

Sailfish Village Rules and Regulations

The key to harmonious condominium living is for all residents to respect the rights of others by observing the necessary standards that have been established. For your convenience, the following is a condensation of the most common Sailfish Village Beacon 21 Condominium, rules that apply to owners, guests, tenants and invitees of Sailfish Village. These RULES AND REGULATIONS are presented more authoritatively in the source documents. All persons on the premises of Beacon 21 and Sailfish Village are expected to observe all RULES AND REGULATIONS. Respect your neighbor's rights, as you would have them respect yours.

PLEASE NOTE

Unit owners, tenants, guests, and invitees should be aware that Chapter 718, Florida Statutes provides that condominium associations may suspend rights to use the Association common areas and recreation facilities of any person who abuse published RULES AND REGULATIONS. The statutes also provide that under certain circumstances, the condominium association may assess fines for non-compliance with published RULES AND REGULATIONS. PLEASE GOVERN YOURSELF ACCORDINGLY.

A. SALES AND LEASES OF UNITS:

OCCUPANCY AND USE OF RESIDENCES AND GROUNDS

The condominium's Board of Directors must approve all sales and leases in writing. The application for approval must be submitted to the Board of Directors fifteen (15 days) prior to the transfer of the unit. Do not plan to move in until all paperwork is completed, **and the orientation done by the property manager The Owner/Lessee must receive and have read and agreed to all** the Restrictions and Covenants of the Condominium Documents including the Rules and Regulations.

1. No roomers, boarders, transients, or sub-leases are permitted. Only residents of record may be residents.
 - a. A prospective owner/tenant must notify the Association in writing prior to occupancy and be approved through a screening process that may include a background check prior to occupancy.
 - b. If a resident expects to have a family member, guest, or new partner living with him/her for more than one month, that person(s) must submit to the same screening process as any other occupant.
 - c. Sailfish Village application for occupancy contains a penalty clause and/or eviction for rules violations. Renter and Owners will be notified of any actions.
 - d. Single family only, occupied by no more than 4 individuals.
2. All owners, tenants, guests, and invitees must observe all Rules and Regulations of Beacon 21 and Sailfish Village. Unit owners are obligated to ensure that their tenants, guests, etc. are aware of the Rules and Regulations and adhere to same as if they were unit owners.

B. USE OF PREMISES

1. All owners, renters and guests are subject to the restrictions set forth in the Declaration of Covenants, Conditions and Restrictions along with the Bylaws and Rules and Regulations of the association. As well as the Beacon 21 Master's Association common area. Owners, tenants and guests are liable for any damage to all areas of the common area properties.
- 2.. All owners, tenants and guests shall exercise extreme caution regarding noise or the use of musical instruments, radios, televisions and amplifiers that may disturb others. No one shall play any musical instrument or permit the operation of any loud speakers between the

hours of 10:00 pm and 9:00 am, nor shall any occupant commit or permit any nuisance, immoral or illegal act in a unit or in any common areas.

3. The use of and/or sale of illegal drugs will not be permitted on Sailfish Village/Beacon 21 property. Occupants will report occurrences to the local police authority.
4. All dog owners must carry and use litter bags when walking their leashed pets on Sailfish Village property.
5. Sailfish Village allows (2) dogs per unit. Dogs over 30 pounds are not allowed.
6. Residents and guests may not leave waste outside of the rubbish containers. Residents must call Waste Management for pick-up of furniture, televisions, mattresses,

RECREATION AREA AND ALL POOL AREAS

1. All persons must shower at the pool area prior to entering the pool. No soap of any kind is permitted in the pool area.
2. No glass, or other breakable containers are permitted in or near pools. No food or beverages are permitted in the pools.
3. Floating objects, other than safety of life devices in use, are prohibited in pools. Toys, flippers, scuba gear etc. are not permitted in the pools.
4. No pets are permitted in or around pools.
5. Children not "toilet trained" are prohibited from pools. This means no diapers and no nudity.
6. All persons under age 13 must be accompanied by an adult.
7. Covering garments must be worn over swimwear to and from the pools.
8. No running, diving, splashing, or boisterous behavior is permitted in the pool or pool areas.
9. Sailfish Village Pool Closes daily at 9:00 PM.
10. Large Pool (common area) closes at dusk
11. Tennis courts, horseshoes, shuffleboards billiards and other recreation facility rules are posted at the sites of these activities. These rules are always to be observed.
12. Persons with contagious or infectious health conditions such as colds, funguses, skin diseases, etc. are prohibited from using the pools.
13. All persons use the pools at their own risk. No lifeguards are present at the pools at any time.
14. Lotions, creams and oils (suntan, sun block etc.) must be completely removed before entering pools. Pool furniture must be protected from such products by using beach towels or similar size coverings on the furniture while in use.
15. Swimming pool chemicals can be harmful to skin and eyes, particularly children. It is recommended that children under four years old not be put at risk by using the pools. Be advised!
16. Swimming pools may not be reserved for private parties.

C. EXTERIOR ALTERATIONS.

1. All exterior changes, which could affect any complex or common areas, must be requested in writing and approved the Board of Directors at a duly called meeting
2. Changes in appearance of the exterior of the buildings, common area or the exterior side of doors or windows are not permitted without prior, written approval of the Association. Storm door and storm window treatment must likewise have prior, written Association approval. Nothing may be attached to the roof overhangs. Nails or screws may not be used on hardy board siding.
3. Appliances, construction materials as noted on the sign by the dumpster. Charges will be the responsibility of the resident for additional pick up.
4. Renovation Requirements:
 - a. Work performed in Sailfish Village must adhere to the Building Code Rules of Martin County
 - b. Work will be subject to requiring a permit as prescribed by Martin County Building Code and requires review by the Sailfish Village Board of Directors. Permit should be visible to avoid a stop order.

