

Approved at Board of Directors' Meeting February 27, 2024

KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.

Monterey Yacht and Country Club



Rules and Regulations

February 2024

RULES AND REGULATIONS

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More detailed information concerning Monterey's rules and regulations can be found in the Documents, Resolutions, and Minutes from meetings, as well as from members of the Board of Directors and the office staff.

Monterey Yacht and Country Club

KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.

Rules and Regulations

I. FORWARD

Monterey Yacht and Country Club is an "active adult community," requiring that at least one occupant of each unit be fifty-five years of age or older. Monterey was established as a condominium, a self-governing body with authority vested in the owners. Each occupant is entitled to the full use of his/her unit and of the common facilities, but such use must not conflict with the rights of other residents, create safety hazards, or expose the Association to liability or additional expense.

Rules and regulations are necessary to ensure harmonious living and to protect and enhance each owner's investment. Any activity or usage not specifically mentioned in these Rules and Regulations nor in Association Documents or Resolutions is expressly prohibited unless specific permission is granted by the Board of Directors in writing. Through a formal decision by the Board of Directors, a rule governing a particular situation can be added, amended, or discontinued. These Rules and Regulations may be supplemented by Monterey committees for specific activities and usages, provided such committee rules are not in conflict with Association documents or the basic rules and regulations herein.

II. MONTEREY OCCUPANTS: OWNER, RENTER, and GUEST DEFINITIONS

A. OWNER/OCCUPANTS. Any individual(s) who hold(s) title to a particular unit and whose name(s) appear on the application for Membership, whether they reside therein, are classed as "Owner." If title to the condominium unit is taken in joint ownership, except as above, only one owner approved for occupancy shall be the "Owner" as defined herein. Additional occupants are limited to family members related to the Owner by blood, marriage, or adoption as defined in the documents. No person under the age of eighteen may live in the unit; one of the occupants must be fifty-five years of age or older. No more than two persons per bedroom are allowed. If the unit is titled to a corporation, the officer approved for occupancy shall be designated "Owner." For a more detailed statement on occupancy, see Amended and Restated Declaration of Condominium, Article X]: Occupancy and Use Restrictions.

Owners are entitled to full use of the unit and of all facilities and will be issued up to two nontransferable badges showing his/her name and unit designation. However, upon signing a lease to rent the unit to someone else, the owner transfers all his/her rights (except voting rights) to the renter and no longer has ownership rights during the period covered by the lease.

B. RENTER. An individual(s) or an approved authorized lessee(s), will take on the rights and privileges of the owner(s) for use of the unit and common facilities during the period covered

by the lease and are also subject to the same rules and restrictions as owners. These residents are termed Renters and will be issued badges of a particular color showing name and unit number and the inclusive dates of the lease period during which their rights to use the unit and facilities extend. A rental will not be approved unless one of the renters residing in the unit is fifty-five years old or older.

C. Guest: a person staying with a resident for up to fourteen days is a Guest and can use the common facilities and parking during the time of the visit. An overnight guest must register at the office and obtain a parking pass. Guests may play golf anytime using a golf guest pass for each nine holes played.

III. GENERAL RULES AND INFORMATION

A. RESIDENTIAL BUILDINGS

1. STAIRCASE, BALCONIES AND WALKWAYS: Any walkway, balcony, or stairway must not be obstructed in any manner. Balcony railings are not to be used for drying or airing clothing, bedding, towels, or other matter. Using an approved hanger, one American flag, and only an American flag, may be hung from the second-floor railing. No flags of any kind may be hung from any portion of the golf course side of the building.

