

KEY LARGO YACHT CLUB CONDOMINIUM ASSOCIATION, INC



CAM Firm License # CAB 4083
18901 SW 106th Ave Suite 210 Cutler Bay, FL 33157
Tel: 305-242-7174
www.ipmsmiami.com
ApplicationsDept@ipmsmiami.com

Listed below are the procedures and documents required by the Association for lease or purchase applications:

1. A non-refundable processing fee payable to Innovative Property Management in the amount of \$100 per applicant, can be paid via online and money order only. (Legally married couples count as one applicant. Must provide marriage certificate.)
2. All applicant(s) will be prompted to run a background check as part of their application. A non-refundable screening fee payable to Innovative Property Management in the amount of \$25.00 must be provided per each applicant 18 years and older, can be paid via online and money order only.
3. Unit resident form must be completed by the current buyer for purchases, or by the current owner and prospective tenants for leases.
4. Copy of the Executed Purchase or Lease Agreement.
5. Copy of valid driver's license for all occupants.
6. Copy of valid vehicle registration and car insurance for each vehicle. If the vehicle is not registered to the applicant, a notarized authorization letter is required.
7. Copy of valid boat registration and boat insurance.
8. Copy of pet vaccination records.
9. Acknowledgement confirming receipt of the Association Rules and Regulations. All prospective applicants must sign and notarize the Addendum to Purchase/Lease.
10. On some occasion, an interview with the Board of Directors is required. We will advise the applicant to schedule an interview.

For Purchases

- Title Company must contact the Management Company to obtain an Estoppel letter. The application will not be approved without a completed Estoppel. Estoppel must be requested by email to applicationsdept@ipmsmiami.com. The turnaround for the Estoppel is as follows: \$250.00 for (10) business days, or \$350.00 for (3) business days (RUSH) plus taxes and service fee. If the account is delinquent, a fee of \$150.00 may apply.
- After closing takes place, the buyer must provide a copy of HUD-1, Settlement Statement, and/or Warranty Deed.

KEY LARGO YACHT CLUB CONDOMINIUM ASSOCIATION, INC

OWNER FORM

FOR USE BY THE MANAGEMENT COMPANY

Application for Occupancy Purchase Lease

Property Address 1501 Ocean Bay Drive Key Largo, FL 33037 Unit # _____

Owner's Information: (Must be completed by the buyer for purchase and by the current owner for lease.)

Name: _____

Mailing Address: _____

Phone Number: _____

Email Address: _____

Person(s) who will normally occupy the unit:

<u>Full Name</u>	<u>Relationship</u>	<u>Date of Birth</u>	<u>Email</u>	<u>Phone #</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

For Tenants:

Permanent Residence Seasonal Residence (Vacation)

Lease term is from _____ to _____

KEY LARGO YACHT CLUB CONDOMINIUM ASSOCIATION, INC

VEHICLE REGISTRATION FORM

Section I: General Information

Applicant(s): _____

Property Address: 1501 Ocean Bay Drive Key Largo, FL 33037 Unit #: _____

Phone: _____ Email: _____

Section I: Vehicle Information

	Vehicle One (1)	Vehicle Two (2)
Make		
Model		
Year		
Color		
Tag Number		
State		

Copy of valid vehicle registration, car insurance, and driver's license are required to verify the information.

** If the vehicle is not registered to the applicant, a notarized authorization letter is required.

Section II: Boat Information

	Vessel One (1)	Vessel Two (2)
Make		
Model		
Year		
Length		

Copy of valid boat registration and boat insurance are required.

KEY LARGO YACHT CLUB CONDOMINIUM ASSOCIATION, INC

VEHICLE REGISTRATION FORM (CONTINUED)

Section III: Trailer Information

	Vehicle One (1)	Vehicle Two (2)
Make		
Model		
Size		
License plate		

Copy of valid trailer registration and insurance are required.

Section IV: Marine Craft Information

	Marine Craft One (1)	Marine Craft Two (2)
Type		
Make		
Size		
License plate		

Copy of valid marine craft registration and insurance are required.

KEY LARGO YACHT CLUB CONDOMINIUM ASSOCIATION, INC

PET REGISTRATION FORM

Applicant(s) Name: _____

Property Address: 1501 Ocean Bay Drive, Key Largo, FL 33037 Unit #: _____

Pet Information

1) Type of Pet: Cat ___ or Dog ___ Pet's Name: _____

Breed: _____ Color: _____ Weight: _____

Rabies Tag ID# _____ Registered State: _____

Copy of current vaccination record is required.

