

# Rules and Regulations of

## St. Augustine Ocean & Racquet Club Condominium Association, Inc.

### Updated February 2020

- **Balconies & Patios:** Please refer to **"Rules Regulating Use of Patio & Balcony Areas."**
- **Beach Gates:** The beach gates are to remain locked at all times. The Board will update the code to the beach as they see fit. Anyone found tampering with the locks, climbing over the gates or leaving the gates open will be asked to leave the property immediately.
- **Common Areas:** There shall be no obstructions or cluttering of the condominium property including without limitations, sidewalks, driveways, parking areas, lawns, patios, courts or other common areas. Nothing shall be affixed to any area of the common grounds including the building and the landscaping. The property grounds (parking lot and landscaped areas) are not for leisure use such as sunbathing, picnics, parties and/or sports (ball playing).
  - All guests must be accompanied by a tenant or an owner while using any community amenity or common area.
- **Elevators:** Elevators are not to be misused. Misuse could result in malfunction. Anyone found misusing this equipment will be asked to vacate the property immediately.
- **Fire Alarms:** Fire alarms are not to be tampered with. In the event of tampering, charges will be filed and the party will be asked to vacate the property immediately.
- **Flooring:** Due to the concern of the noise between floors, owners are required to install sound barriers under hard flooring products. Please refer to **"Hard Surface Flooring Specifications"** for more information.
- **Guest Responsibility:** Each owner or guest of the resort is responsible for the actions of anyone they invite on the property. Any damage to any unit, building, amenity or common area will be assessed to the owner or guest attributed to the responsible party.
- **Hurricane Shutters:** Hurricane Shutters are encouraged but must meet specific guidelines. Please refer to "Hurricane Shutter Specifications" for more information.
- **Leisure Vehicles:** Including, but not limited to, bicycles, skateboards, roller skates, rollerblades, Segways, hover boards, drones, scooters and other self or automatically propelled leisure vehicles that are not licensed to be driven on city, county and state roadways are not allowed to be utilized or parked on the property. Storage of these vehicles is only allowed in the designated storage area. The Board has the right to ban any leisure vehicle from the property if it poses a threat to the safety of the residents and the property. Please refer to **"Bicycle Storage"** for more information.
- **Noise and Quiet Time:** All noise, including without limitations--talking, singing, television, radio, stereo, electronic devices and musical instruments shall be kept at a volume not audible outside the boundaries of the unit in which it originates. Excessive noise between the hours of 11:00 pm and 7:00 am will be considered a more serious violation and may result in immediate removal from the property.
- **Office Hours:** Monday-Saturday 9:00 am – 5:00 pm and Sunday from 1:00 pm. – 5:00 pm. On Christmas Eve, the office will close at noon. Also, the office will be closed the entire day on Easter, Thanksgiving and Christmas.
- **Occupancy Limit:** No more than six (6) persons may occupy any unit at any time. This is according to fire and health regulations. Additional guests will be turned away.

- **Parking:** All vehicles must register with the office and must be parked in a lined parking space. Please refer to “Rules and Regulations Regarding Use of Common Parking Areas” and “Parking Pass Policy” for more information.
- **Pets:** Please refer to “Amendment 7 – Pet Regulations” and to the “Pet Addendum August 30, 2018”.
- **Pool & Jacuzzis:**
  - Children under 12 must be accompanied by a responsible adult when using these amenities.
  - Pools and Jacuzzis are open to the resort owners and guests between 9:00 am and 11:00 pm
  - No glass containers or food is allowed in the pool or Jacuzzi area.
  - No floats, rafts or other pool accessories are allowed except for aides attached to a swimmer.
  - Chairs and loungers must be covered with a towel for those who are wearing suntan products.
- **Speed Limit:** The speed limit is posted upon entrance to the property and is strictly enforced.
- **Sprinklers:** The sprinkler system is sensitive and should not be adjusted by anyone but the maintenance staff. Anyone found tampering with the sprinkler system will be asked to leave the property immediately.
- **Storm Doors:** Storm Doors are encouraged and help save the integrity of the front access door. For more information please refer to “Storm Door Specifications”.
- **Unit Access:** The Board and management reserve the right to enter any premises in case of an emergency. It is within the owner’s best interest to have a valid key on file with the front office. If no key is available and an emergency occurs, management has the right to access the unit by any means necessary and any damages will be incurred by the owner.
- **Vendors:** Vendors must abide by all rules set forth by the association. Please refer to “Rules Regarding Contractors, Vendors and Owners”.
- **Wildlife:** Do not feed wildlife from the patios, balconies or crowded common areas. Please do any feeding by the ponds or the beach. Please use caution when approaching any wildlife as they can be aggressive.