2. LAUNDRY ROOMS: The laundry rooms and laundry equipment on the upper and lower floors of each building are for the use of the five residents on that floor. Building residents will mutually determine the days and hours of their use, guidelines being 8 a.m. to 8 p.m. Tokens for operating the equipment can be purchased from a machine located in the Main Clubhouse. Malfunction of the equipment should be reported to the office. No resident shall adjust the hot water tank. No bicycles nor golf carts may be stored in the first-floor laundry rooms nor may bicycles be stored in second floor laundry rooms. A broom and mop, a cabinet or shelf for storing laundry products, and a shelf or small table for folding laundry are permitted in the laundry room on each floor, providing they interfere in no way with panel boxes, meters, or the water tank on the first floor or the ladder to the roof on the second floor. The cubbyhole on the second floor may house unrelated objects if agreed upon by the five affected residents.

3. HURRICANE SHUTTERS: An owner may have hurricane shutters installed within stated guidelines with Board approval. Applications are available in the office. Owners are responsible for opening and closing shutters other than upstairs lanais. Seasonal units will be closed after leaving. Occupied units will be closed when a hurricane warning is issued.

4. ROOF: Except for authorized maintenance personnel, no person is allowed on the roof of any building at any time for any reason unless management grants specific permission.

5. PORCH: Porches may not be used as storage areas. Porch walls may be painted only in a neutral color. Use of any colors must be approved by the manager in writing. CARPETS ARE NOT

**ALLOWED ON THE 2ND FLOOR LANAIS UNLESS YOU HAVE SLIDING GLASS STORM DOORS
INSTALLED NEXT TO THE SCREENS.**

6. ALTERATIONS: No unit owner shall alter or modify any structural parts of the unit without the specific written approval of the Board of Directors. Such approval may be granted for alterations of non-load bearing interior partitions of units upon a certification of safety by a competent registered engineer. Applications shall be reviewed by the property management's Architecture Review Board (ARB), (form attached). All costs connected with such alteration shall be borne by the unit owner seeking the change, and approval shall be contingent upon agreement in writing to restore at owner's expense the unit to its original condition in accordance with the original plans and specifications should the title to the unit be transferred.

Any contractor hired by an owner to do work in their condo unit must be licensed, insured, and have a permit, when required. Contractors must leave a copy of the license, insurance, and permit, if required, with the office before starting any work. Not all work requires a permit. If you have questions regarding the need for a permit, call the Martin County Building Department. In case of an emergency, the owner shall contact a contractor for immediate repairs, but must contact the Manager and Board of Directors on the earliest business day.

7. WATER SHUT OFF: When a unit is to be left vacant for two days or longer, all water shut off valves must be determined to be in good working order and must be turned off in advance of departure, otherwise any water damage to the common area will be billed back to the unit owner causing the leak.

B. GROUNDS

1. PARKING: Each apartment has the right to one assigned parking space designated by a cement marker stating the specific unit address. All vehicles must display current registration. A resident with more than one automobile can apply to the management for an additional space in the parking area located farthest away from the clubhouse on the Palm City Road side. Units are limited to two vehicles maximum. If an owner's allotted parking space will be vacant for a period because of his or her absence from the condominium, the owner may authorize one other owner to utilize his allotted parking space during his absence, provided the owner of the space notifies the management IN WRITING. Markers heading unassigned spaces, lettered "Guest", are for visitors or delivery use and are not confined to any building. For uniformity and safety, vehicles are required to be parked head-in. Car Covers are prohibited, and parking on any grass area is strictly prohibited. Dimensions of passenger vehicles are not to exceed 70 inches from ground to roof top or 220 inches in length. No RV's, pickup trucks, vans, motorcycles, trailers, or boats are permitted in the parking spaces nor on the streets nor anywhere on the common area, except for commercial vehicles or equipment used for the maintenance of grounds or buildings, and then only in areas specifically approved by management during regular business hours. No advertising is permitted on resident vehicles. All guest vehicles must be registered with the Manager and display a parking pass. If a guest is expected during a time that the office is closed, owners may request a parking pass prior to

their guest's arrival. A resident's guest vehicle that does not meet MYCC restrictions may park, with permission, in a designated area in the Main Clubhouse parking area.

Guests of residents in Building 50 and 51 may use designated parking slots at the Yacht Club with permission unless there is a social event at the Yacht Club at which time the vehicles must be moved to the Main Clubhouse.