2) Type of Pet: Cat ___ or Dog ___ Pet's Name: _____

Breed: _____ Color: _____ Weight: _____

Rabies Tag ID# _____ Registered State: _____

Copy of current vaccination record is required.

IMPORTANT INFORMATION

1. Pet(s) must be on a leash and held onto when outside.
2. Cleanup after your pet. There are two dog waste stations on the property.
3. Understand excessive barking is an irritant to others.
4. Pet owners are responsible for their pet's actions.

Signature

Date

KEY LARGO YACHT CLUB CONDOMINIUM ASSOCIATION, INC

ADDENDUM TO PURCHASE/ LEASE

This signed document acknowledges that the resident was provided a copy of Rules and Regulations of Key Largo Yacht Club Condominium Association, Inc., and that the resident has read said Rules and Regulations. All residents and guests must abide by these Rules and Regulations, if:

- The owner fails to adhere, the owner will be subjected to fines and/or injunctive relief legal action.
- The tenant fails to adhere, tenant will be subject to eviction.

This is to attest that all information provided on the attached information is true and correct and any false statements provided will result in disapproval and/or eviction.

Name _____ Signature _____ Date _____
Applicant #1

Name _____ Signature _____ Date _____
Applicant #2

State of Florida

Sworn to and subscribed before me this _____ day of _____ 20 _____, by

Please print applicant's name

() Personally, known to me () Produced Identification Type of Identification _____

() Did Take Oath () Did not Take Oath

Signature of notary public _____

Printed name of notary public _____

My commission expires _____

KEY LARGO YACHT CLUB, A CONDOMINIUM

Effective: June 20, 2023

RULES AND REGULATIONS

These rules and regulations replace and suppress the rules and regulations from the book "Key Largo Yacht Club - A Condominium Prospectus". In case of a conflict between the rules in the book "Key Largo Yacht Club - A Condominium Prospectus", these rules prevail over the previous rules and regulations that appear in the By-laws.

Every owner and occupant shall comply with all rules and regulations as set forth herein, and any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-laws, and Articles of Incorporation of the Association, as amended from time to time. Failure of an owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, at the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon a unit owner or tenant for failure of an owner or tenant, his family, guests, lessee, invitees, or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, or Articles of Incorporation or By-laws. All fines may be appealed to the Grievance Committee.

1. General Conditions.

- 1.1 The facilities of the Condominium are for the exclusive use of Association members, their lessees, resident guests in the residency and guests accompanied by an owner. Any damage to the buildings, recreation facilities or other common elements caused by any resident, his guests or lessee, shall be repaired at the expense of the Condominium parcel owner causing such damage. Guests shall not use the condominium facilities while not with the unit owner or while not occupying the unit.
- 1.2 Except for domestic cats and dogs, owners of units cannot not keep pets or livestock, of any nature, type, or kind in residence. All owners and renters must submit to Management a current vaccine certificate of the pet. Without this certificate no renter or lessee may bring his pet to KLYC Community. Pets must be leashed at all times when in the common elements.
- 1.3 Children are permitted, reasonable supervision must be exercised when children are playing in the Common Elements.
- 1.4 Any work done on the outside of your interior walls of your condo requires board approval.
- 1.5 Except upon approval by the Board, no antenna, aerial, or camera shall be placed upon or affixed to any exterior of a unit, and no antenna or aerial placed or affixed within the unit shall extend or protrude beyond the exteriors of the Unit to the place of such exterior.
- 1.6 No screen swings, canopy, or shutter, including a hurricane or storm shutter shall be attached or affixed to the exterior of a Unit unless it is approved by the Board. Hurricane shutters approved by the Board may be installed and remain in place during a hurricane, hurricane watch or alert, or foreseeable track of a hurricane. Out of town owners may keep the shutters closed during the hurricane season. Such shutters must be removed by the respective owner, after the hurricane threat has passed, or again for out of town owners once the hurricane season is over. If not so removed by the Owner, such shutters must be removed by the Board of Directors at the expense of such owner.

- 1.7 No clothesline shall be placed on, and no clothes drying shall be undertaken on, the Common Elements or on the exterior of any Unit, including the balcony.
- 1.8 All work in or out of the units, boats and marina should be done between the hours of 8 a.m. and 5:30 p.m. Monday through Friday except holidays. No work as described above is permitted on holidays. Work on Saturday and Sunday should be done between 10:00 a.m. to 5:30 p.m. Emergencies are exempt.

