



NAUTILUS COVE

2025 RESIDENT HANDBOOK



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PREPARED FOR
OWNERS AND RESIDENTS

Welcome!



NAUTILUS COVE RESIDENT HANDBOOK



GET CONNECTED:

ASSOCIATION MANAGEMENT INFO:

850.565.1223 - CONTACT@NAUTILUSCOVEFL.COM



WELCOME TO NAUTILUS COVE

Welcome to Nautilus Cove, and thank you for choosing to be a valued resident in our community. Our community is of utmost importance to us, and we are committed to maintaining a safe, clean, and harmonious living environment for everyone.

With a large property and well over 500 residents, it is essential for all residents to adhere to the rules outlined in this handbook. Additionally, all residents must comply with state and local laws, as well as the Declaration of Condominium of Nautilus Cove. The association takes these rules very seriously and is responsible for enforcing them to ensure the well-being of our property and its residents.

This handbook serves to summarize the amended Rules and Regulations of Nautilus Cove. Please note that the full Rules and Regulations, Articles, and Declaration of Condominium of Nautilus Cove are available for your reference by scanning the code on the last page of this handbook.

We encourage open communication and strive to resolve any issues as quickly as possible with a positive attitude and a problem-solving approach. We appreciate your careful reading of this handbook and your cooperation in following the guidelines.

Should you have any questions or need assistance during your stay at Nautilus Cove, please do not hesitate to reach out. We are here to help and ensure your experience is a pleasant one.

Cara Griffith, LCAM

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PARKING RULES:

The Association reserves the right to move or tow improperly parked automobiles, commercial vehicles, motorcycles, recreational vehicles, boats, or boat trailers. This authority is granted under Section 715.07 of the Florida Statutes.



Vehicle Requirements and Rules:

- All vehicles must have a current and legal license.
- No inoperable or unsightly vehicles are permitted on the condominium property.
- Vehicle maintenance, except car washing in designated areas, is not permitted on the Condominium property. No parking on the streets of the Condominium property shall be permitted at any time.



Parking Passes:

- All owner's vehicles, visitor's vehicles, and legal tenants vehicles, including legal short-term tenant vehicles must display a current parking pass. If passes are not displayed and visible the vehicle will be towed per the Declaration of Condominium of Nautilus Cove.



Pass Purchase and Use:

- Owners will receive two resident passes and two visitor passes at no charge.
- Tenant Parking Passes are to be purchased through the property owner or Nautilus Cove.
- Owners may only purchase passes for their current legal tenants from the Association.
- The association will not release parking passes without a current lease on file.
- Passes will be stamped or altered by the association to prevent illegal purchase, swapping, or laminating. The License Plate # must be written on the pass and match the vehicle on the lease or short-term agreement. This # must be legible on the pass.
- Illegal short-term renters or illegal tenants will not receive a parking pass, and their vehicles will be towed. Owners leasing illegally will be fined per the Declaration of Condominium of Nautilus Cove. The association software, Breezway, captures pictures, date and time.

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POOL RULES:

☐ **The following rules and regulations apply to the swimming pool at the recreational facility on the Condominium Property:**

- **All** individuals in the pool area must wear a pool wristband.
Replacement bands are available for purchase.
- Pets are not permitted in the pool area.
- Food and drink are prohibited in the pool area, including preparation.
- Individuals must wear robes and footwear while going to and from the pool.
- Showers are required before entering the pool or whirlpool.
- Individuals are responsible for their own belongings left in the pool area.
- Chaise lounges in the pool area may not be reserved.
- Parents are responsible for children's behavior and safety.
- Ball playing, sports activities, and certain equipment are not permitted.
- Infants, children in diapers, and those with health conditions are not allowed.
- Bathing suits and other articles must not be dried in public areas.
- The pool is closed between 10:00 PM and 9:00 AM.
- Only owners, legal tenants, guests of owners, and guests of legal tenants are allowed to use the pool.
- Illegal tenants and illegal short-term tenants are not allowed to use the pool.
- Additional pool rules must be strictly observed.

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TRASH REMOVAL AND ILLEGAL DUMPING:



Trash Disposal:

- Residents may dispose of their closed trash bags only and broken down boxes in the designated Compactor provided. When disposing of trash, please open the brown compactor door to the left of the compactor, place your closed trash bags inside, and securely shut the door afterward.
- Residents are strictly prohibited from leaving trash bags on their porch, on their car, or anywhere around the premises for disposal at a later time. Any violation of this policy will result in an immediate fine. A photo will be taken as evidence, with the date and time recorded, and no leniency will be given. Let's all do our part in maintaining the cleanliness and aesthetics of Nautilus Cove. Thank you for your cooperation.



