



**CERTIFICATE OF RECORDING  
THE  
AMENDED AND RESTATED  
ADMIRALTY: RULES AND REGULATIONS**

The undersigned, President and Secretary of The Admiralty Association, Inc., do hereby certify that the attached Amended and Restated Admiralty: Rules and Regulations was approved at the Board Meeting held on October 3, 2023, said approval appears in the minutes of the meeting.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 9th day of October, 2023.

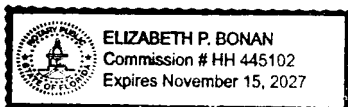
**WITNESSES AS TO PRESIDENT:**

Christine Campora  
Printed Name: Christine Campora  
Elizabeth Bonan  
Printed Name: ELIZABETH BONAN

STATE OF FLORIDA  
COUNTY OF Martin

The foregoing instrument was subscribed, sworn and acknowledged before me by means of ☒ physical presence or ☐ online notarization, by Carla Musselman, as President of The Admiralty Association, Inc., ☒ who is personally known to me, or ☐ who has produced October 9, 2023, as identification on

Notarial Seal



**THE ADMIRALTY ASSOCIATION, INC.**

By: Carla P. Musselman, President  
CARLA P. MUSSelman, President

Notary Public

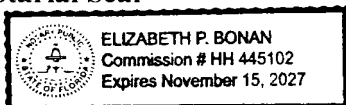
**WITNESSES AS TO SECRETARY:**

Christine Campora  
Printed Name: Christine Campora  
Elizabeth Bonan  
Printed Name: ELIZABETH BONAN

STATE OF FLORIDA  
COUNTY OF MARTIN

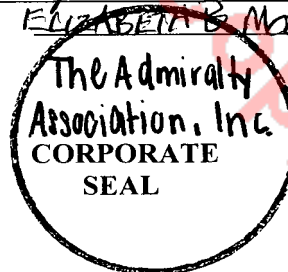
The foregoing instrument was subscribed, sworn and acknowledged before me by means of ☒ physical presence or ☐ online notarization, by Elizabeth B. Moody, as Secretary of The Admiralty Association, Inc., ☒ who is personally known to me, or ☐ who has produced October 9, 2023, as identification on

Notarial Seal



**THE ADMIRALTY ASSOCIATION, INC.**

By: Elizabeth B. Moody  
ELIZABETH B. Moody, Secretary



Notary Public

**AMENDED AND RESTATED  
ADMIRALTY: RULES AND REGULATIONS**

The Rules and Regulations relating to use and decorum hereinafter enumerated, shall be deemed in effect until amended and shall apply to, and be binding upon all unit owners. The unit owners shall, at all times, obey the same and use their best efforts to see that the Rules and Regulations are faithfully observed by their families, guests, invitees, servants, lessees, and persons over whom they exercise control and supervision. Said Rules and Regulations are as follows:

a. The sidewalks, entrances, passages, elevators, vestibules, stairways, corridors, halls and all other common elements must not be obstructed, encumbered or used for any purpose other than ingress and egress to and from the premises. No carriages, velocipedes, bicycles, wagons, shopping carts, chairs, benches, tables, or any other object of a similar type and nature shall be stored therein. Persons shall not play or loiter in halls, stairways, elevators, or other common elements;

b. The personal property of all unit owners shall be stored within their condominium units or the specific limited common elements assigned to them for storage purposes; provided, however, that no unit owner may store any personal property on, or make any use of his/her unit, which is unsightly nor shall he/she make any use of the same which interferes with the comfort and convenience of other unit owners;

c. No garbage cans, supplies, shoes or other articles shall be placed in the halls, on the balconies or on the staircase landings; nor shall any linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or any other article, be shaken or hung from any of the windows, doors or balconies, or exposed to or on any part of the common elements or porches within any unit. Fire exits shall not be obstructed in any manner and the common elements shall be kept free and clear of rubbish, debris, and other unsightly material;

