

Surf Side Tower Condominium Association, Inc.

RULES AND REGULATIONS

Our Condominium Rules are designed to promote a safe and pleasant atmosphere in the building for owners, renters, and guests. Please abide by them and respect the interests of others in the building. Our Condominium Regulations are intended to protect the interests of all owners and the Surf Side Tower Condominium Association.

CONDOMINIUM RULES

A. GENERAL

1. Noise No nuisance shall be allowed upon the condominium property, nor shall any use or practice be allowed, which is a reasonable source of annoyance to unit owner or which interferes with the peaceful and proper use of the condominium unit owner, their tenants or guests.

2. Disturbances – No nuisance may occur that annoys or disturbs a unit owner, a tenant, or their guests in the use, possession or enjoyment of their property or renders the ordinary use of that property physically uncomfortable.

3. Smoking - Smoking is prohibited in the common areas within the building, including the elevators, walkways, and stairways. Smoking is allowed in designated areas and within Units and on Unit balconies if permitted by the Owner.

4. Guests - Guests using a Unit in the Owner's absence must register themselves and their vehicles at the Caretakers Office. Guests are permitted in an Owner's Unit only with the Owner's explicit permission

5. Contractors - Contractors arriving to work in an Owner's Unit must register their vehicle with the Caretaker upon arrival and shall be permitted in an Owner's Unit only with the Owner's explicit permission.

6. Attire - Footwear and a cover over swimsuits must be worn in the first-floor common areas. Wet bathing suits are not allowed on furnishings in the first-floor common areas.

7. Activities - Bike-riding, roller-blading, skating, ball-playing, skate-boarding, are not allowed on Condominium property.

8. Signs - Signs may be posted only on the bulletin board opposite the mailboxes.

9. Elevators - Contractors and movers are permitted to use only the West elevator to bring materials and large objects in and out of the building. Protective pads for the elevator must be used when transporting large objects in the elevator. The protective pads are kept in a storage bin near the elevator on the basement level and must be returned to this storage bin after use.

10. Debris - Contractors, movers, and anyone else who leaves debris in an elevator, on a walkway, or anywhere in a common area must promptly remove the debris and leave the area clean and neat.

11. Trash Disposal - Garbage, glass, cans, magazines, and newspapers must be wrapped in tightly secured bags and placed in a trash chute or in the main trash bin on the parking ramp.

12. Storage - Personal property shall not be stored in common areas, except in locations and in containers that have been approved by the Board of Directors. There shall be no toxic materials, car/boat batteries, etc., in that storage unit.

13. Carts - Carts must be returned to the basement or the first floor ramp area after use.

14. Pets - Owners are allowed to have pets; tenants and guests are not allowed to have pets. Pets are not permitted in common areas except to enter and exit the owner's unit. Pets must be leashed and under owners control at all times. Pets must enter and exit the building through the basement or the exit to the parking ramp. Except in emergencies pets are strictly prohibited from entering the lobby area. Owners must clean up after their pets and prevent their pets from disturbing others in the building.

15. Grills - Gas and charcoal grills are not permitted above the first floor level.

16. Complaints - Complaints and suggestions must be made in writing to the Board of Directors.

B. COMMON AREAS

Lobby - The lobby is for all to enjoy and may not be reserved.

Terrace -

1. Artificial lighting and sound amplifying systems are not permitted.
2. Persons using the Terrace are responsible for cleaning the area and any common facilities on the terrace after their use.

Swimming Pool and Spa/Jacuzzi -

1. Glass articles are never allowed in the pool area.
2. The swimming pool and spa shall be closed daily from 11:00pm until 8:00 am except that adult exercise swimming will be allowed from 7am until 8am provided that such activity is quiet and does not disturb pool side residences.
3. Oil and sand must be rinsed off in the shower before entering the pool or spa.
4. Guests using the pool area must first register in the Caretaker Office
5. No more than 6 people may occupy the spa at the same time.
6. Use of the spa is limited to 15 minutes if others are waiting to use it.
7. Children under 12 years of age in the pool area must be supervised by an adult, 18 years or older, present on the pool deck.
8. Children under 12 years of age are not allowed in the spa or on the spa ledge.
9. Incontinent persons regardless of age must wear waterproof garments.
10. Floating devices are not allowed in the pool except to support small children and other individuals with special health needs. Noodles are permitted.
11. Running, diving, and ball throwing are not permitted in the pool area.
12. Pool-area furniture shall not be reserved or moved from the pool to the beach.
13. Pool furniture must be returned to the designated storage area after use. Umbrellas may be left in tables if they have been closed and secured by their elastic cords.
14. Those entering the building must first dry off, remove sand, and wear a cover over a swimsuit and footwear. Water on the floor of the Lobby and elevators is a major hazard.
15. Persons using the pool and spa do so at their own risk.

Game Room -

1. The Game Room is open for use from 8 AM to 11 PM.
2. Children under 12 years of age are not permitted to use the Game Room must be supervised by an adult, 18 years or older, present in the room.
3. Billiard sticks must be replaced in the rack after use and the billiard table cover must be put back in place.
4. The Game Room may be used for a private party with prior approval of the Board of Directors.

