

WELCOME TO FAIRWINDS COVE OF HUTCHINSON ISLAND
INFORMATION PACKET – PHASE II

Website: <https://fairwindscove.org>

Email address: Fairwindscove@gmail.com

Fairwinds Cove Phase II & Recreation Association Management:

Advantage Property Management, LLC
1111 SE Federal Highway, Suite 100
Stuart, FL 34994
advantagepm@advpropmgt.com
Office: 772-334-8900 Fax: 772-288-0175
Emergency Service: 24 hours a day, 7 days a week.

Onsite Manager: **Sibel Keresteci, Manager**
Office Hours (clubhouse): Weekdays / 7:30-10:30 am
Phone: 772-225-6511 Fax: 772-225-6246
Clubhouse address: 3422 NE Causeway Blvd, Jensen Beach, FL 34957

Recreation Facilities:

- Clubhouse (see bulletin boards for events and activities)
- Swimming Pools (at clubhouse and near front entrance)
- BBQ Grill – located in clubhouse pool area
- Tennis, Pickleball, Boccie, and Shuffleboard Courts
- Fitness room

Clubhouse Key: The clubhouse key also opens the small pool by the front entrance, the pedestrian gate and the tennis courts. Please get this key from owners/sellers. Replacement keys available for a fee. See the property manager.

Gate Codes: **West Gate – Bldgs. 4, 5 & 16:** _____

East Gate – Bldgs. 17 & 18: _____

**Please see manager for current gate codes. Gate openers to be provided by owners/sellers. Replacements available for a fee. See property manager.

Trash Collection: Tuesday and Friday

Pest Control: Interior of units are sprayed the 3rd Monday of each month

RULES & REGULATIONS

Phase II Informational

Fairwinds Cove Rules and Regulations are made and enforced to promote pleasant residences for owners, lessees, and guests. Please become familiar with the Rules and ask Board members or Management if clarification is needed.

OCCUPANCY/LEASING

1. Units shall be occupied and used for single family residences only. Lessees in residence assume all the rights of the owners, including parking.
2. Permanent occupancy is limited to 4 people. Owners may not have guests over and above 4 persons for 2 weeks maximum unless there is written Board approval otherwise.
3. Phase II Lease/rental shall not be authorized for less than 30 days and limited to 2 lease/rental transactions per year.
4. Owners shall submit application for tenant occupancy or sale of the unit to the Board of Directors 15 days or more before the expected occupancy or sale. The Fairwinds Application for Sale or Lease form shall be completed in full and submitted with a \$100 application (transfer) fee. Phase II requires a \$200.00 capital contribution for sales. The owner of a rented unit shall notify the Board within 5 days of the tenant's departure. The Board has 15 days to act upon receipt of application.
5. Owners are responsible for the actions of their guests, lessees, and children and any damage to the common property.
6. Sub-leasing is prohibited.
7. **No more than two (2) weeks per year of unattended guests excluding family permitted.** Family is defined as the owners' parents, siblings, and children only. Please notify the Association of unattended guests prior to their arrival. (Unattended guests are guests in the unit when the owner is not present.)

VEHICLES

1. Each unit has 1 assigned parking space. Guest spaces are available.
2. No commercial vehicles, trucks*, boats, trailers, motorcycles, camper-type vehicles, or all-terrain vehicles are permitted over 1 night. **(*Phase II allows pick-up trucks with covered beds for residents and their renters, guests only with prior board approval. Truck Approval form available on website or from Manager.)**
3. Non-operable vehicles are not allowed on site more than 24 hours. Vehicles with state registration out of date 90 days or longer will be towed at the owner's expense.
4. No repairs are to be made on site.
5. Cars and trucks must not be backed into parking spaces.
6. Owners are responsible for upkeep of parking spaces and damage to asphalt.
7. Owners must notify the Board or Management if someone other than the owner will be using the parking space.
8. No parking on the grass. Obey traffic regulations.
9. Use car washes between 8 AM and 10 PM. No parking in car wash spaces.

STORAGE

1. Storage is available in 3 rooms on the lower floor with some space available in the trash rooms on each floor. The Board shall make final determinations on storage.
2. Walkways must be kept clear. No boats, rafts, bicycles, shopping carts, strollers, plants, containers, tackle boxes, scooters, beach chairs, floats, or toys shall be kept on the walkways.
3. No storage of any kind in the electrical rooms.

PETS

1. Only 1 domestic pet, not exceeding 25 pounds, may be kept by an owner.
2. The pet must be kept on a leash when outside the unit.
3. Owners will pick up droppings from their pet.
4. Excessive barking is prohibited.

5. Owners are responsible for pets and pets may be removed from the property if, in the Board's opinion, they cause a nuisance.

6. **Renters and unattended guests may not have pets.**

7. Do not walk pets on sidewalks in front of buildings or in building courtyards.

ALTERATIONS

1. No interior, exterior, or structural alteration may be made to a unit without the Board's written permission. **Modification form on website or from Manager.**

2. No alteration or enclosure of a balcony may be made without the Board's written permission.

3. No shades, awnings, window guards, vents, fans, air conditioners or radio antenna maybe installed without the Board's written permission.