Absolutely NO mechanical work is allowed in the Common Areas on any Vehicles, but not limited to the Car's, SUV's, RV's, Truck's, Van's, Motorcycles, Trailers, or Boats.

2. COMMON AREA: The exterior of the residential buildings including the screen frame on the porch as well as grounds external to the buildings constitute the "common area." Nothing is to be stored or displayed in this space except in designated locations provided for such purposes. No changes, modifications or additions may be made to the common area in any way by any owner, including the planting of flowers, shrubs, or trees other than under the stairwells on each end of the buildings with prior permission from the property manager. Owners will be responsible for the cost of repairing any damage they may cause in the common elements, including to underground utilities, resulting from actions like digging, driving of stakes and the like. The management has the prerogative of trimming and/or removal of trees, shrubs, and plantings on the common area at their discretion.

3. FISHING: Residents and house guests may fish in our ponds only with barbless hooks and must return undamaged fish to the pond. Do NOT eat any fish from our ponds. No child under 13 may fish without adult supervision. Fishing is not permitted on the golf course during golf hours. Fishing is permitted from the Yacht Club docks. No fishing near the dock benches if occupied. Fish at your own risk.

4. BICYCLES: If you have a bicycle, Management advises that owners attach a tag indicating your condo unit for identification. Due to extreme weather conditions in Florida, owners are required to store their bicycles inside their unit when not in residence for any period exceeding seven days. Otherwise, Management will remove the bicycle at their discretion.

C. DISPOSABLES

1. GARBAGE: Household garbage and rubbish must be bagged in 13-30 gallon garbage bags only, double tied, and placed in bins located in the area at the foot of the stairway at each end of each building. During the season, bagged garbage is picked up every Monday, Wednesday, and Friday. Grass and shrub clippings are not to be placed in the bins.

2. RECYCLING: Large green bins conveniently located near all of Monterey's buildings are for the deposit of materials for recycling. Items acceptable for recycling are glass or aluminum beverage or food containers, empty and rinsed, with lids removed; iron cans, empty and rinsed; plastic containers with a recycling symbol marked with a number 1, 2, 3, 4, 5, 6, or 7 on the bottom; newspapers, magazines, catalogs, cereal boxes, copy paper, clean corrugated

cardboard, telephone books, mail. Items not for deposit in the recycling bins are anything with food clinging to it, including pizza cartons and aluminum pie pans; any paper or foil that has been in contact with food; Styrofoam packing material of any kind; unnumbered plastic, plastic grocery bags, or plastic wrap; light bulbs, mirrors, or window glass. Large broken-down cardboard boxes should be placed between recycling bins until Maintenance can pick up.

3. OTHER DISPOSABLES: Needle and syringe disposal: After use, a needle and syringe should be placed in a 1 to 1 1/2-gallon heavy plastic laundry detergent jug with lid, or an FDA sharps disposal container. FDA plastic containers are generally available through pharmacies, medical supply companies and online. Once the container is full you can bring it to Martin County Health Department located at 3441 SE Willoughby Blvd. Stuart, Florida 34994. They charge \$3.00 to dispose of it. For further information contact the Martin County Health Department at 772-221-4090 or visit <https://safeneedledisposal.org>. Do Not Dispose of Any Needles or Syringes into the Trash or Recycling.

4. CONSTRUCTION DEBRIS: BULK PICKUPS & MONTHLY PICKUPS: Any owner remodeling their condo whether it is done by the owner, or a contractor is responsible for removing any construction debris from Monterey's property.

Furniture and Appliances: Including but not limited to couches, loveseats, chairs, recliners, mattresses, stoves, refrigerators, dishwashers etc. will only be picked up after the office is notified and approves the pickup. The owner will be responsible for getting the item or items to the curb and responsible for the dumping fees and our employees' wages for the time involved.