d. No unit owner shall allow anything whatsoever including, but not limited to water from pressure washing) to fall from the windows, balconies or doors of the premises, nor shall he/she sweep or throw from the premises, any dirt or other substances into any of corridors, halls or balconies, elevators, ventilators, or elsewhere in the building or upon the ground;

e. Refuse and garbage shall be deposited only in the area provided therefore;

f. Employees of the Association shall not be utilized during working hours by any unit owner, except in the unit owner's capacity as an officer or director, at any time, for any purpose. No unit owner or resident shall direct, supervise, or in any manner attempt to assert any control over the employees or Vendors/Contractors of the Association;

g. Vendors/Contractors and domestic help of the unit owners may not gather or lounge in the public areas of the buildings or grounds;

h. The parking facilities shall be used in accordance with the regulations adopted by the Board. No vehicle which cannot operate on its own power shall remain on the

condominium premises for more than twelve (12) hours, and no repair, except emergency repair, of vehicles shall be made on the condominium property. No commercial vehicle owned or driven by a condominium owner shall be parked on the condominium property except within the unit garage. No boat trailer, camper or like vehicle shall be left or stored on the condominium property. Bicycles shall be parked in the areas, if any, provided for that purpose;

i. No unit shall make or permit any disturbing noises in the building or on its terrace by any person, nor do or permit anything by such persons that will interfere with the rights, comforts or conveniences of other unit owners. No unit owner shall play upon or suffer to be played upon, any musical instrument, or operate or suffer to be operated, a phonograph, television, radio or sound amplifier, in his/her unit, in such manner, as to disturb or annoy other occupants of the condominium. No excessive slamming of doors;

j. Except as authorized by Florida Statute 718.113(4), no sign, advertisement, notice, flag or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, on, or upon any part of the condominium unit that is visible from outside the unit or condominium property;

k. No awning, enclosure, canopy, shutter, or like item, shall be attached to, or placed upon the porch within any unit, outside walls or roof of the building except as provided in the Declaration;

l. The Association shall retain a pass key to all units and the garage door opener code for each garage. No unit owner or occupant shall alter any lock or install a new lock or change the garage door code without written consent of the Board. Where such consent is given, the unit owner shall provide the Association with any additional key or garage door code for use of the Association, pursuant to its right of access to the unit;

m. No cooking shall be permitted on any porch, terrace, garage or common element, nor outside of a unit, except in areas designated for that purpose by the Board:

n. No inflammable, combustible or explosive fluid, chemical or substance shall be kept in any unit, except those required for normal household use;

o. No alterations, modifications, or changes shall be made to any common element except by the Association. This shall include exterior color changes and similar items. All exterior doors, windows, sliding glass doors, drapes or other window treatments visible from the exterior of the unit, shall be approved by an architectural review committee appointed by the Board. No alterations, modifications or changes shall be made to balconies or terraces without the written consent of the Association. No removal or installation of landscaping on common grounds, except with the specific written approval of the Association. Heavy items such as hot tubs, spas, heavy planters or heavy furnishings are prohibited on balconies or terraces;

p. Except for home offices, no unit may be used for any commercial or business purpose. No unit owner may actively engage in any solicitations for commercial purposes

within the Association. No solicitor of a commercial nature shall be allowed on the condominium property without the prior written consent of the Board;

q. Except as authorized by the regulations of the Federal Communication Commission, no radio or television installation or modification or other wiring shall be accomplished by a unit owner.

r. Each condominium unit shall be occupied as a single family dwelling by the owner or by an Association – approved lessee.

