



TORTUGAS DE MAR CONDOMINIUM ASSOCIATION, INC.

2500 Gulf Blvd.

Belleair Beach, FL 33786

1/01/22

RESTRICTIONS AND REGULATIONS

The following are established and set forth as restrictions and regulations and are intended for the welfare, safety and common good of all residents of Tortugas De Mar Condominium. Cooperation from all parties subject to these restrictions and regulations is requested. It is intended that these regulations apply to all residents, which includes owners or tenants, as well as their guests.

- A. No unit shall be used for any purpose other than as a residential dwelling unit.
- B. All unit owners shall keep and maintain the interior of their respective units in good condition and repair, including the entire air conditioning system (compressor, ducts, vents, condensate lines, etc.) servicing the respective owner's unit whether inside or outside the unit.
- C. Without prior written approval of the Board of Directors, no unit owner shall cause any sign of any nature whatsoever to be posted or affixed to any of the common elements or in his/her respective unit, if such sign may be seen from any portion of the common elements, except for nameplates.
- D. Owners shall notify the Management Company when and if their unit is to be rented, occupied by a guest in the absence of the owner for 4 or more nights, leased or sold via the appropriate form. All required forms are available from the management company and are on the Tortugas de Mar website. Forms are to be returned to the management company. All rentals and leases must be for a monthly minimum. Administrative fees will be assessed when appropriate. Sales must be approved by the Board prior to closing; owners must receive acknowledgement of receipt of the Guest /Renter form from the management company prior to the arrival of the temporary occupant.

- E. All common walkways and passages shall be kept free for their intended use by the unit owners and shall in no event be used as storage areas by the individual unit owners, either on a temporary or permanent basis. Ropes, cords, hoses or other tripping hazards may not be on or cross over a sidewalk or parking area unless a responsible adult is present at the site for the entire time the hazard exists to warn others of the safety hazard.
- F. Exterior patio/balconies should be maintained in an orderly condition. No clothing, towels, bedding or other items shall be dried or aired in any outdoor area. Patios should not be used for parking of bikes or motorized vehicles.
- G. No alteration or addition to a unit shall be made, nor shall the color or appearance of the exterior or any portion of the interior, which is visible from the outside, be changed without the prior written approval of the Board of Directors.
- H. No peddling, soliciting or commercial enterprises of any kind are allowed at Tortugas De Mar without first receiving written clearance from the Board of Directors of the Association.
- I. All garbage must be contained in plastic bags. Residents are responsible for breaking down all large boxes. Care should be taken to dispose recyclables in the proper recycling containers without plastic bags. Residents must make arrangements for disposal of furniture items, appliances or other large objects at their expense with Waste Management or another removal service. These large items may not be placed in or near the trash areas or any common area until the day of the scheduled pick-up. Trash areas are for resident use only. Contractors are responsible for their debris removal and cannot access the Tortugas' trash site.
- J. Residents on upper floors should take care in cleaning their balconies and watering their plants so the units below are not sprayed with water or debris.
- K. No owner, renter, or guest shall make or permit disturbing noises in the building or within the condominium area by himself, his family, servants, employees, agents, visitors, and licensees, nor do or permit anything by such persons that will interfere with the rights or comforts or convenience of other residents.
- L. No unit owner/resident may plant or place any type of flowers, shrubs, trees, or plants of any kind in the common areas without written authorization from the Board. Should the Association receive any citations from the local Fire Marshall for violations of the National Fire Protection Association, Rules and Regulations, or local Fire Department Rules and Regulations resulting from owner's (guest/renter's) non-

compliance with the Rules, Codes or Laws, the association will make the owner aware of such violation in writing and request the owner comply with the codes. If the association is fined by the for non-compliance, the Association will hold the unit owner responsible for payment of the fine and will seek legal action against the unit owner, if necessary, to enforce the Rules and Regulations.

- M. No resident shall keep or permit flammable liquids, gasses, or explosives within their unit or patio except that which is used for normal household or medical use.
- N. Residents are responsible for the supervision and actions of all visitors, guests, and invitees on the condominium property.
- O. No skateboards, bikes, or roller blades are permitted on walkways or pool deck.
- P. No resident shall direct, supervise, or in any manner attempt to give directions or to assert any control over the employees or contractors of the Association or management firm.
- Q. Residents are reminded that fire regulations prohibit propane or charcoal grills from being used within 10 feet of the building, under an overhang, or on balconies above the first floor. Electric grills may be used on balconies provided proper safety precautions are followed. Grills of any kind cannot be stored or used in common corridors.
- R. No truck, commercial vehicle, house trailer, mobile home camper, recreational vehicle or trailer of any other description shall be parked on condominium property except with the written consent of the Board of Directors. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles such as for pick up, delivery, or service calls. Boats, boat trailers, jet skis, and other marine vehicles are to be parked in the six (6) designated parking spaces for watercraft. These designated spaces are located three (3) on each side of the north and south building. Each watercraft must fit in one designated space.
- S. There is typically sufficient space for each unit owner to have use of two parking spaces. Caution is urged to park within the limits of the parking spaces, both as a courtesy to your neighbor and to prevent possible damage to other vehicles. All authorized vehicles must display their assigned parking stickers or hang tags. In the event of more than 4 cars per unit are on site, a temporary parking pass may be printed from the Association website (tortugasdemar.com) with the Tortugas logo and PIN. The unit number and dates of occupancy must be visible. Temporary passes are not acceptable for routine use by residents. Unauthorized vehicles are subject to

towing at owner's expense. Unauthorized vehicles include: vehicles without a numbered Tortugas parking sticker, a numbered Tortugas hangtag or temporary permit with Tortugas logo and PIN, unlicensed vehicles, vehicles with expired tags, and inoperable vehicles. Electric vehicles cannot be charged on site until charging stations are installed that provide electricity without crossing a walkway and can be billed to a specific user. At no time can electric cars access community electrical sources or create a safety hazard.