Illegal Dumping:

- Illegal dumping of unwanted items by residents around the ground by the compactor has been a serious problem at Nautilus Cove for many years. Effective immediately, illegal dumping will no longer be tolerated. Motion-activated Ring cameras have been installed in strategic locations across the property. These cameras will notify and record any incidents in real time to our staff. Staff will immediately stop any other work and speak promptly to the perpetrator through the camera. Staff will walk to confront the perpetrator, ask to remove the dumped items immediately. We take a zero-tolerance approach to illegal dumping, and appropriate legal actions will be taken against those found responsible and the most severe legal fine may be imposed. Please understand, that someone else's dumping DOES NOT give a green light for dumping. It is illegal and inappropriate. Please help us keep the property clean.



-As an alternative, residents are encouraged to utilize the Bessy Program available to all residents. This program provides a convenient and responsible way to dispose of items by arranging for their delivery to the dump for a fee. For more information on the Bessy Program, please refer to the program page. Thank you for your cooperation in maintaining the cleanliness and beauty of our community. Together, we can ensure a safe and pleasant living environment for all residents of Nautilus Cove.

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ENTRANCE KEYS AND PEST CONTROL:

Owners and residents are required to provide the Association with a new or extra key or code whenever locks are changed or added for the Statutory Right of Access per the Declaration of Condominium of Nautilus Cove. Tenants do not have the right to change the lock or code without the Owner's knowledge or consent.



Access by the Association:

- Access must be granted for damage prevention and prompt remedy of any situation or a condition that, if left unaddressed, could result in damage to other units or the common elements per the Declaration of Condominium of Nautilus Cove.
- Access must be granted for pest control and proper access to scheduled pest control services, as mandated by the Declaration of Condominium of Nautilus Cove.



Pest control schedule:

On the day of the scheduled pest control visit, it is essential to ensure your unit is ready for treatment. Please clear any clutter, especially around baseboards, under sinks, and in kitchen areas, to allow the pest control professionals easy access to these critical spots. Remove or cover any food items, and secure pets in a safe area to avoid exposure to chemicals. Regular pest control is vital for maintaining a healthy living environment, preventing infestations, and ensuring the comfort and safety of all residents. Your cooperation helps us keep our community pest-free and enjoyable for everyone.

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PATIO AND EXTERIOR RULES:

As porches are common areas and maintained by the Association, it is the intention of the Unit Owners as a whole to maintain some uniformity amongst the views from the exterior of Units. Therefore these rules have been adopted, apply to all patios, and will be enforced:



Furniture Requirements and Rules:

- One chair and one small side table that are brown in color may be allowed to be placed on the exterior of the Unit on the concrete pad of the porch and one living potted plant/flowers.
- No other items are to be placed and/or remain on the porch area.
- Any chair to be placed and remain on porch areas are to match the below examples.
- Residents may choose not to have anything on the porch.
- As a courtesy, furniture, and items that do not adhere to these rules will be taken up by the courtesy coordinator and held at the clubhouse for pick up. They will not be allowed to be placed back on the porch. If this happens more than once without adherence to the rules, by the owner or tenant, a fine will then be sent per the Declaration of Condominium of Nautilus Cove. The association software, Breezeway, will capture a photo and the date and time of each offense to be able to provide proof of each occurrence.



The Beautiful Porch Project:

- As part of a solution for busy owners or busy residents, we are introducing the following program to help all adhere to this specific patio regulation.
- An owner or resident may pay Nautilus Cove \$60 to deliver an approved matching chair and table to the porch for them. A potted plant or potted flowers can also be delivered to the porch for a separate \$35.
- A check or money order can be accepted or payment on the owner portal can be made.
- Requests for these items must be paid in full before delivery of the items.



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OCCUPANCY AND LEASING RULES:



Registration Requirement:

- All non-owner occupants must be registered with the manager of the Association before the time of occupancy.
- A copy of the lease for long-term and short-term must be provided to the manager of the Association before the time of occupancy.
- Unit Owners or their agents must provide a copy of the Rules and Regulations to tenants and guests. This includes all long-term and short-term tenants.
- No one but the lessee, family within the first degree of blood, adoption or marriage, and their guest may occupy the unit per the Declaration of Condominium of Nautilus Cove 14.3.



Short-Term Rental Eligibility for Units

- The units Eligible to lease short-term for a period of 30 days or less per the Declaration of Condominiums of Nautilus Cove are only units 101, 102, 103, 104, 201, 202, 203, 204, 205, 206, 207, 208, 301, 302, 303, 304, 401, 402, 403, 404, 501, 502, 503, 504, 505, 506, 507, 508, 601, 602, 603, 604, 605, 606, 607, and 608. This is outlined in the Declaration of Condominium of Nautilus Cove 14.2.