s. Except for service dogs under the Americans with Disabilities Act or Assistance Animals under the Fair Housing Act, pets over twenty-five (25) pounds shall not be allowed. Offensive pets shall be removed, after notice to the resident. No pets are permitted in the recreational areas of THE ADMIRALTY. No birds in cages are allowed on porches, balconies or Common Elements. Any pet creating a nuisance or unreasonable disturbance in any building, unit, or common element of THE ADMIRALTY CONDOMINIUM shall be permanently removed from the property upon three (3) days' written notice from the Association. All pets shall be on a leash at all times while on the common elements of THE ADMIRALTY CONDOMINIUM. Dogs shall only be walked on areas designated by the Board of Directors from time to time. Dogs found running loose will be impounded. Feces shall be promptly picked up and properly disposed of.

t. The Association shall be responsible for cleaning the dryer vents located in the Common Elements and within the Units.

u. Complaints concerning the use of the condominium property and/or service to the same, shall be made in writing, signed by the complaining party and delivered to the Board; who, if necessary, will forward the same to the appropriate party; and

v. Until further notice, all payments of assessments, monthly or otherwise, shall be made at the office of the Association. Checks should be made payable to THE ADMIRALTY ASSOCIATION, INC.

Payments shall be made on the first day of each month. Without notice, and if more than ten (10) days late, they shall be subject to late charges as provided in the Declaration and Bylaws.

## **EMERGENCY SERVICE**

1. Fire/police/medical and breakdown of elevator with passengers aboard: dial 911.

2. Other emergencies, including water intrusion, wind or flood damage, call the Property Manager stating that the call concerns an emergency. In the event of a water leak within the Unit, shut off the main water valve to the Unit and contact a plumber immediately. For electrical outages, call FPL 1-800-4outage. (1-800-478-8243) All concerns relating to common area maintenance should be directed to the Property Manager and not the employees of the Association or Board Members.

## GENERAL

1. Unit owners shall abide by each and every rule and regulation promulgated from time to time by the Board. The Board shall give an owner in violation of the Rules and Regulations, written notice of the violation and a time frame in which to cure the violation. Should the Association be seek enforcement of any provision of its Declaration or the Rules and Regulations and prevail in such an action, then the offending unit owner (for himself or for his/her family, guests, or lessees) shall be liable to the Association for all costs incurred in the enforcement action, including reasonable attorneys' fees.

2. Construction or repair work in units is to be confined to the hours between 8:30 a.m. and 5:30 p.m., Monday through Saturday unless authorized by the Property Manager. Owners are responsible for ensuring that their contactors perform the appropriate cleanup of common areas at the end of each work day. Owners will be held financially responsible for the costs incurred by the Admiralty for any cleanup or restoration required.

3. Doors to each unit and to the trash disposal rooms are to be kept closed.

4. All public areas are to be kept clean. No littering is allowed. Cigarettes, cigars and trash in garage, pool area and halls are to be put in receptacles.

5. Owners are responsible for damage to or any defacing of common areas which they, their family, guests, employees or lessees may cause.

6. Violations of these rules should be reported in a signed statement to the Property Manager for action as indicated.

7. If owners observe apparent strangers on the Admiralty property, the owner should offer assistance. Any trespassers should be requested to leave.

8. Door-to-door solicitation is not permitted for any purpose.

9. Public sale of merchandise or furnishings shall not be allowed in any unit.

10. Nothing shall be attached to the railings or balconies, nor be placed, kept or maintained on ledges of balconies. No object shall be hung from window sills. Nothing shall be shaken from windows or balconies. No cooking shall be permitted on any porch or terrace. The American flag may be displayed only in accordance with the Condominium Act.

11. Washing of automobiles is not permitted except in designated garage area. Standing water must be removed.

12. Bicycles are permitted and must be parked in the owner's garage. No bicycles, roller-skates/blades, skateboards or similar equipment may be used in the garage or parking areas.

13. Rooftop doors are to be kept locked at all times. Access to the roof is restricted to owners and service personnel. It is the unit owner's responsibility to unlock the door for a/c service providers and ensure that the access log is completed.

14. If Owners lose their clicker to the gate or garage door lock, they will be charged for the replacement of these items at the current price to replace through the management company.