- T. Pets should be walked on a leash and under owner's close control. Owners are responsible for cleaning up after their pets. Pets are NOT allowed on the bench (CITY ORDINANCE). No pets are allowed in the pool area. Pets are to be walked in the Pet Designated Area between the hedge on the East Side of the building and Gulf Blvd. Pets that exhibit aggressive behavior are not allowed and may be banned from the property. The Board reserves the right to approve pets of new purchasers and ban pets that are a persistent nuisance to other residents. Dogs cannot be walked on the beach side of the buildings. Owners must clean up all poop and dispose in a closed bag in the trash area.
- U. If a resident shall have been notified that his or her actions are in violation of these restrictions and regulations and shall continue such activity, then it shall be lawful for the Board of Directors of the Association on behalf of all owners, to prosecute proceedings at law or in equity against the person or persons violating any of these restrictions and regulations and either to prevent him or her from so doing or to recover damages or other fees from such violations.
- V. All owners are expected to pay their monthly assessments in a timely manner. Any owner who becomes delinquent for two months' worth of assessments shall be referred for collection action and the filing of a lien against the owner's unit in accordance with Florida law.
- W. For all emergencies call 911. In case of fire, use hallway fire alarms and DO NOT use elevators.
- X. For non-emergencies, call Fire @ 727-595-1117, Police @ 727-595-4652, or Resource Property Management @727-581-2662.

The express reason for these restrictions and regulations is to make Tortugas De Mar Condominium a desirable place to live. The most important "rule" of our community is to be considerate of our Neighbors.

POOL RULES

SWIMMING POOL: The use of the swimming pool is limited to residents and their guests. Owners leasing their unit also assign their pool and other recreational facilities privileges. In the absence of the owner, only registered renters and registered guests may use the pool. Unregistered day guests may use the pool when the owners are in attendance.

All residents and guests are required to observe the following rules in addition to those posted at the pool, to comply with requirements of the public health authorities, the Association's insurance and to ensure the safety and comfort of all concerned. Pool rules are governed by the Pinellas County Health Dept. The pool is inspected for compliance on a regular basis.

- A. **HOURS:** The pool may be used during designated hours (Dawn to Dusk), except while the pool is being serviced; the pool should not be used after 10:00 P.M. or before 8:00 A.M. to provide a "quiet time" for adjacent unit residents.
- B. **LIFEGUARD:** The pool is not guarded, and all owners and residents are advised that they and their guests use it at their own risk.
- C. **SHOWERING:** All bathers having applied any oil or other lotion to their skin or hair or after coming out of the Gulf (salt water) must rinse under the shower provided immediately before entering the pool. (Health Department requirement). If coming from the beach, please rinse off sand before entering the pool.
- D. **AMBIANCE:** There shall be no diving, jumping, running, shouting, boisterous games, or reserving tables, chairs or lounges. The pool area is for the enjoyment of all residents during the appropriate hours.
- E. **PETS:** Pets are not allowed in the pool area.
- F. **CHILDREN:** The actions and safety of all children are the sole responsibility of the owner, resident and/or parent, whether their own or those of their guests. No child under 10 years of age may use the pool or be in the pool area without a parent or adult in attendance. Swim diapers must be used by any child who is not fully potty trained.
Note: Fecal accidents in the pool require the pool to be closed until properly treated. Please notify Sentry Management if a fecal accident occurs (727-799-8982). This is considered a public health hazard.
- G. **FOOD AND GLASS:** Any food, glass container or any type of sharp items in or around the pool area is prohibited. The County Health Dept. requires a four (4') foot perimeter.
- H. **FLOATS AND RAFTS:** If used, are used at the owner's sole risk but are not to be used when interfering with other bathers in the pool. If the deep-water divider (buoy rope) is

disconnected to permit the swimming of laps, by law, it must be reconnected to avoid the pool being closed by the Department of Health Inspector.

- I. CHAIRS, LOUNGES AND REFUSE: Residents and guests are requested to assist in keeping the pool area clean and organized by returning chairs and lounges to a proper position and to place their refuse in the receptacle provided. Anyone using an umbrella is responsible to return it to the proper storage place. Tables, chairs, and lounges may not be removed from pool deck.
- J. UMBRELLAS: If you open an umbrella, please close it before you leave the pool area (even for a short break). If you are the last person to leave the pool area, please check that all umbrellas have been closed. Sudden and unexpected gusts of wind can snap the umbrellas or cause them to become airborne.
- K. POOL ATTIRE: Attire in the pool is limited to bathing suits. Cut-offs are NOT acceptable. Babies should have swim diapers covered by a swimsuit.
- L. NO bikes, roller skates, or roller blades are allowed on the pool deck area.
- M. POOL PARTIES: In planning pool parties/outdoor social events, please be considerate of other residents and keep pool and patio areas accessible for their use.
- N. SAFETY ROPE: If you remove the pool safety rope, replace it before leaving the pool area. (Health Dept. Requirement)
- O. Anyone who behaves in an unsafe or disruptive manner may be asked to leave the pool.