Long-Term Rental Eligibility for Units

- All units at Nautilus Cove are eligible for long-term leasing. Long-term leases must adhere to the following conditions:
- The lease period must be a minimum of three (3) months.
- Units cannot be leased or rented for a term of less than three (3) months, nor leased or rented more than four (4) times within any twelve (12) month period.



Occupancy Limits for Owner-Occupied Units and All Rental Units :

2-Bedroom Unit:

- Permanent Occupancy:
 - Maximum of 4 persons (2 bedrooms x 2 persons/bedroom)
- Overnight Occupancy:
 - Maximum of 6 persons (2 bedrooms x 2 persons/bedroom + 2 additional persons)

3-Bedroom Unit:

- Permanent Occupancy:
 - Maximum of 6 persons (3 bedrooms x 2 persons/bedroom)
- Overnight Occupancy:
 - Maximum of 8 persons (3 bedrooms x 2 persons/bedroom + 2 additional persons)

4-Bedroom Unit:

- Permanent Occupancy:
 - Maximum of 8 persons (4 bedrooms x 2 persons/bedroom)
- Overnight Occupancy:
 - Maximum of 10 persons (4 bedrooms x 2 persons/bedroom + 2 additional persons)

Over the years, many owners have attempted to circumvent the rules. Pleading ignorance of the rules will not be accepted as a defense against fines. The fines are uniformly applied and do not single out any individual, reflecting our zero-tolerance policy. Management will thoroughly investigate any cases of illegal short-term renting, subletting, or over-occupancy. Owners will also be held accountable if their tenants sublet the unit short-term or long-term, or if the unit exceeds the maximum occupancy limits. Fines will be mailed certified to the owner per the Declaration of Condominium of Nautilus Cove and may be imposed to the maximum extent legally permissible by the Fines Committee. Compliance with all rental regulations and occupancy limits is mandatory for all unit owners per the Florida Statutes 718.303.

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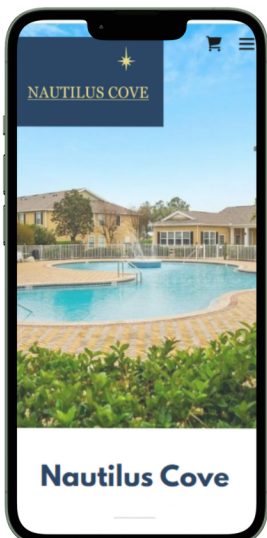
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OTHER GENERAL RULES:

- **Preserving Residential Character:** No business activities allowed without Association consent.
- **Prohibited Activities:** No offensive or unlawful use of units or common areas.
- **Exterior Installations:** Only authorized exterior installations are allowed.
- **Exterior Appearance:** No changes to exterior appearance without Association approval.
- **Use of Common Elements:** Common areas must be used for designated purposes only.
- **Pet Regulations:** No more than two domestic pets (limited to dogs and cats) are allowed per Unit. Pets must be on a handheld leash at all times. Owners must promptly clean up after their pets.
- **Control of Children:** Children must be supervised and restricted from certain areas.
- **Barbecue Regulations:** Restrictions on barbecue grill usage.
- **Landscaping Rules:** Restrictions on alterations to landscaping.
- **Solicitation:** Prohibition of solicitation without Association authorization.
- **Nuisance Prohibition:** Prohibition of any nuisance activities.
- **Insurance Requirements:** Compliance with insurance regulations.
- **Moving Regulations:** A Unit Owner, tenant, or occupant must provide the Association with at least twenty-four (24) hours prior written notice before moving in or out of the Condominium. Moving vans and trucks used for this purpose will remain on the Condominium Property only when actually in use.
- **Work Hours:** Repair, construction, decorating, or remodeling work will be done on Mondays through Saturdays between the hours of 8:00 AM and 5:00 PM only, except in the case of an emergency authorized by the Association.
- **Compliance Requirement:** Requirement for compliance with rules and regulations.



**TO READ THE RECORDED DECLARATION
AND OFFICIAL RULES AND REGULATIONS
PLEASE SCAN THE CODE OR GO TO
NAUTILUSCOVEFL.COM**



Welcome to the Bessy Program at Nautilus Cove

Meet Bessy:

Bessy is our beloved white van who has found her retirement home here at Nautilus Cove. After years of dedicated service in the cleaning industry, she is ready to help our community stay clean and organized by providing a much-needed service for residents.

What Does Bessy Do?

Bessy is here to take your unwanted items to the dump, helping to keep our community tidy and free from illegal dumping. Despite signs advising against it, illegal dumping has been an ongoing issue. Bessy offers a convenient and eco-friendly solution for everyone.

How Does It Work?