- c. Any renovation or repair that is visible to the common element i.e. storm doors, patio enclosure, porch improvements and repairs, etc. requires plans be drawn and provided to the Sailfish Village Board of Directors for review and approval before any work can commence.
- d. Work should be limited to the hours of 8 am to 6 pm. No service vehicles are to be parked overnight.
- e. No materials relative to any repair or renovation i.e. hot water heaters, storm doors, screening carpet, can be dumped in the refuse dumpsters on the property. It is expected that any debris be carted off the property during the repair period and is the responsibility of the owner.

D. PARKING AND ROADS

1. All vehicles must observe the 10 MPH speed limit in the community and be currently registered.
2. Parking under carports is assigned to specific units and should only be used by the unit occupant. In the absence of the Unit Owner, the space may be assigned to another resident of Sailfish Village by a written statement from the Unit Owner to Property Management stating the car make and model, registration, name, and address of the person who will be using the space.
3. Parking of vehicles to be "**heads in**" only. This is done for security and safety reasons.
4. Guest parking areas are common areas open to owners and guests. These parking areas are also used for temporary parking of campers, RV's, travel trailers and/or boat trailers, which is limited to 48 hours during any one-week period. Commercial vehicles are not permitted on any portion of the property unless such vehicle is actively engaged in providing a service or making a delivery.
6. Parking is restricted to private passenger vehicles. The following vehicles are not permitted: **All Motor Homes, Motorcycles, Golf carts and Trailers**, except as stated in #4 above, and vehicles which do not have side and rear windows and passenger seats in the rear, except vehicles equipped and used to transport disabled persons residing in the community.
7. No vehicle may be repaired or serviced in any way on the property except for emergency repairs provided by a professional. Washing of Vehicles or Auto Detailing is permitted.
8. Breaches of these Rules, subject vehicles to towing with or without prior notice to offenders (Florida law 715.07 of Condominium Rules). Signs to this effect are prominently posted with the number to be called to recover and pay for towed vehicles.
9. Owners, with restrictions, permit pick-up trucks. Trucks may not have any advertising signs. The truck bed must be a completely covered and no visible tool, or equipment showing, no ladder racks and no loud exhaust. The pick-up truck is limited to four (4) wheels. The truck must be parked in the owner's assigned parking spot. The truck must be registered with the association.

E. PETS

1. No pets or animals shall be kept on the condominium property except for dogs, cats, parakeets, canaries and fish, as set forth below.
2. Except as provided under Rules and Regulations promulgated by the Association from time to time, a Condominium Unit Owner shall not keep, raise or breed any pet or other animal, livestock or poultry upon any portion of the Condominium Property, except that Condominium Unit Owners may keep up to two (2) dogs or (2) cats. However, under no circumstances may any exotic pets such as birds (except for parakeets or canaries) or snakes and other reptiles or any breed of dog commonly known as a "Pit Bull" or any aggressive dog be permitted on any portion of the Condominium Property. A "Pit Bull" is defined as any dog that is an American Pit Bull Terrier, American Staffordshire Terrier, Staffordshire Bull Terrier, or any dog displaying a majority of the physical traits of any one or more breeds, or any dog exhibiting those distinguishing characteristics which substantially conform to the standards established by the American Kennel Club or United Kennel Club for any of the above breeds.

Sailfish Village Condominium Association
 Rules and Regulations
 Effective September 1, 2018

3. The owner assumes full responsibility for any damages to person or property caused by his/her pet.
4. Pets, when outside the owner's unit, must be on a leash or carried.
5. Pets are not allowed to be tied or let loose outside the unit and are not allowed to be curbed on the Association's common property .
6. Pets are NOT allowed inside the fenced pool area.
7. The owner is responsible for immediately cleaning up any droppings by a pet that excreted within the common areas. It is recommended that the owner carry on their person appropriate scooper and disposal bag, etc., to comply with this regulation. Noncompliance will result in fines.
8. A guest visiting an owner may bring one cat or one dog for up to 72 hours. However, the Property Manager must be notified immediately. For longer periods, written permission must be obtained from the Property Manager.
9. Permission to keep a pet is subject to revocation and termination by the Board of Directors upon their sole determination that such pet is vicious, or is annoying other members, or is otherwise a nuisance.

F. TRASH

1. All trash must be properly disposed in the bins. No trash or household goods are to be left on the ground next to or near the dumpsters. All items MUST be placed in the dumpsters. Dumpster lids must always be closed. Pick up day is Monday. If you have an item that is too large for the dumpster, please contact Waste Management at (772) 464-3100.
2. Absolutely no construction debris is to be placed in the dumpsters, unless management gives prior approval.
3. Recycle bins are not to be used for items other than intended.
4. Non- Compliance will result in fines.

G. FINING PROCEDURES

Fining procedures can be implemented when an owner or renter refuses to comply with written requests. The following steps will be taken:

- a) Written correspondence to the owner and renter of record is sent identifying the violation and asking for immediate correction.
- b) A unit owner may be fined \$100.00 per day up to \$1,000.00 as permitted by Florida Statutes. You have 14 days to appeal this fine if you so choose. To make such a request, please contact in writing:
Watson Association Management
430 NW Lake Whitney Place
Port St. Lucie, FL 34986
- c) No fine may be levied except after giving reasonable notice and opportunity for a hearing to the unit owner, tenant or guest. The hearing must be held before a committee of other unit owners. If the committee does not agree with the fine, the fine may not be levied.