2. Parking.

- 2.1 HANDICAP parking is for handicap permits holders only. Vehicles in violation will be towed immediately at the owner's expense.
- 2.2 Golf carts can only be driven by duly licensed drivers.
- 2.3 Motorized vehicles, including but not limited to golf carts, mopeds, motorized bikes, motorized scooters, etc., are only permitted on the main roads of driveways at KLYC. Driving on walkways, pool area, or ocean front is strictly prohibited.
- 2.4 No vehicle belonging to any Owner or to a member of the family of an Owner or guest, tenant or employee of an Owner shall be parked in such manner as to impede or prevent access to another Owner's parking space. As a security, all vehicles should be kept locked at all times. The Association is not responsible for any items taken from vehicles. No vehicle of any kind shall be parked at any time of the Condominium Property except in designated parking spaces.
- 2.5 No campers, or similar vehicles shall be kept in the Condominium Property.
- 2.6 The parking of vehicles in any unauthorized area is prohibited. Notwithstanding a fine assessed by the Association to such vehicle, if blocking the access or egress of an owner from his unit or in the boat ramp area, will be towed away and stored at the expense of the Unit owner. Unit owners shall be responsible for compliance with this rule by their tenants, employees, guests, visitors, and invitees.
- 2.7 All lessees shall park in the space(s) belonging to the owner of the Unit leased.
- 2.8 Excessive noise, loud talking, slamming of doors, racing of engines and the use of horns should be avoided everywhere on the Condominium Property.
- 2.9 Repairs to vehicles are not permitted on the Condominium Property.
- 2.10 No vehicle which cannot operate on its own power shall remain in the Condominium Property for more than forty-eight (48) hours.
- 2.11 North Fire Lanes must remain open on North Road.

3. Bicycles.

- 3.1 Bicycles shall be parked or stored only in the area(s) designated by the Board of Directors.
- 3.2 Bicycles shall not be parked in a manner which blocks the ingress or egress of other vehicles.
- 3.3 Bicycles shall not be parked or stored on balconies of units.

4. Pool Area.

- 4.1 The swimming pool, the pool area and the pool clubhouse may only be used between the hours of 8:00 a.m. to 10:00 p.m. Excessive noise, loud talking and shouting are prohibited in the above-mentioned pool areas at all times, after 10 p.m. the police will be called.

- 4.2 Any person using the swimming pool does so at his or her own risk. It is strongly suggested not to use the pool unless another person is present.
- 4.3 Children in diapers or training pants are not permitted in the swimming pool.
- 4.4 Children under 8 years of age are not permitted to use the swimming pool or the spa unless they are accompanied and supervised by an adult. Adult supervision is encouraged for any child under 12 years of age.
- 4.5 Glass bottles, glass containers, ceramic or China dishware and other breakable items shall not be brought into the swimming pool area.
- 4.6 Inflatables and similar items that would impede the use of the pool or be a safety hazard are not permitted in or near the swimming pool.
- 4.7 The pool area should not be used for games which involve running, playing ball or other boisterous activity.
- 4.8 Objects or debris of any nature shall not be thrown into the pool, on the decks or on the grass. Such objects and debris must be deposited in designated receptacles.
- 4.9 Pets are not permitted in the pool or pool area. If the pool is contaminated due to a dog jumping in, the emptying of the pool and its refilling will be at the expense of the pet owner.
- 4.10 Pool equipment shall not be removed from the pool.
- 4.11 Disorderly conduct of any kind in the pool or pool area is prohibited and shall be grounds for ejection from these places.
- 4.12 Chaise lounges shall not be reserved.
- 4.13 When using the chaise lounges it is recommended to cover them with a towel, this aids to the maintenance of the chaise and lengthens its useful life.
- 4.14 Towels must be removed from chairs and chaise lounges when leaving the pool area in order to make the chaise lounge available to others.
- 4.15 For sanitary reasons it is recommended that everyone using the pool should shower before entering.
- 4.16 No bicycles, skateboards or scooters are allowed on the pool decking.
- 4.17 No smoking is allowed in the pool area.
- 4.18 No grilling of food is allowed in the pool area.