If the furniture or appliances are in good condition and is something you think the association may use. Contact the Property Manager to see if he'll take them. Then and only then we will pick them up at no cost.

Monthly Pickups: We will pick up smaller bulk items on the 3rd Thursday of every month at no cost. Nothing should weigh over 50 lbs when putting it out. If you have a question as to whether we will pick something up, please call the office.

Owners are NOT allowed to put anything in the dumpster or leave anything in or around the fenced area at the maintenance shop. If you have something to discard, call the office and they will let you know what to do with it.

D. DISTURBANCES

1. NOISE: Sounds from television sets, stereos, record players, radios, pianos, organs, or other musical instruments or appliances must be maintained at such level as to be inaudible outside the apartment from which they originate with doors and windows closed.

2. SIGNS: No signs, other than those authorized for association purposes, shall be displayed in or upon any portion of the condominium property. However, advertisement by an owner for

rental/sale of his unit or personal items may be posted on a three-by-five card on the billiard room bulletin located opposite wall at the far end of the room.

3. SOLICITATION: No commercial activity nor solicitation for such is permitted except for Monterey sponsored functions approved by the Board of Directors.

4. ANIMALS/PETS: No condominium unit owner, occupant, renter, visitor, or guest shall bring onto the property nor keep on the premises any animal or pet including, but not limited to, dogs, cats, or birds. An exception will be for a unit owner, occupant, or lessee who falls under the laws and guidelines of the American Disabilities Act or the Fair Housing Act, has proper documentation, shows the animal's vaccinations are all up to date and provides a means for reporting proof of license and vaccine renewal every year. All licenses required by Martin County must be proven to be kept up to date. It is the responsibility of the owner to have all vaccinations current. Monterey Yacht and Country Club management will not be reminding owners when vaccinations are due. A notice of expiration will be issued if management does not receive the license/vaccine renewal and owner will be fined \$25 per day from due date until such proof is shown. The unit owner, occupant, or lessee must abide by all the Monterey Yacht & Country Club rules and regulations pertaining to animals. See page 16 for additional restrictions.

5. CHILDREN: Children will be the direct responsibility of their parents or other accompanying adult, who maintains full supervision of them while within the condominium property with full compliance of these Rules and Regulations. No playing shall be permitted in any of the stairways, balconies, or common areas, nor in or around the Clubhouse areas including the golf course, putting green, swimming pool, bocce, shuffleboard, and ponds, nor shall any loud noise be tolerated. Bouncing a ball against any of the buildings is expressly prohibited.

6. FOR CONTRACTORS, OWNERS & RESIDENTS: Permitted hours of work inside units shall be Monday through Saturday 8 AM to 6 PM. No loud construction work is permitted on Sundays or major holidays (except for emergencies). Any construction or remodeling debris must be removed from the property. It cannot be put in the MYCC compactor or maintenance area.

E. CONDUCT:

1. PROHIBITED ACTIVITIES: There is to be no activity, either inside or outside apartments, which can endanger the building structure or persons in proximity thereto. This rule specifically prohibits the use of gas or charcoal barbeques (electric grills are permitted), hibachis, and the like on any porch or outside any apartment building. However, use by residents of the barbeques available for common use at the Yacht Club and Clubhouse is encouraged.

2. CLUBHOUSE PROPERTY: No resident shall borrow or cause to be taken away from the Clubhouses or grounds, furniture, appliances, tableware, or other properties belonging to the Association without express written permission of the management. In case of any loss, damage, destruction, or defacement of any Association property, the person or persons causing

same shall be held responsible for the cost of replacement or repair of same. Owners shall be held responsible for the actions of their renters or guests.

3. **BILLIARD ROOM:** The billiard room is for the use of Monterey residents. It's located on the lower level of the Clubhouse and has its own entrance from the driveway as well as a stairway connecting it to the area outside the Glass Room. Players should show consideration for others who may be waiting to play. Players may not sit on the table to make special shots. No person under 18 years of age is allowed in the Billiard Room without adult supervision. No food or beverages are permitted. Proper attire is required at all times, and bathing suits and bare feet are forbidden. At the end of play, the table should be covered, and equipment returned to the proper position for storage.

