

Indian Creek Club & Marina North Condominium Homeowners' Association (HOA)

Rules and Regulations

2006

THE FOREGOING RULES AND REGULATIONS ARE DESIGNATED TO MAKE LIVING OF ALL UNIT OWNERS PLEASANT AND COMFORTABLE. THE RESTRICTIONS IMPOSED ARE FOR THE MUTUAL BENEFIT OF ALL OWNERS

Violation. The HOA Board of Directors may assess a fine of \$100.00 for each violation of the rules, whether committed by unit owner, their guests, lessees, employees, or any members of their household. Non-payment of such fines will result in a lien being placed against the owner's apartment, plus legal fees, and cost of obtaining them. Should unit owner attempt to rent or sale his apartment without the knowledge and/or consent of the HOA Board of Directors, s/he shall be considered in violation and subject to legal penalties.

The facilities are for the use and employment of condo residents and their guest. Each apartment owner shall be responsible for the behavior of his or her guests and visitors. Children under 12 years old are not permitted to occupy the unit alone.

Storage. There is no storage in the common areas for residents. Storage areas are for association property only. No rugs or carpets and plants are allowed in the hallway. Plants and carpets are allowed in the lobby only.

Fire hazard. Owners/renters should not store any article, whether in their apartment, or in a storage locker, that will create a fire hazard. No storage of any kind is permitted in the stairwells or corridors by order of the Fire Marshal including meter rooms and machinery or common elements. No bicycles should be stored under the staircase. All apartment and hallway doors must always be kept closed at all times, per fire regulations. **Smoking** in the elevator is not permitted by Federal Law.

No BBQ equipment is allowed on balconies or on common property.

Littering. Mops, clothes, brooms and vacuum cleaner bags shall not be shaken from balconies, apartment windows, in hall- or stairways, or outside. It is not allowed to hang items over the railing of the balcony or hallways.

Disturbing behavior which would unnecessarily or unreasonably disturb others is not permissible.

No pets allowed.

Noise. No shouting or loud music is allowed at any time.

Leasing, renting, or sale of units is subject to be approved of the HOA Board of Directors of Directors, as follows:

- a. The unit owner must request an application for approval from the management office. Unit Owner must provide all the information required by the HOA, and submit a signed contract for purchase, sale, or lease.
- b. The HOA must be informed of the dates of moving (in or out).
- c. The HOA shall have ten (10) days for the background check before new owners or tenants may occupy the unit. No unit shall be rented or leased for a period less than six (6) months period.
- d. No subleasing is permitted, except at the discretion of the HOA Board of Directors.
- e. It is owner's responsibility to inform the lessee that we do not allow pets of any kind
- f. It is the duty of the people in charge of rentals to meet the people in the lobby and escort them to the apartment and out of the building.

Move-ins and move-outs are allowed Monday-Friday from 8:00a.m. to 4:00p.m., and Saturdays from 8:00 a.m. to 2:00 p.m. Never on Sundays. Violators will be subject to fines. A deposit of \$100.00 will be required prior to date of scheduled move.

Renovating is allowed Monday-Friday from 9:00 am-5:00 pm. No work on units is allowed in the weekend.

Damages. Unit owners are responsible for any damage or defacing of the common elements which they, their guest, tenants or guests of tenants may cause, or the commercial companies servicing them.

Hurricane season preparation. Unit owner or lessees who plan to be absent during the hurricane season should prepare their units prior to departure by:

- a. Removing all furniture, plants and other objects from his balcony.
- b. Designating a responsible firm, or individual to care for his unit should the unit suffer hurricane damage, and furnish the name of this firm, or individual to the Management office, subject to fine for non-compliance.

Complaints/suggestions. Any unit owner who has a complaint, or suggestion must put such complaint, or suggestions in writing, either deposited in the Management mailbox, or by electronic means (email). Unsigned comments will not receive consideration, nor will oral complaints of any kind. All written complaints will be kept confidential.

Employees of the Association, or those of any management firm, or service agency engaged by the HOA Board of Directors are prohibited from performing any duty for unit owners or lessees during their working hours.

List of owners. The HOA Board of Directors shall maintain a roster of all owners/leesees of apartment units, their contact information in or outside of the State of Florida. It is essential that the HOA Board of Directors have updated information of every owner. This is for your protection.

The Recreation Room may be used by owners and renters. \$100.00 deposit reimbursable upon return of room in the same condition received. Renters are charged \$50.00 to use the recreation room.

Pool and Pool area Rules: Pool rules are largely based on the regulations of the State of Florida

Department of Public Health, our insurance carrier, and simple rules of sanitation:

- a. Pool hours: 8am-8pm
- b. Bathing load: 20 persons
- c. Shower before entering
- d. Persons with infectious diseases: i.e. fungus, skin disease, or contagious health conditions, such as colds, may not use the pool.
- e. Children under 12 years of age must be supervised by an adult at all times.
- f. No diving!
- g. No ball throwing, or throwing of any object, no floating, or scuba diving equipment at the pool area
- h. Improper or indecent behavior is not allowed. No loud noise or music is allowed in pool area.
- i. No food, drink, or animals of any kind are permitted inside the pool or anywhere in the pool deck area (4 ft from the pool).
- j. No glass containers anywhere in the pool area.
- k. No littering. Please use the garbage containers.
- l. All furniture must be returned to designated areas
- m. Warning: No lifeguard on duty. Persons using the pool may do so at their own risk. No liability is assumed by the HOA of Indian Creek Club & Marina North Condominium.
- n. The above rules will be enforced for the safety and enjoyment of all residents and their guests.

Docks. No fishing or swimming from the docks are allowed, and no dumping.

Security: This subject is of the outmost importance

- a. No personal notes for packages or mail are to be displayed in the building.
- b. Every effort will be made to maintain reasonable security. However, since it would be impossible to exercise constant surveillance, the cooperation of all residents is necessary.
- c. Anyone expecting movers or delivers should be present to assist and see that no damages are done. The maintenance person should be advised of the exact date/hour of movers.
- d. Report any suspicious person or incident to the HOA Board.
- e. No solicitors of any kind are to be admitted to the building at any time except by appointment with an individual resident.
- f. No person shall be admitted to any apartment unit without authorization from the unit owner, tenants, or a member of the HOA Board.
- g.

All garbage and/or rubbish shall be placed in plastic bags and tied-up and deposited in the trash chutes. No large items, or bottles may be thrown into chutes. Paper or plastic garbage should be flattened and placed in the recycle area in the North Parking.

Parking. Unit owners and their guests may not park their cars in parking spaces assigned to other owners unless written permission is obtained from the rightful owner. Nor shall any car be parked in front of walkways or driveways or in a manner which would block other cars. Car parked in any area not designated for parking will be towed away at the car owner's expense and risk. No car washing,

or mechanical work done on cars in parking lot except in case of any emergency. More than one-night parking on the parking areas by commercial vehicles, recreation vehicles, boats with trailers, require permission of the HOA Board of Directors. These vehicles are restricted in size to one parking space. Automobiles must have or display valid license plate.

Dress code. People coming in from the beach must wear shoes and cover-ups before entering the lobby.