

Costa Blanca, Ponce Inlet Homeowners Association

Rules & Regulations

(Note: The following Association Rules are in addition to and/or clarification of those noted in Costa Blanca Ponce Inlet Homeowners Association Declaration of Covenants, Conditions and Restrictions. These rules are subject to change by a majority vote of the board of directors at a board meeting called for that purpose and with the required 14-day notice to owners.)

Fines

Violations of the Declarations of Covenants, Conditions and Restrictions or the Rules and Regulations set forth by the Board of Directors, are subject to fines in accordance with Florida Statue 720 not to exceed \$100 per day or \$1000 aggregate. The Board of Directors has given Vesta Property Services, as managing agent, the authority to recognize and impose fines, in accordance with Section 720.305(2)

Violating parties, shall be notified in writing by receiving a courtesy notice of violation for the first offense. If the offense is not corrected within 14 days, the violating party will receive a second violation notice with a daily fine imposed, which shall also serve as a Notice of Hearing. *The fine will continue to accrue until the violation has been 1.) Cured 2.) Has reached the maximum of \$1,000 or 3.) The Review Committee votes not to uphold the fine.*

Repeat violations of the same nature, within a calendar year, shall denote an increased fine with each occurrence and suspension of related amenity privileges. Example: \$25 fine for the first offense, \$50 fine for the second offense within six (6) months, \$100 fine for the third offense within a calendar year.

Upon a fine being imposed, the violating party will receive a "Notice of Fine Hearing", in which they will have the opportunity to go before the Review Committee and appeal the fine. If the Review Committee agrees to a fine, payment will be due within five (5) days of the hearing. If payment is not received, the fine will continue to accrue daily until the maximum of \$1,000 is reached, and members rights of use of all amenities will be suspended until the violation is paid in full. Fines in excess of \$1,000 will be subject to a lien of the property.

The following violations will receive standard fines/suspensions, and, the First Notice shall also be the Notice of Hearing:

1. Recreational Vehicles/Parking violations, as defined on page 4, number eight (8) of the Revised Rules and Regulations, dated November – 2019, will result in daily fine of not less than \$50.00 per day.
2. Pet Violations as defined on page four (4), number nine (9), of the Revised Rules and Regulations, dated November – 2019, will result in a daily fine of not less than \$25.00 per day.
3. Beach Use/Access as defined on page four (4), number three (3), of the Revised Rules and Regulations, dated November – 2019, will result in a daily fine of not less than \$50.00 per day.

General

1. From May 1st to October 31st is turtle-nesting season. Please draw the curtains and blinds at dusk so interior lights do not shine on the beach. Do not use flashlights, outside lights or lanterns that shine on the beach at night. Bonfires are also prohibited. Volusia County will fine violators

since this light can be harmful to the hatchlings.

2. The dunes are extremely important in protecting the beach from erosion. Please do not allow children to play on the dunes or pick sea oats. Use pathways to the beach.

3. A fine of not less than \$50.00 per day, will be incurred for alcohol, glass containers, or trash left on the beach. In addition,

NO PETS are allowed on the beach at any time.

4. Noise levels must be controlled, especially on unit balconies and the pool area. Costa Blanca Ponce Inlet Homeowners Association, Inc. limits noise from 10 PM to 8 AM. The Town of Ponce Inlet noise ordinance also limits noise from 10 PM to 8 AM.

5. Please comply with pool rules, remove trash and close umbrellas upon exiting the pool.

6. For safety & aesthetic reasons, nothing should be hung from exterior railings or second floor walkways.

7. All trash must be carried to the dumpster in securely tied plastic bags.

8. Two parking spaces are reserved per unit (1-8, garage and one marked space: 9-16, the garage and directly in front of the garage). No commercial vehicles, campers, motor homes, boats, recreational vehicles, golf carts or trailers are allowed on the premises. A fine of not less than \$50.00 per day will be imposed for parking violations outlined above.

9. The Town of Ponce Inlet has both a leash and excrement removal law. Be considerate of your neighbors and always clean up after your pet. Costa Blanca Ponce Inlet Homeowners Association, Inc., requires pets to be on a leash, at all times, when on the property. Pets shall be on a leash not to exceed 8 feet in length and such leash must be securely held by the pet owner or any person in rightful possession of such animal.

Pet owners are required to remove any excrement deposited by such pet and it must be bagged, tied and deposited in a waste receptacle. Pet waste is not allowed to be buried in the sand or ground. A fine of not less than \$25.00 per day will be imposed for pet violations as outlined above.

10. Please note that the above items may be enforced by the Town of Ponce Inlet and/ or the Costa Blanca Ponce Inlet Homeowners Association.

HINT: Maintain 35 MPH on South Atlantic Avenue since local police readily ticket above the speed limit.

11. It shall be the responsibility of the Homeowner to provide updated information to the management company to insure proper communication. Please update mailing address, telephone and email address at a minimum of annually. Failure to provide the correct contact information does not indemnify a Homeowner from the responsibility of adhering to the Rules and Regulations of Costa Blanca, Ponce Inlet, Homeowners Association.

Doors, Shutters, and Windows

White color is required for all new doors, shutters, windows, sliders and all trim.

Pool

1. No Lifeguard on Duty - use pool at your own risk.
2. No Diving.
3. Regular pool hours: 8AM to 10PM. No noise after regular hours.
4. Shower & rinse off sand before entering pool.
5. No running, rough play or dangerous stunts.
6. Children 11 and under must be supervised by an adult, at all times.
7. Children not toilet trained must wear protective swim pants. Diapers are not permitted.
8. Wireless or battery-operated devices only permitted in pool area, no electric cords.
9. Do not remove furniture from pool area.
10. Clean up after yourself.
11. No food or beverages in pool or on pool wet deck.
12. No glass or animals in the pool or fenced pool area (or 50 feet from unfenced pool).
13. Bathing load: 12 persons.

Waste Removal

Contact Waste Management: 386-673-0800

Trash Pick Up Schedule: Monday & Friday

Recycling Pick Up: Wednesday

Volusia County Recycling Items

Paper Items: Newspapers, office paper, phone books, junk mail magazines, corrugated cardboard (no larger than 4x4), cereal boxes w/o liners, snack boxes, pizza boxes w/o liners, beverage cartons, gift boxes, etc.

Glass Bottles: Clear, green, amber-rinse and no lids

Aluminum/Steel Cans: Rinse out

Aerosol Cans: Empty with no lids or tips

Plastics: Included are soda and juice bottles; milk jugs; soap containers; bleach bottles; shampoo bottles; margarine, sour cream & yogurt containers; deli containers; prescription bottles, hot drink tops; CDs; etc.

Bulk Charge: \$10.00 per item

PonceInletInformation

Visit the Town of Ponce Inlet's website, www.ponce-inlet.org. It thoroughly describes local regulations, town activities, recreational sites, history, town news, and statistics.

Of special interest are seven town parks, a water taxi, daily beach information and public transportation routes and schedules. This site offers pictures along with written details.

Under the Charter Code of Ordinances and Land Use and Development Code are local zoning codes, building codes, rental laws (Article V Section 5.7), traffic, vegetation, animals, beaches, variances, fees, etc. Click the "Town Departments" tab for contact information for any questions that you may have.

FloridaStatutes

There are two websites for information that might be of interest for you at Costa Blanca.

- 1) FL Statutes for Homeowners Associations Chapter 720, Chapter 617
www.leg.state.fl.us/statutes/index.cfm
- 2) Lodging & Food Services, Chapter 509 (FL State rental laws)
www.flsenate.gov/statutes/index.cfm