4. **RULES REGARDING UNIT OWNER PARTICIPATION AT MEETINGS:** Board meetings are open to all unit residents. After having given written notice prior to the meeting of his intent to speak, an owner may address any agenda item as it is presented to the Board for discussion. He may speak once for a maximum of three minutes on each agenda item. At the end of the business meeting, owners may make three-minute comments on non-agenda items. A unit owner may video tape or record meetings. Video equipment must be set up prior to the meeting, must be stationary, and may not emit sound. At no time may the equipment be moved around the room.

5. **BULLETIN BOARD GUIDELINES:** Bulletin boards are divided into sections according to activity. Postings must be dated and placed in the appropriate sections. Each individual committee (Women's Golf, Travel, etc.) is responsible for maintaining its posted material and must ensure that postings are appropriate and current. An advertisement by an owner for rental or sale of a unit or sale of a personal item will be limited in size to a 3 by 5 inch card. Postings for sale of condos by realtors are not permitted. No commercial advertising or solicitation is allowed. Management reserves the right to remove any posting that fails to comply with these rules, is outdated, or is inappropriate. Questions concerning postings should be directed to management.

6. **COMPLAINTS AND SUGGESTIONS:** All complaints, suggestions, comments, and requests about any operations or functions regarding the clubhouses or grounds shall be made in writing, signed, dated, and addressed to management. Incident Report Forms are available at the Clubhouse for this purpose.

7. **FINES:** Fines may be levied in accordance with FL. Statute 718.803(3) up to \$1,000.00 per occurrence.

IV. RULES AND INFORMATION PERTAINING TO USE OF CLUBHOUSES

A. **MAIN CLUBHOUSE:** The Main Clubhouse is where the business office, including private office space for the Property Manager is located and is the heart of the Monterey complex. Office hours for the main office are from 8 AM to 4 PM weekdays, except for being closed over the

lunch hour. The Administrative Assistant is available for information and assistance to residents during office hours and has the responsibility for issuing badges to residents as well as guest parking permits and golf tickets.

The main room is utilized for meetings of all natures, some of which are held in the evening. A kitchen, conference room, glassed-in room for small meetings, exercise room, billiard room, and rest rooms, as well as Monterey's library are all located at the Main Clubhouse.

1. **ACCESS TO CLUB HOUSE AND POOL:** Office hours are from 8 AM to 4 PM. Gate keys, available to all residents, can be used to unlock the pool gates and all entrance doors to the main club house, should the building be found locked outside of office hours. Pool gates must be locked at all times.

2. **ATTIRE:** Residents are permitted in the building at any time. If entering the clubhouse from the pool area, a cover-up must be worn over swimming attire. Bare feet are not permitted. The association shall not be responsible to any resident or guest for loss or damage in any manner whatsoever of property of any kind.

3. **GUESTS:** Residents are allowed to bring guests to the clubhouse as well as the swimming pool area, though guests may not extend privileges to their guests. Residents shall be responsible for their guests' conduct and for any fees or any damage cost they may occur. Monterey residents have priority over non-residents in the use of the facilities. The association shall not be responsible to any resident or guest for loss or damage in any manner whatsoever of any kind.

4. **CONDUCT:** No unseemly conduct or actions which may tend to create disharmony shall be permitted. Under no circumstances shall a resident or guest reprimand an employee of the Association. Discourtesy or inattention to duty on the part of an employee should be reported to the Property Manager.

5. **LIBRARY:** Monterey's library is located on the main level of the clubhouse. A volunteer librarian is in charge of shelving books and the general care of the materials. The library is on the honor system. Books, magazines, and newspapers can be borrowed at any time and are expected to be returned in a timely manner. Donated books can be left on the table to be marked and shelved by the librarian.

6. **KITCHEN:** A kitchen is provided to be used in conjunction with meetings and activities of Monterey's organizations.

