

RULES AND REGULATIONS OF

PABLO BEACH HOUSE

Pursuant to the authority vested in the Board of Directors of PABLO BEACH HOUSE CONDOMINIUM ASSOCIATION, INC. (the “Association”), the following Rules and Regulations of Pablo Beach House made as and effective of July 14, 2025, have been adopted by the Board of Directors of the Association (the “Board”) to govern the use of the Condominium Property (“Condominium Property”) as defined in the Declaration of Condominium for Pablo Beach House (“Declaration”)

1. DEFINITIONS. The definitions applying to these Rules and Regulations, along with additional information can be found in the Bylaws and Covenants of Pablo Beach House.
2. RULES take effect immediately upon Board approval.
3. ENFORCEMENT. All violations of these Rules and Regulations shall be reported (in writing) immediately to a member of the Board, an Association officer and/or the management agent. The Board’s determination shall be dispositive in the event of any disagreements concerning violations, including without limitation disagreements regarding the proper interpretation and effect of these rules. If any person, firm or entity subject to these Rules and Regulations, fails to abide by them, as they are interpreted by the Board, such person, firm or entity shall be liable to be fined by the Association for each such failure to comply or other violation of these Rules and Regulations. Such fine, which shall not exceed \$100.00 (or the maximum amount permitted under the Condominium Act) for each violation (provided however, a fine may be levied on the basis of each day of a continuing violation, for a total amount not to exceed \$1,000.00 or the maximum set forth in the Condominium Act) shall be collected by the Association and shall become a part of the Common Surplus of the Condominium, all as more fully set forth in the Bylaws. If the Board deems it necessary, it may bring action at law or in equity in the name of the Association to enforce these Rules and Regulations, including any provision herein for fines and enforce the lien of the fine against the Unit. In the event any such action is instituted, and reduced to judgment in favor of the Association, the Association shall, in addition, be entitled to recover its costs and attorneys’ fees incurred in enforcing these Rules and Regulations.
4. SAFETY. PBH is a Gated Community. Gates must be kept locked at all times. Do not slam or prop gates open. If a member is found to have propped or tampered with the gates, each violation will be subject to a fine and enforcement.

RULES AND REGULATIONS OF

PABLO BEACH HOUSE

5. SMOKE AND TOBACCO FREE. Smoking, Vaping, or use of tobacco products is restricted within the gated common areas of the community and within a 15 feet of the pedestrian gates.

6. PARKING SPACES. Each Unit has one assigned parking spot for a currently registered and operating vehicle. No in-progress or disabled vehicles are allowed to be parked in parking spots. Members and their tenants shall not park overnight in any Visitor parking spot, including a prohibition on the parking of golf carts, scooters or any other transportation device. Short-term parking at the 14th avenue roundabout shall be for 30 minutes only.

No vehicles shall be parked in a manner which impedes ingress to or egress from other parking spaces, drives, roads, or building entryways. No boats, trailers, campers, trucks or oversized vehicles may be parked on the condominium property. All automobiles must be parked only in the assigned parking spaces so designated for each Unit. Parking is not allowed on the grass or in landscaped areas. Maximum allowable time usage for Visitor or extra parking spaces is 72 hours without prior approval from the Board of Directors.

Except in the event of emergency, no vehicle maintenance or repairs shall be performed on the condominium property. No vehicles in a state of disrepair or unlicensed vehicles or boats may be stored or repaired on the condominium property.

Vehicles in violation of these rules shall be subject to immediate towing without notice.

7. USE OF THE COMMON ELEMENTS. The common elements of the Condominium are for the exclusive use of Unit Owners and their immediate families, permitted lessees, and resident guests. No other person shall be permitted to use the Common Elements. There shall be NO STORAGE OR PARKING OF BABY CARRIAGES, PLAYPENS, BICYCLES, WAGONS, BEACH CHAIRS, SURFBOARDS, FISHING POLES, COOLERS, LARGE ITEMS and OR TOYS on any part of the Common Elements, under stairwells, or in utility rooms. Bicycles must be stored at the designated bicycle rack area only.

Management or its Designee will be assigned the responsibility of flagging, providing warning or removal of any items out of compliance.

Currently the bike rack does not afford space for all members to have two bikes in the rack. The Board will allow for the time being ONLY two bikes from any one unit

RULES AND REGULATIONS OF

PABLO BEACH HOUSE

until further review and upon such time a member is not impacted by not having a space to use. All bike covers should be fitted bicycle covers, and no tarps or other non-fitted covers.