5. Clubhouse Building.

- 5.1 The clubhouse is reserved for residents and their guests.
- 5.2 The clubhouse may be reserved for private parties only through the Board of Directors. Persons applying for such reservation will be advised by the Board of Directors in writing of the approval or reason for denial of such a request.
- 5.3 The following restrictions shall apply to private parties to be held in the evening in the common areas:
 - a) Only Residential Unit Owners may reserve the clubhouse for evening parties.
 - b) A deposit of US\$250.00 is required to cover costs incurred for damage and cleaning, if the area is left clean and no damage has been done the deposit will be returned.
 - c) No more than fifty guests will be allowed.
 - d) No more than three parties per week will be allowed.
 - e) The Board of Directors has the authority to limit the area where the party is held.
 - f) No party shall interfere with the rights of other residents.

6. Balconies.

- 6.1 Rugs, clothing, towels, or other objects shall not be dusted, shaken, or hung from the balconies or cleaned by beating or sweeping in the exterior part of the building.
- 6.2 Nothing shall be hung or left on a balcony that will detract from the outward appearance of the building. This prohibition shall include, but not be limited to, laundry, bathing suits, towels, mats, and mops.
- 6.3 Balconies shall not be used as storage areas.
- 6.4 Objects shall not be placed upon a balcony so as to create a risk that the object may fall from such a place.
- 6.5 Nothing shall be thrown or dropped from any balcony.
- 6.6 Barbecuing or barbecues are not permitted on balconies.

7. Additional Matters.

- 7.1 Disorderly conduct of any kind is prohibited and is grounds for ejection from any portion of the Condominium Property.
- 7.2 No Unit Owner shall be permitted to give direct orders or direction to any employees of the Association.
- 7.3 All requests for service shall be directed to the Board of Directors.
- 7.4 Before a Unit is to be occupied by guests in the absence of the Unit Owners, a written guest identification notice listing names and length of stay must be sent to and obtain approval from the Board of Directors.
- 7.5 All residents shall exercise extreme care at all times about making noises and using musical instruments, radios, television, and amplifiers that may disturb other residents. NO loud music permitted after 11 p.m.
- 7.6 No children under 17 years of age are permitted to occupy a Unit unless their parents or another adult is in residency in the Unit at the same time.
- 7.7 A Unit Owner who plans to be absent during the hurricane season must prepare his Unit prior to his departure by:
 - a) Removing all furniture, plants and other objects from the terrace or balconies and;
 - b) Designating a responsible firm or individual, if other than the Association, to care for his Unit should the Unit suffer hurricane damage and furnishing the Association with the names of such firm or individual. Such firm or individual shall contact the Association for clearance to install or remove hurricane shutters, and such party shall be subject to the approval of the Association.
- 7.8 The roof is off limits to everyone except persons engaged in the maintenance and inspection of the building.
- 7.9 Every Unit Owner is responsible for prompt payment of maintenance fees, assessments, fines, or other charges authorized by the Association.
- 7.10 No Unit Owners or occupant may alter, change, or remove any furniture, furnishings, or equipment in the Common Elements.
- 7.11 A Unit Owner shall be liable for the expense of any maintenance, repairs, replacement, or damage to the Common Elements rendered necessary by his or her acts or by those of any

member of such Unit Owner's family or the guests, employees, agents, or lessees of the Unit Owner.

- 7.12 Registered mail addressed to residents will not be accepted by the Association or its employees unless the addressee gives prior permission for such acceptance.
- 7.13 Each Unit Owner, at his own expense, shall maintain in good condition and repair his Unit and all interior surfaces within or surrounding his Unit, such as the surface of the walls, ceilings, floors, whether or not a part of the Unit or Common Elements, and maintain and repair fixtures, including the air conditioning systems, exterior lamps, and all appliances in this Unit.
- 7.14 Units shall be used only for residential purposes. Units may not be used for business use or for any commercial use whatsoever.
- 7.15 Units shall have a maximum occupancy of:
 - a) Three-bedroom units shall be occupied by no more than 8 persons.
 - b) Two-bedroom units shall be occupied by no more than 6 persons.
- 7.16 Unit Owners shall not permit or suffer anything to be done or kept in their units which will increase the rate of insurance or the insurance premium on the Condominium, or which will obstruct or interfere with the rights of other Unit Owners or annoy them by unreasonable noise or otherwise; nor shall the Unit Owners commit or permit any nuisance, immoral act, or illegal act in or about the Condominium Property.
- 7.17 Common Elements shall not be obstructed, littered, defiled, or misused in any manner.
- 7.18 No structural change or alterations shall be made in any Unit, except upon approval, in writing, by the Board of Directors.
- 7.19 No Unit Owner or occupant of a Unit shall post any advertising or posters of any kind in or on the Unit or the Condominium Property except as authorized, in writing, by the Board of Directors.
- 7.20 Walkways and entrance shall not be obstructed or used for any purposes other than the providing of access, ingress or egress between the Common elements and units.
- 7.21 No owner shall cause or permit any unreasonable noises or odor to come from his Unit or commit or permit to be carried on any nuisance or immoral act, or illegal activities on any part of the Common area of the Condominium Property. If anyone is not clear as to what these would entail, kindly contact the Board of Directors for more explicit description.
- 7.22 All garbage, trash, refuse and rubbish from a Unit shall be placed in bags and deposited with care in trash receptacles located on the Condominium Property for such purposes.
- 7.23 Payment of assessments shall be made at the office of the Association or such other office as the Board of Directors shall designate from time to time. Payments made by check shall be made payable to the order of Key Largo Yacht Club Condominium Association, Inc. All payments of monthly installments or annual assessments are due and payable on or prior to the first day of each month, and Owners are subject to a fine and/or interest upon the failure to make any such payment then due and payable.
- 7.24 In the event of any conflict between the provisions hereof and the Articles and/or Bylaws of the Association, the Articles and/or Bylaws shall control.