Fitness Center

1. Equipment in the fitness center is used at one's own risk. There is no life saving equipment on property, no defibrillators, and no physical trainers.

2. Equipment and other furnishings of the Fitness Center are not to be removed and should be arranged neatly before leaving the room.
3. Children under the age of 16 are not permitted to use the Fitness Center without adult supervision.
4. Children under the age of 16 are not permitted to use the treadmill at any time.

Kitchen

Kitchen facilities are for short-term use only and shall not be used for long-term storage of food or personal items.

Kitchen equipment and facilities must be cleaned promptly after use, and all dishes and cookware washed, dried, and put in the proper storage area.

Party Areas (Party Room and Terrace) -

Reservations for a condominium-wide or private party in the Party Room or on the Terrace must be made through the Caretaker in advance. Condominium-wide parties have precedence over private parties. Only owners and long-term (30 days or more) renters may arrange a private party in the Party Room or on the Terrace. Noise in the Party Room or on the Terrace must be limited so as not to disturb others in the building.

Private Parties

1. A deposit of \$100.00 is required to reserve the Party Room or Terrace for a private party; the deposit shall be returned if the facilities are left in the same condition as before.
2. The maximum duration of a private party is five (5) hours, unless a longer time is approved by the Board of Directors.
3. Parking of guests attending a private party must be arranged in advance.
4. Pool facilities are not available for private parties.
5. The person reserving a party in the Party Room or on Terrace is responsible for cleanup and damages. All condominium linens used at a party must be laundered and returned. Tables, chairs, and other equipment used at the party must be returned to the proper storage area. The person reserving the room must be present for the duration of the event.

Condominium Association Parties

1. There must be a cleanup committee responsible for leaving the common areas in the same condition as before the party.
2. The Caretaker shall assist with large events, such as the Fourth of July party, upon the direction of the Board of Directors.

CONDOMINIUM REGULATIONS

A. UNIT OWNER RESPONSIBILITIES

1. Parking is permitted only in the space(s) assigned to an Owner's Unit and in the spaces designated for guests.
2. Boats, trailers, and motor homes are not permitted in the parking areas. Violators are subject to towing at their expense.
3. The main shut-off valve for water (in the entry closet) must be closed in any Unit that will be unoccupied for one week or more.
4. Owners must carry appropriate insurance.
5. Owners are required to inspect their Units for mold periodically and, if found, to remove it.

6. After notice in advance, owners must make their Units available for inspection and repair by agents of the Condominium Association for maintenance of plumbing, balconies, and any other fixtures in their Unit that affect common areas. Owners have the right to be present or to be represented by their own agent during inspection and repairs within their Unit done by agents of the Condominium Association.

7. Installation of carpets on Owners' balconies is prohibited.

8. Owners are required to maintain properly all air-handling and other equipment in their Unit and are responsible for the safe and proper operation of this equipment including drip lines or other conduits that release water.

9. Owners' improvements to their units must comply with local building codes.

10. Units are to be used only as residences and not for commercial practices.

11. The Surfside Tower Condominium Association is not responsible for the quality of, or incidents arising from, services provided by SST employees for Owners outside of the employees normal SST working hours. Owners who contract for such services must hold Surfside Tower Condominium Association, Inc harmless for claims arising from or related to work performed.

B. RENTAL POLICIES

1. Owners must submit a rental application to the Caretaker Office at least 1 month before the rental period.

2. A Unit shall be rented only by a single family. As defined by Florida Statute, a family includes children, parents, grandchildren, brothers, and sisters. The Association shall treat two widows, two widowers, or two cousins as a family.

3. "No lease shall be for a period of time less than thirty (30) days." [SST Declaration 12.5]

4. No more than six tenants including their guests may occupy a Unit over night.

5. Guests of a tenant may not stay over night for more 6 nights (7 days).

6. Subleasing of a unit is not permitted.

7. Owners are responsible for any damages to the premises by their guests or tenants.

8. Owners are required to inform their tenants of the Association's Rules and ensure their tenants' compliance with these Rules and Regulations.

9. Tenants and their guests must comply with all Condominium Rules and Regulations.

10. Owners must complete and return a rental application form, which can be obtained from the Caretaker Office, in sufficient time for the proposed rental to be reviewed and approved or denied. The completed forms may be faxed back.

11. Rental applications that do not comply with the Rules and Regulations of Surf Side Tower Condominium Association will not be approved.

12. Tenants must inform the Caretaker Office of the date and time of their anticipated arrival and departure. Upon arrival, tenants must register themselves and their vehicles at the Caretaker Office.

13. Unregistered vehicles in the parking area shall be towed at the car owner's expense.

C. SURF SIDE TOWER ASSOCIATION POLICIES

1. Contractors, including plumbers and electricians, performing work for Surf Side Tower Condominium Association must be licensed in the State of Florida, have a certificate of liability insurance or a waiver of Surf Side Tower liability, and have Workman's Compensation Insurance coverage.

2. All work by contractors working for the Association shall comply with local, state and federal building codes.