4. No mirror-like material may be installed on windows. Window and door coverings shall be white or off-white in color as observed from the outside.

5. Except for entries, bathrooms and kitchens, units not on the ground floor shall have only padded carpet floor coverings unless otherwise approved by the Board.

6. Board approval is required to plant or remove plants in the common areas.

SANITATION

1. Use trash receptacles. All trash is to be bagged securely in plastic. Glass and heavy magazines and papers shall be carried down to the dumpster and not put down the chute.

2. Cans and bottles must be rinsed before disposal.

3. Use chutes between 8 am and 10 pm.

4. Please dispose of cigarette butts in trash container.

ABSENCE

1. Secure unit when leaving. Forward mail 2-3 weeks before. Stop newspaper. **Have a key to the unit with the Board, Building Representative, or Management at all times per Florida Statutes 718.**

2. Shut off water valves to washer and the unit. Turn off ceiling fans.

4. Let the Board or Management know when leaving.

5. Advise Board/Management of unit caretaker when absent. Have your unit checked regularly.

NUISANCE

1. No disturbance shall be made to cause discomfort to other unit owners.
2. No TV or other noise shall be made that is heard outside a unit after 11 pm or before 7 am. No noise shall be made to disturb the reasonable comfort of others.
3. Skateboards, skates, volleyball games, group activities, and picnics or eating and drinking in common areas are prohibited.
4. No children under 8 years of age, unaccompanied by an adult, allowed on an elevator.
5. Lawn chairs and sunbathing on lawns prohibited.
6. No shaking mops or rugs over balcony or walkways. Nothing is to be swept or caused to fall from balconies or walkways. Nothing is to be placed on balcony ledges.
7. No waterbeds.
8. No cooking on balconies. No cooking in common areas except at designated bar-b-que at pool. Nothing is to be hung on the balconies or walkways (no towels, clothing, etc.)
9. No smoking in or on elevators, building walkways, landings, or stairs. Dispose of butts properly in all of Fairwinds.

COMPLAINTS

All complaints are to be made to the Board or Management in writing.

MISCELLANEOUS

1. Current addresses and phone numbers are to be given to the Board or Management.
2. No owner is to give a direct order to an employee.
3. No owner shall give alcohol to an employee.
4. Nothing is to be put in the plumbing except that for which it is intended.
5. No one is allowed on the roofs except with Board approval.
6. No solicitation.
7. No open unit doors except for ingress and egress.
8. CRC or similar products shall be used by owners on hinges, locks, doorknobs, etc.

9. Cover-ups and shoes or sandals are to be worn in the common areas.
10. If an elevator is to carry freight, the move shall be supervised by a Board member.
11. Parents are responsible for children at all times. Owners are responsible for tenants and guests.
12. Use washer, dryer, and dishwasher only when present in the unit.
13. Association remedy for rule violations shall be as allowed in F.S. 718.
14. If there is a willful violation of the Rules, the owner(s) involved will pay legal expenses required to gain compliance.

Revised December 2023

FAIRWINDS COVE RECREATION ASSOCIATION CLUBHOUSE

1. The Clubhouse is available for private parties. Reservations should be made with the Manager. A \$100 security deposit must be given to the Recreation Association manager in advance. Repair/replacement of any damage incurred is the responsibility of the owner reserving the room who must be present at the scheduled event.
2. Children under 16 are not allowed in the exercise rooms.
3. No wet bathing suits in the social room.
4. The pool table and fitness equipment are available for those aged 18 and over.

TENNIS & PICKLE BALL COURTS

1. Full tennis attire and shoes required. Tops mandatory.
2. Guests must be accompanied by a resident.
3. Additional tennis court rules are posted.

POOL AND DECK AREAS

1. All persons must shower before entering the pool. Suntan oil and lotion must be showered or toweled off before entering the pool.
2. After walking on the beach, tar and sand must be removed before entering the pool.
3. Beverages in non-breakable containers only are allowed.
4. No pets.
5. Portable radios are permitted with headsets.
6. No smoking in the pool areas.
7. No poolside furniture is to be removed from the pool area. Towels should cover chairs and lounges since body contact will discolor the strappings.
8. Running, "horseplay," rough play, loud noise, toys, games, and ball playing are prohibited.
9. No toys or flotation devices allowed in the pool.

10. Children under age 2 and diapered children are not allowed in pool. Children under 12 must be accompanied by an adult.

11. Before re-entering the clubhouse social room or a building, please dry off. Wet floors can be dangerous.

12. All persons use the pool at their own risk. The Board of Directors reserves the right to deny the use of the pool and deck to any person for good cause, including a determination that the enjoyment of others has been adversely affected.

Please see the Declaration of Condominium, By-laws, and Rules and Regulations for complete information.

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