7. **CHILDREN:** Children under eighteen years of age may be allowed to enter and occupy the Clubhouse only when accompanied by, and kept under the close supervision of, a responsible adult. The space within the Clubhouse and the duration of the visit shall be at the discretion of the Property Manager or Board of Directors.

B. YACHT CLUB: The Yacht Club is located across Palm City Road from the main complex but is a vital part of Monterey activity. The large main room is acoustically prepared for large groups, the wooden floor is appropriate for dancing, and tables and chairs are available for use at dinners or meetings. The kitchen provides adequate stove and refrigerator space for serving dinner to as many as one hundred thirty people. Any group or resident who uses the Yacht Club is responsible to set up and take down tables, chairs, and decorations as well as for general clean up following use. SEE MYCC Office for Post Function Check-Off List. Absolutely nothing is to be pinned or attached to acoustical wall panels.

The Yacht Club has no specified occupants or use on a daily basis but is available every day through reservation by and for Monterey groups and residents, except when regular events, special events, or parties are scheduled.

1. ACCESS TO YACHT CLUB: The Yacht Club is generally kept locked, but a resident's gate key will unlock the door to the kitchen giving access to the kitchen and restrooms.

The Security Cable at the Yacht Club parking lot will be in place from 7 PM to 7 AM. Please ensure that you put the cable back up when leaving. The gate key will open the lock on the security cable.

2. RULES: Rules above pertaining to the Main Clubhouse are in effect as they apply to the Yacht Club.

3. PARKING: The Yacht Club area is a multi-purpose facility for use by all residents. Consequently, parking must be provided for automobiles. Parking cars is confined to the specially marked parking area. No boats or trailers are permitted to be parked in this area. Parking areas of buildings 50 and 51 and along the fence line are OFF LIMITS to the guests at the Yacht Club. Since parking is limited, it is recommended that participants carpool if attending functions at the Yacht Club. Emergency vehicles must have access to the Yacht Club at all times. **THEREFORE, PLEASE PARK IN DESIGNATED AREAS ONLY.**

4. PROHIBITED ACTS: Cutting bait or cleaning fish in or around the Yacht Club area, including the dock area is prohibited. Disposing any refuse into the waters of the South Fork of the St. Lucie River is prohibited by law. The repairing of boats or trailers in the Yacht Club area is prohibited.

C. SCHEDULED USE OF CLUBHOUSES BY MONTEREY GROUPS AND ORGANIZATIONS

1. ACTIVITIES CALENDAR: Annually a calendar committee consisting of representatives of Monterey's standing committees and approved organizations meets prior to March 31 and sets up an activities calendar, coordinated through MORA, for the 12-month period beginning September 1 through August 31. This calendar is then approved by the Board of Directors at the April board meeting and is not subject to change thereafter. Groups using the clubhouses for regularly scheduled meetings and events include Men's and Women's Golf, MORA, Social Activities, Bingo, Monday, and Wednesday Bridge groups.

2. RESERVATIONS FOR PRIVATE USE BY RESIDENTS: Beginning April 10th, after the Activities Calendar has been compiled and approved, Monterey residents may request use of the Yacht Club for events to which only invited residents or non-residents are participating, on dates which do not conflict with scheduled events. An application form must be completed, checked by the office to ensure it is properly completed, and signed stating the date requested, the character of the function, and the total number to be in attendance. Owners or Recognized Organizations of Monterey using the Yacht Club are required to leave a \$100.00 refundable cleaning fee deposit and get a Post Function Check-Off List from the MYCC Office. All groups will leave the premises clean and in good order.

Reservations for all other groups must leave a five-hundred-dollar (\$500) security deposit check with the office, to be returned after inspection of the premises and return of the key. The reserved premises must be left clean, damage free and in good order. If, after any of the above events, inspection by the Manager finds the premises have not been cleaned, are not damage free and returned in good order or the key has not been returned, the offending group will be fined the cost of rekeying and/or the cost of clean-up and repair.

