

SummerWinds Owners Association

Rules & Regulations

Revision Number 5

December 2006

Rules & Regulations

SummerWinds Owners Association

OVERVIEW

The pleasantness of condominium living is greatly enhanced by a congenial atmosphere in which all residents have proper regard for the comfort of others. For this reason, these rules and regulations have been adopted by the SummerWinds Owners Association, Inc in order to assure owners and their guests that the condominium property will be properly used for the benefit of all residents. All owners are requested to cooperate with each other in seeing that the rules and regulations are observed. These rules and regulations apply to all owners and guests.

The SummerWinds rules and regulations address the following:

Annoyance

Balconies

Clubhouse Usage

Enforcement

Garbage Removal

Grills

Luggage Carts

Maintenance & Repairs

Parking Area

Pets & Animals

Pool Rules

Rental & Guest Registration

Satellite Dishes

Exercise Room Usage

Security & Safety

Signs

Smoking

ANNOYANCE

- Owners are to regulate their behavior in their units to avoid disturbing other residents. No nuisances are to be allowed, nor any practice followed, that is the source of annoyance to other residents
- Sound from any unit or balcony, as from radios, musical instruments, stereos, television and conversation, is to be such that an annoyance is not created.

BALCONIES

- Except in the case of temporary festive holiday decoration, no unit owner is to decorate any part of the unit or the building so as to change the appearance of any balconies. Decorations include but are not limited to:

- Painting balconies
 - Illuminating the exterior ledges
 - Carpeting the balconies
- Sweeping water or debris off balconies is prohibited.
 - Except in the case of temporary festive holiday decoration, items are not allowed to hang from balconies or balcony railings. The hanging of bathing suits, clothing, rugs, towels or other items from or upon railings, balconies or windows is prohibited.
 - Feeding of birds and other wildlife from balconies and common areas is prohibited.
 - Owners are prohibited from installing awnings, blinds, shades, hurricane shutters, sunscreens, tile or flooring to the balconies without written approval of the Association. The color and style of hurricane shutters must be consistent with the guidelines approved by the Association. Balconies with existing tile that is to be removed must be professionally waterproofed with the current waterproofing system in use throughout the common area before retiling. Balconies that have not been tiled or balconies that will be retiled must have written approval from the Association.

CLUBHOUSE USAGE

- The clubhouse use is restricted to owners and their guests only.
- Owners are required to sign a responsibility form and are responsible for damages and/or clean up costs incurred in the use of the clubhouse.
- Users of the clubhouse are required to clean the clubhouse and return the furniture to its original arrangement after use.

ENFORCEMENT

- Owners are subject to a fine of \$25 for the first incident and up to \$100 for subsequent incidents of violations of the Rules and Regulations. Owners are responsible for any and all violations by their guests. All violations should be reported to the manager or an Association Board Member. At the first appropriate time the Grievance Committee will be responsible for imposing fines.

GARBAGE REMOVAL

- Owners and guests are not to dispose of refuse on or from balconies, halls, stairways or walkways.
- Owners and guests are responsible for their own trash removal. Garbage is to be sealed in plastic garbage bags and disposed of in the dumpster located in the first garage unit of the A & F garage building.
- If discarded items cannot be placed in the dumpsters, the items must be removed by the owner from the premises.
- All boxes must be broken down and flattened.
- All packing material such as Styrofoam peanuts and shredded paper must be bagged and sealed tightly.

GRILLS

- NO GAS OR CHARCOAL GRILLS ARE ALLOWED IN THE BUILDINGS. The State of Florida has adopted the Florida Fire Prevention Code (Rule 69A-60, Florida Administrative Code, which applies to all building and structures throughout the State. This code includes the NFPA code, which states that, other than one or two family dwellings, no hibachi, gas fired grill, charcoal grill or other similar devices used for cooking, heating or any other purpose shall be used or kindled on any balcony or under any overhanging portion or within 10ft of any structure. Electric ranges, grill or similar electrical apparatus shall be permitted.

LUGGAGE CARTS

- Luggage carts are for the use of owners and guests only.
- There are two luggage carts and one grocery cart provided for each building.
- All carts must be returned immediately to the appropriate lobby storage area after use.

MAINTENANCE & REPAIRS

- As authorized by the Condominium Documents, the Board of Directors has determined that the unit owners have the following maintenance and repair responsibilities:
 - Maintenance and repairs of all items interior to the unit.

- Maintenance, repairs and replacement of the windows and doors, except in cases for which insurance proceeds are available.
- Maintenance and repairs of the condominium building is the responsibility of the Association. No work of any kind is to be done on any part of the building that is maintained by the Association.
- Regardless of the responsibility for maintenance and repairs, residents are encouraged to report the need for maintenance work to the SummerWinds Manager, who can assist in obtaining prompt service. Service provided by the management staff for which the unit owner is liable will be charged to the owner.
- Owners and guests are restricted from entering maintenance rooms.
- Owners are to contact the SummerWinds Manager for creation of work orders for any maintenance or repair involving common areas or items inside the owner's unit. Work inside an owner's unit is permitted subject to availability of the maintenance staff. Work order labor is chargeable as follows:
 - Minimum charge: \$20
 - Chargeable rate: \$40 per hour

PARKING AREA

- Parking is allowed in lined parking spaces only.
- Parking is not permitted in the portico area in front of the clubhouse; this area is for vehicle loading and unloading only.
- Parking in handicap spaces is restricted to vehicles with visible permits.
- Speed limit is restricted to 15 mph in the parking lot.
- Parking in loading/unloading spaces is restricted to vehicles actively being loaded or unloaded. Time in these spaces is restricted to 20 minutes.
- All trailers and recreational vehicles must be parked at the north end of SummerWinds parking lot.
- Parked trailers must be detached from towing vehicle.
- Trailers and recreational vehicles may not be parked in the parking lot for a period of more than 14 days.