Using Bessy is easy! Simply email contact@nautiluscovefl.com and reach out to us. Once scheduled and paid, you can place your items inside the van. Bessy will take care of the rest!

Service Fees:

- Small Item: \$25
- Medium Item: \$50
- Mattress and Box Spring: \$75
- Full Van Load: \$300

Where Does the Money Go?

The fees collected are used to cover the costs of transporting items to the dump and fuel. Any remaining funds will be used for Bessy's maintenance, including new tires, general upkeep, and a fresh paint job to keep her running smoothly for the community.

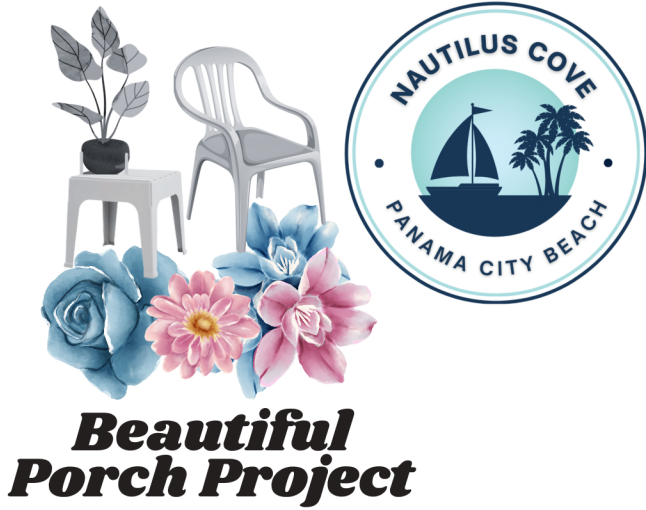
Why Use Bessy?

- Convenience: No need to worry about how to get your items to the dump.
- Community Benefit: Helps keep Nautilus Cove clean and free from unsightly and illegal dumping.
- Support: Your contribution helps maintain Bessy, ensuring she can continue to serve our community for years to come.

Schedule Your Drop-Off Today! Help us keep Nautilus Cove beautiful and make use of Bessy's services. Thank you for supporting our community initiative!

For more information, visit our community office or contact us at 850-225-1778.

Bessy and Nautilus Cove: Keeping Our Community Clean, Together!



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Lease and Occupancy

Notice to Owners and Residents

Over the past several years, leasing and occupancy have not been monitored in standard accordance with the Declaration of Nautilus Cove. Moving forward, we will be implementing a systematic schedule and establishing a comprehensive database to ensure full compliance with the association's regulations.

To achieve this, we will be distributing notices to all long-term residents, management companies and owners who have not submitted a current lease. Additionally, we will provide a form for residents to complete, indicating who resides in the property and whether they are listed on the lease. For short-term rentals, we will be requesting copies of the agreements owners and management companies have made with the public to ensure occupancy compliance as defined in the Declaration of Nautilus Cove and in accordance with standard local and state laws for short-term rentals in Florida.

Please be assured that this initiative is not intended to single out any individual but is a necessary measure to uphold the standards and rules of our community. We appreciate your understanding and cooperation in this matter.

Important Information

- Each resident will receive a reminder notice one week before their scheduled review date.
- Please have your lease and occupancy documents ready for review.
- Once a resident leaves- a new lease will be asked for from the owner or management company.

For any questions or assistance, please contact the office at 850-565-1223. Thank you for your cooperation in helping us maintain accurate and up-to-date records.

Nautilus Cove Lease and Occupancy Review Schedule

To ensure smooth and efficient lease and occupancy reviews, each building will be scheduled for review over the next three months. Below is the detailed schedule for each building:

Month 1: October

- Week 1 (October 1 - October 7):
 - Building 1 (8 units)
- Week 2 (October 8 - October 14):
 - Building 2 (16 units)
- Week 3 (October 15 - October 21):
 - Building 3 (8 units)
 - Building 4 (8 units)
- Week 4 (October 22 - October 28):
 - Building 5 (16 units)

Month 2: November

- Week 1 (November 1 - November 7):
 - Building 6 (16 units)
 - Building 8 (8 units)
- Week 2 (November 8 - November 14):
 - Building 7 (16 units)
 - Building 9 (8 units)
- Week 3 (November 15 - November 21):
 - Building 10 (8 units)
 - Building 11 (16 units)
- Week 4 (November 22 - November 28):
 - Building 12 (8 units)
 - Building 13 (8 units)

Month 3: December

- Week 1 (December 1 - December 7):
 - Building 14 (8 units)
 - Building 15 (8 units)
- Week 2 (December 8 - December 14):
 - Building 16 (8 units)



NAUTILUS COVE

Cara Griffith, LCAM

June 5, 2025