8. Tennis/Pickleball and Basketball Courts.

- 8.1 Tennis shoes or sneakers are to be worn.

- 8.2 No skateboards, roller skates or wheeled vehicles of any kind will be permitted on the tennis courts.
- 8.3 Owners, their guests, and lessees use the facilities at their own risk.

9. Pets.

- 9.1 All pets must be on a leash and held onto.
- 9.2 Current certificate of vaccination must be on file with the Management Office.
- 9.3 Please clean-up after your pet. There are 2 dog clean up stations on the property.
- 9.4 Understand that your barking dog is an irritant to others.
- 9.5 Owners of pets are responsible for their actions.
- 9.6 The maximum limit of pets per household is not to exceed (2) pets.

10. Approval Required from the Board of Directors Prior to Buying A Unit.

The Board of Directors must approve the buyer of a Unit(s) or Marina Slip(s) before its sale. Every potential buyer must have a background, criminal and credit history check before it is considered to be approved. In addition, every potential buyer and/or spouse, of a Unit will have to complete a "buyer's application" and pay a non-refundable deposit fee of US\$100 per application and go through an interview with at least 2 members of the Board of Directors before it is allowed to by any property in the Association. The Board of Directors will have the last decision on the potential buyer's approval. No person with felony conviction(s) will be allowed to buy any property in the Association.

Only Association Members of Key Largo Yacht Club can buy marina slips and only renters can rent for the time they're renting.

11. Approval Required from the Board of Directors Prior to Renting A Unit.

The Board of Directors must approve the renters of the Units Renting of the Units is allowed only with a minimum of one month stay. An owner that wants to rent his/her unit must provide a rental agreement to the Board of Directors with a non-refundable deposit of US\$100 per application, and an additional \$50.00 per pet (see Pets #9), and a copy of the current and valid insurance of the renter's boat or jet sky if applicable. Renter's will not be allowed to park any boat or jet sky in the owner's marina space or in the parking garage without providing copy of a valid insurance policy.

Renting is limited to one family of 8 members in the 3/2 units and 6 members in the 2/2 units. Every renter must pass a criminal background check and; an interview (by phone or in person when possible) with at least 2 members of the Board of Directors, at least 7 days before the proposed commencement date of the lease. No person with felony conviction(s) will be allowed to rent any property in the Association.

When an owner rents his or her Unit, the owner gives up the right to use any part of the Common Elements, with the exception of his boat slip, during the period the Unit is rented.