A memorial service for a Monterey resident will be free of charge. When a non-resident makes the arrangements, a deposit check for five hundred dollars (\$500) for the cost of rekeying and cleanup will be left with the Main Office. After a successful inspection and return of the key, the check will be returned.

If a resident is approved to reserve the Yacht Club for functions where a majority of non-residents will be present, or a Monterey resident(s) being married is approved to reserve the Yacht Club for their own wedding/reception where a majority of non-residents will be present, a one hundred dollar (\$100) nonrefundable check to cover use expenses (i.e. utilities, wear and tear of furniture and fixtures, etc.) with the exception of family as defined in the condominium documents and a five hundred dollar (\$500) security deposit check will be left with the Main Office. When the function is finished the clubhouse must be left clean, damage free and in good order by noon the day after the event. The \$500 security deposit will be returned after the key is returned and the premises are inspected, and everything is found to be clean, damage free and in good order. If the premises are not left clean, damage free and in good order, a portion or all the security deposit may be retained by the Association to cover the expenses. If the amount of the security deposit is not enough to cover the expenses, the reserving resident will be responsible for any additional expenses.

If a resident is approved to reserve the Yacht Club and the reserving party decides not to use the facility, a cancellation notice must be given to the Main Office at least 10 days in advance of the cancellation or a \$100 dollar fee will be deducted from the \$500 security deposit. Exceptions will be granted with board approval. If other residents want the same date that's already been reserved, they may be put on a list, with no commitment, and will be notified by the office, starting with the first resident on the list if there's a cancellation. Non-residents of Monterey may not reserve the facilities or any part of Monterey property except in the cases of a Memorial Service for a Monterey member or official functions of the Association (i.e., TCCA).

No more than one reservation may be made at a time. If someone wants to make more than one reservation they must wait until the first reserved date has passed, then they may reserve the next date.

V. GOLF RULES AND INFORMATION

A. HOURS, REGISTER, AND IDENTIFICATION: The golf course opens daily from 8 AM until dusk, except Monday when it opens at 3 PM. However, seasonal hours are subject to change. Closure of the golf course to general use for special events will be determined by the Mixed Golf Committee and/or by order of the Board of Directors. Saturdays, Sundays, and holidays when the Manager or Greens Superintendent is not available, the Ranger on duty decides whether to open or close the course.

All players must register with the starter and report ten minutes before tee time and show proper I.D. prior to starting play. Golfers' last names and units must be listed on the registry whether a starter is present or not. The form and location of the registry will be determined by the Mixed Golf Committee.

All players MUST show Monterey identification badges and have proper equipment, which includes one (1) bag or rack and appropriate clubs per player. Metal cleats are not allowed on the course, anyplace on the property, or in the clubhouses.

B. CONDUCT AND ATTIRE: All persons using the golf course do so at their own risk. Broken windows (on apartments or cars) and damaged screens must be reported to the management as soon as possible. No unseemly conduct or actions which may tend to create disharmony on or in proximity to the golf course shall be permitted. All players must be properly attired. No T-shirts, muscle shirts, short shorts, bare feet, high heels, swimwear, halter tops, or metal cleats are permitted. Men must wear shirts with collars or golf turtleneck or mock turtleneck shirts while playing golf.

Children under sixteen (16) must be accompanied by an adult. No child under the age of five (5) is allowed on the golf course.

C. GUESTS: Guest tickets may be obtained in the office Monday through Friday during office hours. Tickets are for nine (9) holes of play. Members having guests other than immediate family should accompany them on the golf course or arrange for another member to do so. Guests may not bring, or extend privileges to, other guests. Greens fee tickets must be purchased in advance and are to be presented at the starting table for validation. No I.O.U.'s will be accepted.

D. GOLF COURSE PLAY: Play must start from number one (1) Hole or in accordance with starting procedure specified by the Mixed Golf Committee. Golfers must finish nine holes before signing up for another nine holes.