- Owners or guests of owners may not leave cars parked adjacent to any of the buildings while they are out of town or away from SummerWinds for a period of more than two days.
- Owners and guests are to wash their vehicles at the north end of the garages only.
- Guest's vehicle must display a parking registration permit on their vehicle to avoid towing.
- Living in trailers or recreational vehicles on SummerWinds property is strictly prohibited.

PETS & ANIMALS

- Florida law prohibits pets on the beach.
- The only pets allowed at SummerWinds are dogs and cats.
- Pets are restricted to the Owners of record, and Owners may not have more than two pets on the SummerWinds premises at any one time.
- Pets are limited to a weight not exceeding 25 pounds.
- When in elevators, the owners must carry pets in hand or in a pet carry.
- While on property, pets are to be on leash or carried at all times.
- Pets may be walked in the pet walk areas closest to Thomas Drive, in the grassy areas around the drainage retention ponds, and on the east and west property lines of SummerWinds.
- Owners are required to clean up after their pets and properly dispose of all fecal waste in the dumpsters.
- No pets are allowed in the clubhouse or pool areas.

POOL RULES

Pool Hours

Quiet Hours Pools Closed	Quit Hours Adults Only	Open to All	Quiet Hours Adults Only
Midnight–7:00am	7:00am-8:00am	8:00am-10:00pm	10:00pm-Midnight

- The swimming pools and all other SummerWinds facilities are for use by owners and their guests only. Guests using the swimming pools must be overnight guests in the SummerWinds unit or be accompanied by the owner.
- Children under 12 years of age are not permitted in the pools or pool area unless accompanied by an adult who is responsible for the children.
- Children who are not toilet trained must wear swim diapers when in the pools.
- Owners or guests are not to tamper with the pool chemical treatment or heating system.
- Infant floats and water noodles are the only flotation devices allowed in the pools. These items are to be rinsed before placing them in the pools.
- Owners and guests must wear proper swimming attire. Thong bathing suits, cutoffs, etc are prohibited.
- Glass containers are absolutely prohibited in the pool area.
- Radios in the pool area are prohibited except as used with earphones.
- Diving into the pools and running in the pool area are prohibited.
- Gates to the beach are to be closed and secured at all times.
- The clubhouse restrooms are to be accessed from the outside restroom entrances only.
- The placement of towels or clothing does not reserve the use of chairs, tables or lounges.
- Any items left at the pool area will be placed in the “Lost & Found” area in the clubhouse.

RENTAL & REGISTRATION OF GUESTS

- The SummerWinds condominium is a non-rental condominium. Both short and long term rental of units at SummerWinds are **absolutely** prohibited.

- Guests not accompanying owners are to register with the SummerWinds Manager when first arriving on property. Vehicles are to be registered and must display a vehicle registration card.

SATELLITE DISHES

- The installation and use of satellite dishes and external antennae is restricted as follows:
 - Satellite dish placement is restricted to the owner's private balcony area.
 - Satellite dish size is restricted to forty inches or less.
 - Satellite dishes are not to be mounted to balcony railings.
 - The satellite dish installation is to be harmonious with the building aesthetics.

SECURITY & SAFETY

- Individual owners are prohibited from entering any association file, books or computer. Any information or Association record desired by an owner should be requested from the Manager during normal office hours. It should be recognized that some information can be sensitive or confidential nature, and should not be indiscriminately released.
- Doors to the elevator lobbies on all floors are to be closed at all times when not in use.
- Residents are to supply the Manager with a key for all exterior doors to their unit. If a key is not available when the Association must enter the unit, the owner will be responsible for any costs, such as the cost of a locksmith or door repairs.
- In accordance with fire code, residents are not to store items in or in any way block the stairwells on either side. Items found in the stairwell will be cleared by Management.
- Garage doors are to be down when possible.
- When winds are predicted to be 40 mph or more, each owner must remove all items from their balcony. If the owner or guest is not present, balcony items may be removed by the Association for a minimum charge of \$75 which will be assessed to the owner.

SIGNS

- Residents are prohibited from displaying signs which advertise the property or unit for sale.
- Signs are not to be posted in the elevators, elevator lobbies or on common property doors.

SMOKING

- Smoking is prohibited in the following areas:
 - Clubhouse
 - Exercise Room
 - Clubhouse restrooms
 - Elevators
 - Elevator lobbies
 - Pools & Pool Courtyard
- Cigarette butts are to be disposed of in approved containers only.