Members are allowed to stage their bicycles or other materials outside their unit if they are staging to leave within 15 minutes.

No gas, electric, or charcoal grills, or grilling on the property is allowed at any time.

8. DAMAGE TO COMMON ELEMENTS . Repairs will be at the expense of the Unit Owner. Unit owners shall be held responsible for and will bear the expense of damage caused by the Unit owner, his/her family, guests, lessees and or invitees.

9. PATIO FURNITURE should not be moved outside of the interior locations of the common property.

10. NOISE AND PARTIES. Sound is very easily transmitted throughout the courtyard and pool areas due to the building design and the acoustics. All noise, including without limitation, talking, singing, television, radio, CD player, games or musical instruments shall be kept at such volume level that the noise is not audible outside of the boundaries of the Condo Unit/Deck/Pool/Common Area in which it originates; activities involving excessive sound must be contained within an owner or lessee's condo. Consideration/Respect is to be shown to all condo owners/lessees/neighbors regardless of time of day. Offensive profanity and obscenity are prohibited. If a Party is going to be held on the common deck or pool area then TWO (2) weeks' notice must be provided to the Management Company, in writing. All parties must end at or before 10:00 p.m. Please contact the Association or its designated management agent for pool party approval. All cleaning is the responsibility of the Member organizing the party, and cleaning must be completed promptly after the end of the party else the Member will be charged \$250.00.

11. CHILDREN. For safety reasons, children must always be supervised by a responsible adult when on the common property.

12. OBSTRUCTIONS. There shall be no obstruction cluttering of the Condominium property, including but not limited to sidewalks, walkways, parking spaces, lawns, entrances, stairways, decks, balconies or other Common Elements or area. Management or its Designee will be assigned the responsibility of flagging, providing warning or removal of any items out of compliance.

RULES AND REGULATIONS OF

PABLO BEACH HOUSE

13. ALTERATION/IMPROVEMENTS. An owner shall not paint, decorate or otherwise change any portion exterior of the Unit, Limited Common Elements, doors or any other portion of the building, which is visible from the outside of the Unit, without prior written approval of the Board. Limited Exception: Wreaths that are kept in good condition and Board approved door cameras.

14. DESTRUCTION OF PROPERTY. There shall be no marking, destroying, or defacing of any part of the Condominium Property. Unit Owners shall be held responsible for, and shall bear any expense of such damage caused by the Unit Owner, his/her family, guests, lessees and/or invitees.

15. BALCONIES, RAILINGS, WINDOWS, TERRACES AND DOORS. Nothing shall be hung, dropped, thrown, or otherwise expelled from any window, door, balcony, railing or terrace. No furniture shall be placed on balconies. Balconies, windows, terraces and doors shall not be altered from the condition in which originally was constructed, including without limitation, alteration by painting, screening, or installation of reflective materials, unless provided in the Declaration.

Window coverings must conform to a Shutter style window covering that is consistent with

the community: no other style of covering is approved by the board. All windows should be "impact rated" windows (100mph+) and upon a resale of the unit or replacement of a window, a non-impact rated window must be added.

Windows are not to be used for extensions cords for charging vehicles or golf carts. There is no exception for anything coming through a window to the exterior of the property.

Exceptions: Aluminum storm doors provided they are the same style as those that were previously installed. Information regarding acceptable storm doors can be provided by the Association or its management agent.

16. SATELLITE DISHES, ANTENNA, EXHAUST VENTS. All satellite dishes, antennas, exhaust vents are restricted to the Owner's unit and may not be affixed or attached to Common Elements. Owners shall be liable for any maintenance or repairs to the Common Elements due to the installation of any satellite dish, antenna, or exhaust vent.

RULES AND REGULATIONS OF

PABLO BEACH HOUSE

17. HVAC / PTAC UNITS. Members are responsible for maintaining the HVAC/PTAC unit exterior grill and drip pan. Replacement or remediation of the issue with the unit will be at the owners expense.

