

RULES FOR BOCA CIEGA OWNERS & RENTERS

The following Rules and Regulations adopted in accordance with the Declaration of Condominium of Boca Ciega Resort & Marina Condominium, shall continue in effect until amended by the Board of Directors of Boca Ciega Resort & Marina Condominium Association, Inc.. (the "Association").

1. No articles shall be placed upon the common elements of the condominium property without board approval.
2. The common elements of the condominium property shall not be obstructed in any manner and shall be kept free and clear of rubbish, debris, and other unsightly or unsanitary material.
3. Fire exits shall not be obstructed in any manner.
4. No articles of clothing or towels shall be hung from any unit onto the common elements of the condominium property.
 - 4a. No cardboard boxes or plastic storage boxes or inside furniture may be stored on the balcony.
 - 4b. Barbecuing may not be done on the unit balcony.
5. No article shall be attached to, erected upon, installed, or affixed to the exterior walls, exterior doors, or roof of a unit or upon the other common elements of the condominium property. Provided, however, this rule shall not preclude a unit owner from displaying one (1) portable, removable United States flag in a respectful way.
6. No inflammable, combustible, or explosive substance shall be kept in any unit or storage area or upon the common elements of the condominium property, except such substances that are required for normal household use.
7. PETS:
 1. All pets must be on a leash when out of your unit and on Boca Ciega common grounds.
 2. No potentially vicious breed of dogs are permitted.
 3. Only two pets are permitted per owner or renter.
 4. No dog shall weigh more than 50 lbs.
 5. Owners must pick up after their dog.

8. PARKING:

- 1. No vehicle which cannot operate on its own power shall remain on the condominium property for more than 48 hours.**
- 2. Only park in the reserved parking under the building if you own the space or have permission of the owner to park in his space.**
- 3. No car washing, repairing of cars, boats, pickup trucks, motorcycles, or trailers is permitted on Boca Ciega property.**
- 4. Trailers, large trucks, and campers are not permitted to be parked in the lot overnight.**
- 5. Parking in loading zone is limited to 45 minutes.**
- 6. No commercial vehicles, trucks in excess of one (1) ton, trailers, mobile homes, campers, buses, or similar vehicles shall be parked on the condominium property. For the purposes hereof, a "commercial vehicle" is any vehicle which bears commercial advertising or has work equipment attached to its exterior.**

9. BOATS:

- 1. No boats, rafts, canoes shall be allowed on the condominium property.**
- 2. Owners of a condo their renters or guests may not keep their boat on a trailer in the parking lot. Owners and guests may use the Observation Deck to pick up and drop off passengers, refreshments, and fishing gear. NO OVERNIGHT DOCKING IS PERMITTED.**
- 3. Owners and guests may not work on their boat while tied up to the Observation Deck. They may use the hose provided to rinse off the boat of salt water residue.**
- 4. All boat owners shall work together to manage the use of the Observation Deck. Fishing and observation is permitted and are not to be interfered with by boat owners.**
- 5. Boats may not be left at dock unattended for more than one hour.**
- 6. Kayaks may be kept in the kayak storage area.**

10. STORAGE AREA:

We have three areas to store bikes and kayaks. If you wish to use these storage areas for your bike and kayak storage, please identify

them with your condo number and lock them with a cable lock. Give the lock combination to the president of the Board. Please be sure to lock the bike and kayak cages with the chain and padlock and return the key to key safe.

11. TRASH:

- 1. All trash and garbage is to be placed in dumpsters at each end of the building.**
- 2. Do not put furniture or mattresses in the dumpster.**
- 3. Please break down cardboard boxes prior to putting them in the dumpster.**

12. DISTURBANCES:

1. No unit owner shall make or permit any disturbing noises, nor do or permit anything that will interfere with the rights, comforts, or convenience of the other unit owners. No instrument, or operate or suffer to be operated, a phonograph, television, radio or sound amplifier, in such manner as to disturb or annoy other occupants of the condominium property. All parties shall lower the volume of all of the foregoing or similar devices as of 11:00 PM of each day. No unit owner shall conduct or permit to be conducted, vocal or instrumental instruction at any time.

2. Cooking shall be allowed only in the kitchen of each unit and on those common elements of the condominium property which are designated by the Board of Directors of the Association for such use.

3. No signs of any nature shall be displayed from affixed to, or painted upon a unit or the common elements of the condominium property. This rule precludes signs within a unit which are visible from outside of the unit.

4. Employees of the Association shall not be sent off the condominium property by any unit owner at any time for any purpose, nor shall any unit owner direct, supervise, or in any manner attempt to assert any control over the employees of the Association.

5. Unit owners' complaints regarding the maintenance and operation of the condominium shall be made in writing to the Board of Directors of the Association.

6. Children of guests shall at all times be supervised by their parents or the unit owner they are visiting.

7. As used herein, the term unit owner shall apply to the unit owner, his guests, his invitees, his licensees, his servants, his employees, his agents, his leases, and his family.

8. The recreational facilities of the condominium shall be used in accordance with the rules and regulations promulgated by the Board of Directors of the Association. Upon entering into a lease agreement with respect to his unit, the unit owner waives in favor of the tenant the right to use the recreational facilities on the condominium property.

13. POOL:

1. No glass is permitted in the pool area.

2. No diving is permitted in the pool or hot tub.

3. No running is permitted in the pool area.

4. Children under 12 years of age are not permitted in the hot tub without adult supervision.

5. The pool and hot tub closes at dusk.

6. Smoking is not permitted in the pool area.

7. Show respect to others when in the pool area.

14. None of these rules shall be avoided in any manner, except with the prior written consent of the Board of Directors of the Association. No unit owner shall be allowed to rely upon any said written exemption given to another unit owner by the Board of Directors of the Association and said unit owner must obtain his own written exemption.

15. Those unit owners who violate these rules shall be responsible for all costs incurred by the Association, including court costs and a reasonable attorney's fee, in the process of rectifying the non-compliance. These costs shall also include the removal of all articles, vehicles, and substances from the condominium property which were placed thereon in violation of these rules.

16. The "conspicuous place on the condominium property" for the purpose of posting meeting notices is hereby declared to be the bulletin board across from the elevator on the ground floor.

16. Each unit owner requesting to speak or comment on any specific item listed in the agenda for any meeting of the Association shall be allowed a maximum of three (3) minutes for his/her comments.

17. Each unit owner requesting to either audio or video record any meeting of the Association shall submit, in writing, a request to do so at least twenty-four (24) hours prior to the opening of the meeting and agree, in writing, to the following standards:

- A. I agree that the recording equipment shall not produce distracting sound or light during the meeting**
- B. I agree that all equipment shall be stationary when assembled and shall be assembled prior to the commencement of the meeting.**
- C. I agree and understand that I will not be permitted to move about the meeting room in order to facilitate the recording.**
- D. I agree and understand that a written request to record must be submitted and approved by the Board of Directors at least twenty-four (24) hours prior to the commencement of the meeting.**
- E. I agree to allow the Association the right to copy the audio or video tape, in its entirety, at the discretion of the Board of Directors and the cost of the Association if requested, in writing, from the Board of Directors.**

In witness whereof, the treasurer has executed these rules for Boca Ciega owners and renters this ____ day of _____, 2016. By

_____.

James Sharkey its treasurer