## **POOL**

### **THESE RULES INCLUDE FLORIDA STATE AND MARTIN COUNTY BOARD OF HEALTH REGULATIONS**

1. Use of pool facilities is restricted to residents and their guests. No animals, except for service dogs pursuant to the Americans with Disabilities Act, are allowed in the pool or on the pool deck.

2. All persons must shower each time before entering the pool. Hairpins and curlers should be removed when using the pool.

3. Poolside furniture must be covered by a towel to protect it from suntan lotions or other oily materials.

4. All persons using the pool do so at their own risk. THERE IS NO LIFEGUARD ON DUTY. Persons who are unable to swim who are using the pool must be accompanied and supervised by an adult, who can swim.

5. Persons with infections or contagious conditions must not use the pool.

6. When the pool is crowded, no floating objects, flippers or scuba equipment are permitted.

7. Incontinent persons will not be permitted in the pool at any time.

8. Noisy or boisterous conduct, ball throwing or unnecessary splashing will not be permitted.

9. The pool may not be reserved for private parties.

10. Pool loading shall not exceed 20 persons.

11. Pool is open from dawn to 10:00 p.m. daily.

12. There will be NO DIVING OR JUMPING INTO POOL.



13. Footwear, shirts, robes or jacket top shirts must be worn at all times except at poolside. After exiting the pool, swimmers must dry off sufficiently before entering the clubhouse or common elements so as not to trail water into common areas.

14. No glass or pottery containers may be brought into the pool area.

## **PATIO**

1. Radios, stereos and other entertainment systems are prohibited unless used with earphones.

2. After using poolside furniture, return tables and chairs to their upright and proper positions and close umbrellas. Lift chairs and lounges; dragging causes damage.

3. Propane grills are available on the pool deck and between Buildings 1 and 2 for residents' use. Owners must clean the grill after each use and replace the cover, if any.

## **CLUBHOUSE**

1. The clubhouse rooms are for the reasonable use of residents and their guests at any time unless previously reserved for committee or social functions. Guests must be accompanied by their sponsoring owners. The clubhouse is a smoke-free facility. At least one owner reserving the clubhouse must be present at the function at all times.

2. Individual owners may have private use of the clubhouse. Requests must be in writing to the Board Secretary seven (7) days in advance, stating date and times requested. The Secretary will post the information in the clubhouse and on the bulletin board five (5) days before the reserved date.

Following a private party, it is the responsibility of the unit owner(s) to completely clean the clubroom by noon of the day following their event. The owner(s) reserving the clubhouse assumes full responsibility for any loss or damage to Association property.

Any additional costs incurred by management for cleaning/repair of the room or equipment after use become the responsibility of the owners.

3. No wet attire in the clubhouse is allowed.

4. Clubhouse doors and bathroom doors are to remain locked on the weekends and after four PM during the weekdays.

5. Thermostat in the clubhouse is covered with a lock box. No owner has access to the thermostat. Anyone who desires to adjust the thermostat while using the clubhouse, shall contact maintenance personnel if the thermostat needs adjusting during the week days. Reservations of the clubhouse should be directed to the Secretary of the Admiralty who arranges with maintenance

personnel to change the temperature if the event is scheduled for a weekday. If the event is scheduled for the weekend, either the President or Treasurer will make the thermostat adjustment.

6. Before leaving the Clubhouse, the television and microwave must be turned off and the doors to the gym must be closed.

## **EXERCISE ROOM**

1. Owners and Guests who use the exercise room do so at their own risk.
2. Before the leaving the gym, sanitize all equipment used; turn off the television; ensure that all windows are locked; turn off all equipment; close the doors into the gym; and set the gym air conditioning to 80 degrees.
3. Due to manufacturer's warnings about the safety of children using exercise equipment, persons, age fourteen and under, using the exercise facilities treadmill, weights, or any other exercise equipment) must be supervised by an adult at all times. Users are requested to return all equipment, furniture and furnishings to their proper position. Notify the Property Manager if any equipment is broken or in need of repair.
4. Employees of owners, lessees, or of the Association are not permitted to use the exercise room or pool.