18. REFUSE. All refuse, waste, bottles, cans, newspapers, magazines and garbage must be deposited in the dumpster provided for the condominium and not placed on the surrounding ground. Bulky items and appliances must be placed curbside on designated pick-up day and not placed in dumpster enclosure. Bulky items include furniture, toilets, carpets, lumber, electronic equipment, bicycles, or other items considered larger than ordinary household trash. Any remodel or build materials should be removed by the contractor and not left on community property or in the dumpster. Biohazardous material must be disposed of properly per City Ordinance. 904-630-CITY (2489) or visit COJ.net

19. LEASING. Pursuant to Article XII, Section 12.4, of the Declaration, the leasing of Units is permitted subject to reasonable regulation by the Board. All leases must be for a minimum term of at least six (6) months. The Board must be notified prior to leasing of an owners "intent to lease" his unit. The lease must be reviewed by the Board prior to possession of the unit by the lessee. All lease agreements must include, but are not limited to, the following information:

1) full names, birth date, email and phone number of each tenant; 2) the number of adult and children that intend to occupy the unit; 3) the full names, dates of births and the relationship of each occupant residing with the tenant; 4) if pets are to be in the home, the type, age and size of the pets must be disclosed; and 5) the automobile year, make, model, and tag number of lessee provided. If a unit owner is delinquent in his dues, the Board has the right to refuse the lease. Pursuant to Article XII, Section 12.10, of the Declaration, Each Owner will be responsible for assuring compliance with the Declaration and Rules and Regulations. Any violation of the Declaration and Rules and Regulations by a tenant will be a violation by the owner.

20. SIGNS. No sign, nameplate, signal, advertisement or illumination shall be inscribed or exposed on or at any window, door, balcony or terrace. No rental or lease signs, for-sale signs, or other signage is allowed on the property.

21. LAUNDRY ROOM / CLUBHOUSE. Use of laundry facilities are for unit owners or their tenants only. If a guest of the owner or tenant would like to use the facility, the individual they are visiting must accompany them. On-site laundry facilities are for the owner and lessee's convenience ONLY and NOT to be used for visitor's laundry brought in from off-site. All laundry must be removed promptly and not left

RULES AND REGULATIONS OF

PABLO BEACH HOUSE

in the laundry room facility. Please clean lint from the dryer and do not put oversized items in the washer or the dryer.

22. PETS. Unit owners are granted a privilege to maintain not more than a total of two (2) pets, which must be either a cat or dog under 40 pounds. Animals over 40 pounds need to be approved by the Board of Directors. Pets such as birds or fish, which are kept wholly within the unit, may be maintained, provided however, if such pets are a nuisance the Board may require their removal. This “pet privilege” shall be revocable by the Board at any time. Pets must be leashed and restrained at all times when on or about the condominium property. Owners must pick up and dispose of all animal waste; the Common Elements are NEVER to be used for a pet’s bathroom.

No guest, lessee, or invitee shall bring any animal on the condominium property without the Association’s approval. The Board may adopt and revise the Rules and Regulations restricting or permitting pets on the condominium property.

Neither the Board nor the Association shall be liable for any personal injury, death, or property damage resulting from a violation of the foregoing Rules and Regulations governing pets and any Owner maintaining a pet on the Condominium Property or Association.

23. SWIMMING POOL. Use of the swimming pool is for the exclusive use of Unit Owners, their immediate families, permitted lessees, and resident house guests only. No one Member or group controls the pool area. The pool hours shall be from 7 AM to 12:00 AM. Showering for the removal of sand, lotions and body oil is recommended prior to use of swimming pool. Young Children and inexperienced swimmers are to be always supervised by a proficient swimmer while in pool area and babies/children not potty trained are required to wear swim diapers. No glass is allowed in pool area and NO DIVING or JUMPING is allowed especially from railings or stairs. Pets are NOT allowed within the pool area.

Neither the Board nor the Association shall be liable for any personal injury, death, or property damage resulting from a violation of the foregoing or the Rules and Regulations governing the swimming pool and any violation of the Declaration and Rules and Regulations by a tenant will be a violation by the owner.

24. COMPLIANCE WITH DOCUMENTS. All members, and every lessee, guest or visitor of a member, shall comply with all the terms, conditions, covenants, restrictions and limitations contained in the Declaration of Condominium, the Articles of Incorporation and the Bylaws.

RULES AND REGULATIONS OF

PABLO BEACH HOUSE

25. RULE CHANGES. The Board reserves the right to change or revoke existing Rules and Regulations and to make such additional Rules and Regulations from time to time as, in its opinion, shall be necessary or desirable for the safety and protection of the buildings and their occupants to promote cleanliness and good order for the Condominium Property and to assure the comfort and convenience of Unit Owners. Owners have the right to file a grievance through the direction of an Association appointed commi