12. Marina Rules and Regulations.

- 12.1 The dock shall be used for the dockage of owners' private vessels and for no other purpose.
- 12.2 No vessel shall exceed the stipulated slip length per your deeded slip size. Vessel length is determined per the state registered title length.
- 12.3 No sale or leasing of docks shall be permitted, except to owners or lessees (while leasing) of Residential Units.
- 12.4 The Marina is a NO WAKE ZONE.
- 12.5 All applicable rules, regulations, statutes, ordinances, and laws of any governmental body having jurisdiction of the property and marine activities are hereby incorporated by reference and owners agree to abide by all such rules, regulations, statutes, laws, and ordinances.
- 12.6 No vessel tied up at any dock shall be used as temporary or permanent living quarters.
- 12.7 No vessel shall discharge bilge, sewage, waste, garbage, oil, or gas into the Marina.
- 12.8 No vessel shall be used for commercial or business purposes. All vessels shall be for private recreational purpose only.
- 12.9 Each dock may be used only by the owner of the dock while an owner of a Residential Unit or his guests, invitees, and lessees.
- 12.10 No vessel shall be tied up at the dock which is not seaworthy.
- 12.11 No vessel shall be tied up at the dock or boat lift which produces noise of a level which, to the person of ordinary sensibilities, would be loud and obnoxious.
- 12.12 Marina Unit Owners shall not permit nor suffer any unreasonable noise, disturbance, or nuisance whatsoever on a dock detrimental to or annoying to the other Unit Owners.
- 12.13 When using the Marina, both during the day and at night, each Marina Unit Owner shall be sensitive to the tranquil setting of the Condominium and take care not to annoy or disturb the peace and tranquility of the residents of the Condominium.
- 12.14 No sweeping, garbage, rags, acids, gasoline or like substances shall be deposited on the dock or dumped in the Marina.
- 12.15 No alterations or changes shall be made to a dock without prior written consent of the Association. The installation of all newly placed /or substituted pilings intended for supported boat lifts must be at a level to six (6) feet above the height of the dock.
- 12.16 The Marina Unit Owner has the risk of all damage to such Unit Owner's property that may be tied up to the dock.
- 12.17 No major repairs to boats or boat engines are permitted.
- 12.18 A valid certificate of liability insurance in the amount of not less than \$100,000 and a certificate of boat ownership must be furnished to the Association before a boat, whether owned by a Unit owner or by a lessee, may be docked in the Marina.
- 12.19 Owners of boats berthed in the Marina shall be responsible for the safety of their boats. The Association shall not be responsible for any theft or damage done to a boat at any time due to any reason or cause whatsoever.
- 12.20 The owner shall be responsible for maintaining his boat, and the docks are adjacent to his berth, in a shipshape manner. He shall place all trash, discarded equipment, bottles, cans, etc., in containers provided for that purpose. Dock boxes are not allowed.
- 12.21 In the event any boat at the Marina becomes unseaworthy and is considered by the Association to be a hazard to itself or to others boats nearby, the owner authorizes the Board of Directors to cause the boat to be removed to a place of safety and the owner agrees to pay such charges as may be incurred for the preservation of the boat. The Association will notify the owner when such emergency occurs.

- 12.22 All electrical installations, connections, wiring, conduit, or other application of electricity between docks and boats shall be subject to approval by the Association. Upon notification to any boat owner that improper use of electricity is being made, the boat owner will immediately cease his use of electricity until the situation is corrected.
- 12.23 Upon issuance of a "Hurricane Watch" by the Weather Bureau, all boat owners shall forthwith make all arrangements necessary to remove boats, gear, tenders, dock boxes and supplies from the Marina. In all cases, such removal will be effective on or before the issuance of a "Hurricane Warning" by the Weather Bureau.
- 12.24 The owner of any boat left at the facilities during a hurricane will be held financially responsible for damage to the marina facilities and others caused by the presence of that boat or equipment.
- 12.25 Bicycles, skateboards or similar vehicles or pets are not permitted on the piers. Children under the age of ten (10) years old are not permitted on the docks unless accompanied by an adult or engaged in any organized marina activity.
- 12.26 Fish may be cleaned in the designated area only. Care must be taken to discard unusable portions in the designated receptacles.
- 12.27 All boat trailers shall be parked in the designated trailer parking area. No trailer parking is allowed outside a units' garage and only one trailer is allowed per slip.
- 12.28 The use of the boat ramp by temporary visitors is strictly prohibited. Boats not owned by a Unit Owner are only permitted to use the marina facilities if a valid lease approved by the Board of Directors exists for the rental of a Residential Unit in accordance with the Rules and Regulations of the Condominium Association.
- 12.29 Walkways shall be kept clear at all times. Boarding steps and ladder are subject to approval by the Condominium Association.
- 12.30 Laundry shall not be hung on boats or docks.
- 12.31 Charcoal or gas cooking is not permitted on the docks or on the exterior of any vessel in or attached to the Marina.
- 12.32 Fireworks are not permitted in the Marina, on the docks, or on any vessel in or attached to the Marina.
- 12.33 Trailers are not to be left in the boat ramp area after launching or removing the boats from the marina.

When in Doubt.

When in doubt, please do not hesitate to contact the President of the Association directly or the Management Company.

KEY LARGO YACHT CLUB CONDOMINIUM ASSOCIATION, INC.
By Resolution of the Board of Directors

Effective date: June 20, 2023