

Rules and Regulations of Sun Beach Club Condominium Association, INC

1. The sidewalks, entrances, passages, vestibules, stairways, elevators, corridors, hallways, and like portions of the common elements of the condominium buildings shall not be obstructed or used for any purposes other than ingress and egress and to form condominium units.
2. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed on any other part of the outside of the condominium unit or building or on any part of the condominium element without prior written consent of the association. Additionally, no awning, canopy, shutter, or other walls or roof of the building unless approved by the Association.
3. Children under the age of 12 may not use the pool except in the presence and subject to the supervision of an adult.
4. Neither the exterior of the club of the condominium units, including all appurtenances, nor any part of the common elements shall be painted, decorated, or modified by any consent of the association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the association.
5. The unit owner shall not cause anything to be affixed or attached to, hung, displayed, or placed on the exterior walls, doors, balconies or windows of the buildings, nor shall such atrium, terrace, or roof deck without the consent of the association. Curtains and drapes (or linings thereof) blinds, exterior windows, or glass doors of windows of units shall be white or off-white color.
6. Nothing other than balcony-type furniture and plants may be kept on patios, balconies, atriums, terraces, and roof decks.
7. The exterior portions of all doors which face common elements shall be uniform in appearance and color and all exterior hardware shall be identical.
8. No door mats shall be placed in the hallways or corridors and no ornaments or decorations may be hung on the walls of hallways and corridors.
9. No unit owner may install or permit to install any window air conditioning unit in his/hers unit or in the common element.
10. No radio or television installation may be permitted in a unit which interferes with the television or radio in a unit which interferes with the television or radio reception of another unit. No antenna or aerial may be erected or installed by a unit owner on the roof or exterior walls of the building and, if same erected or installed it may be removed without notice, by the association at the cost of the unit owner installing same. Citizens band and ham radio installations are strictly prohibited.
11. All doors leading from the condominium unit to common element shall be closed at all times except when in an actual use for ingress and egress.
12. No condominium unit owner or resident shall play upon or permit to be played any musical instrument or operate or permit to operate a phonograph, radio, television set or loud speaker in a condominium unit between the hours of 11:00pm and following 8:00am if the same shall disturb or annoy other occupants of the condominium.
13. All garbage and refuse are to be deposited only in the facilities provided for that purpose.

14. No garbage cans, supplies, milk bottles, or other articles shall be placed in the halls, balconies, or staircase landings, nor shall any linens, clothing articles, cloths, curtains, rugs, mops, or laundry of any kind, or other articles be shaken or hung from any kind of the windows, doors, balconies, terraces, roof decks, patios or the like.
15. There shall not be kept in any condominium unit or in any storage facility any inflammable, combustible or explosive fluid, material, chemical, or substance, except for normal household use. The association will not be responsible for loss or damage to any property in the storage rooms.
16. Pets shall not in any way disturb any other condominium owners and shall be kept on leashes at all times or hand carried throughout the common elements of the condominium property. Pets must be within their owners at all times. A unit owner may keep one (1) cat or one (1) dog, or fish in a fish tank or small caged birds. No other others are permitted. Lessees, tenants or guests are not permitted to keep any pets.
17. Condominium unit owners may not only have four guests at any one time in the pool without prior written approval of the association.
18. Pool regulations posted in the pool area must be observed at all times. Pets are not permitted in the pool or pool areas.
19. Any automobile improperly parked in a space reserved for any condominium unit owner may be towed away at the automobile owner's expense. Automobiles belonging to residents of the condominium must bear the identifying garage sticker, if any, provided by the association.
20. Parking areas may be used only for the purposes permitted by the Declaration. By way of illustration, no skateboarding or bicycling riding shall be permitted in the parking areas. Car washing is permitted only in the area, if any, designated by the association for such purposes.
21. No motor vehicle which cannot operate on its own power shall remain on the premises for more than 24 hours, except in emergencies, there shall be no repairs of motor vehicles made while on the Condominium property.
22. Employees of the association are not to be sent out of the building by unit owners for personal errands. The board of administration and/or its management agent shall be solely responsible for supervising employees of this association.
23. The personal property of unit owner must be stored either in their respective units, or (if applicable) assigned storage area.
24. No unit owner shall make or permit any disruptive noises or noxious fumes in the building, or permit any conduct by any persons that will interfere with rights, comforts, or conveniences of other unit owners.
25. The association may retain a passkey to all units. No unit owner shall alter any lock or install a new lock without the written consent of the association. Where such consent is given, the unit owner shall provide the association with an additional key.
26. A unit owner who plans to be absent during the hurricane season must prepare his/her unit prior to their departure.
 - (a) Removing all furniture, plants, and other objects from his/hers patio, terrace, atrium, roof deck or balcony.

(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 individual should contact the association for clearance to subject to the approval of the association.

27. Food and beverages may not be consumed outside of a unit and its appurtenant patio, balcony, or roof deck, except in designated areas. There shall be no cooking on balconies or roof decks
28. No drilling of floors or ceilings is allowed for attachment or hanging of any material, including, without limitation, planters, and hammocks, unless review and approved under competent engineering supervision as required by management.
29. Boats, motorcycles, trailers, campers, or recreational vehicles of any sort shall be kept in the corral at all times.
30. Fire exits shall not be obstructed in any manner.
31. No commercial or business purposes shall be conducted in any unit. No unit owner may actively engage in solicitation for commercial purposes.
32. Recreation facilities may be reserved for private parties only through the Manager. A security deposit of \$100.00 will be collected for damages and clean-up. Each person will be required to pay for the maid service for clean up of club house, pool area, and restrooms. All functions must conclude by 11:00pm.
33. The roof and other than roof decks reserved for the exclusive use of a particular unit is off limits to everyone except persons engaged in the maintenance and inspection of the building.
34. Before a unit is to be occupied by guests in the absence of the unit owner, a written guest identification notice listing names and length of stay must be furnished to the manager.
35. No unit owner or occupant may alter, change, or remove any furniture, or furnishings or equipment in the common elements.
36. A unit owner shall be liable for the expense of any maintenance, repair, replacement, or damage to the common elements rendered necessary by his or hers acts or by those of any member of such unit owner's family or of the guests, employees, agents, or lessees of the unit owner or his/hers family.
37. No unit owner or lessee shall invite in his absence any person not in residence to use the condominium facilities.
38. A unit owner seeking to make an alteration, addition or improvement to his unit shall submit the plans and specifications for the same to the Board of Administration whether or not the approval