## **TRASH CHUTES**

1. In consideration of your neighbors, use trash chutes, washing machines, dishwashers and garbage disposals between 8:00 a.m. and 9:00 p.m.
2. All trash is to be placed in a bag which is tightly closed before putting down the chute. Do not throw loose trash, bottles, cans or boxes down the trash chute. To eliminate noise, cans and bottles, if not recycled, should be padded with paper and placed inside a bag or container that is sealed before putting down the chute. Cardboard boxes are to be broken down and put in the recycle bin or the dumpster. Cat litter, diapers and soiled undergarments are to be securely double bagged before depositing in trash chute or dumpster.
3. Trash from repairs in individual units is not to be placed in dumpster but rather is to be removed by the contractor.

## **PARKING**

1. Parking spaces in the outdoor areas are for passenger automobiles only. No boats, trucks, commercial vehicles (except those of a working serviceman) mopeds, motorcycles, trailers, recreational vehicles or other objects shall be placed in or around the parking spaces provided except for loading or unloading. SUVs and passenger vans – that may under certain circumstances be defined as trucks – are excluded. Parking is not allowed in driveways, entrances, or garage



throughways. The outdoor parking areas are primarily for guests and other authorized transient vehicles.

2. Residents are to park their cars in their respective garages. Outside parking by Residents is allowed only on a temporary and limited basis.

3. To avoid accidents, drive slowly (5 MPH) through the garage and parking areas.

## **SALE OF UNITS**

1. No unit owner may sell a unit without approval of the Association. All maintenance fees must be current to permit the sale of a unit. For details, refer to the Declaration.

2. The application for Board approval to sell shall be on the form entitled: NOTICE OF INTENT TO SELL. The following two forms must be submitted to the Property manager at least 30 days before the anticipated occupancy date:

- a. Notice of Intent to Sell
- b. A copy of the signed sales contract.

3. No signs pertaining to the sale are permitted on the premises. The sale must in all respects be legal and in conformity with the legal documents of The Admiralty and the Rules and Regulations.

4. Arrangements must be made by the owner for an interview with Board Representatives of all persons who will occupy the unit on a permanent basis.

## **LEASING UNITS**

1. No unit owner may lease a unit without approval of the Association. All maintenance fees must be current to permit the lease of a unit. For details, refer to the Declaration.

2. The application for Board approval to lease shall be on the form entitled: NOTICE OF INTENT TO LEASE. The following two forms must be submitted to the Property Manager at least fifteen (15) days before the anticipated occupancy date:

- a. Notice of Intent to Lease
- b. A copy of the signed lease agreement

3. No lease may be made for less than a twelve (12) month consecutive period. No lease shall be allowed for the first twenty-four (24) months of ownership.

4. A personal interview between Board representatives and all persons who will occupy the unit on a permanent basis must be arranged for by the owner at least seven (7) days prior to the intended occupancy, and held before occupancy.

5. The present owner must supply the Lessee with a copy of these Rules and Regulations and apprise the Lessee of the importance of knowing and complying with all regulations.

6. When a property owner leases his/her property, she/he relinquishes to the lessee for the term of the lease, the privileges he/she would normally exercise with respect to the recreation and parking facilities.

#### **RULES FOR THE PREVENTION OF WATER DAMAGE**

1. When a unit will be left unoccupied for more than forty-eight (48) hours, the owner, tenant or occupant of the unit must turn off the water supply at the main valve in the unit, and also turn off the power to the hot water heater and turn off the icemakers.

2. Each unit is responsible for having the air handler (part of the air conditioning system) inspected and serviced, as needed to insure that the condensation water emanating from the air handler is draining properly to the outside of the building. The Board recommends that air handlers be inspected at least once every six months.