are only to be used by Owners, Lessees, and their authorized guests in accordance with the Rules.
5. Keys are not to be duplicated.
6. Lessees must return all keys to Owners and the end of the lease period.

7. Because these keys open multiple doors and gates on the property, Owners, Lessees, and their guests must make sure to relock whatever they open for access. Do not prop open any common doors or access gates and leave them unattended.

## **MAINTENANCE**

Any owner who hires a contractor to do work that includes any portion of the common property including all pipes, ducts, wires, conduits and facilities running through any interior bearing walls and partitions (as defined in Article III of the Declaration of Condominium) must submit the contractors' proof of liability insurance and workers compensation insurance to the Secretary prior to the commencement of work.

1. Only work that involves the common property as per the Declaration is subject to the insurance requirement. Things like carpet, appliances, drywall, flooring, etc., do not need proof of insurance.
2. Contractors performing any work where access to the roof or attic space is necessary must provide proof of insurance and follow the procedures below:
  - a. The contractor performing the work must complete a Roof / Attic access checkoff sheet prescribed by the Board prior to accessing the roof.
  - b. The workers accessing the roof must use protective pads for their tools and equipment.



## **RULE ENFORCEMENT**

The Rules & Regulations have been instituted for the safety, enjoyment, and good of the entire community. In case of repeated or continuing infractions by any individual, the Board may, at its discretion, levy fines against such individual responsible and/or revoke privileges to the pool, clubhouse, dock, and other common spaces.