Practicing on the fairways or greens is not permitted at any time. Infractions should be reported to the Ranger. Grievances should be reported to the Property Manager only.

Fivesomes will be permitted to play as a group from May 1st to October 31st at any time. Fivesomes must be aware of players coming up from behind and allow them to play through or split up into a threesome and twosome. Fivesomes can play anytime during Women's and Men's League. Play at the discretion of league officers.

The Mixed Golf Committee may develop, post, and enforce additional golf course rules which may be desirable within the context of this section, subject to approval by the Board of Directors.

VI. GUIDELINES FOR SCOOTER USE

A. USE OF SCOOTERS: Scooters must have four wheels with tires three inches in width. Owners can use their scooters anywhere on Monterey property including roads, clubhouses, and golf course as specified above. Owners may not store or leave their scooters on the parking area in front of their units or on the walkway in front of their units.

B. CHARGING THE SCOOTER: Owners with first floor units shall charge their scooters from their own units by use of extension cords from a bedroom or a porch.

C. SCOOTERS ON THE GOLF COURSE: Only members may use their own electric scooters or the Association golf carts and must have an original doctor's statement stating the individual cannot walk the course. The player must sign a waiver and must adhere to rulings by the golf superintendent if he determines that use of a cart may harm the course under certain wet conditions, refraining from using a cart until the moratorium is lifted.

Yellow markings on the golf course will designate how close scooters are allowed near greens, no less than 15 feet. A red marking will be placed along water holes to limit how close a scooter rider should come to the water hazard.

A guest may use a golf cart with a doctor's statement and signed waiver and must pay cart fees. Guests may not use scooters.

No electric golf carts, scooters or pull carts allowed on tee boxes or closer than the second cut around greens.

VII. SWIMMING POOL RULES AND INFORMATION

A. GENERAL INFORMATION: Pool gates must be locked at all times. The swimming pool will be open every day except for emergency maintenance shutdowns. The pool hours are from 7 AM to dusk for those ages 16 and older. Children under 16 years of age must be accompanied by an adult and are allowed in the pool from 10 AM to dusk.

All persons using the pool do so at their own risk. The Association is not to be responsible for the loss or damage of property of any kind. Members shall be responsible for informing their guests of the rules.

Cover-ups and footwear must be worn going to and returning from the pool. Only persons in appropriate bathing attire are permitted to enter the pool. Exercise (weights), noodles and life preservers for safety are the only floats permitted and must be taken home when leaving.

All radios must be used with an ear jack or earphones. No electrical radios are allowed.

B. CONDUCT/CONDITIONS NOT PERMITTED: No unseemly conduct or actions which may tend to create disharmony in the pool or pool area shall be permitted. Screaming, boisterous conduct, unnecessary splashing, the throwing of a ball or other objects in the pool area will not be permitted.

Diving masks, scuba gear, balls, and flippers are not allowed. No diving or jumping into the pool is allowed. Prohibited is the wading or dangling of feet while not attired for swimming.

Persons with infections or contagious health conditions such as colds, fungus, skin disease, and the like, are not permitted use of the pool. No diapers permitted.

SMOKING RESTRICTIONS ARE IN FORCE IN THE POOL AREA AS WELL AS THE CANOPY AND BOCCEE AREAS. SIGNS ARE POSTED WITH THE RESTRICTIONS. NO SMOKING AT THE POOL FROM 7AM TO 7PM.

C. SHOWER/LOTION REQUIREMENTS: All bathers must use pool area shower before entering pool, particularly persons using suntan lotions, creams, and oils. Do NOT use soap or shampoo in the shower or pool.

Pool furniture must be covered before use when lotions, creams, or oils have been applied.

D. DRINKS/CONTAINERS: No objects made wholly or in part of glass, ceramic, or other shatterable material are permitted in the pool area. There shall be no introduction of or consumption of food within the pool area.

Drinks in shatterproof containers (PLASTIC, PAPER, and CANS) will be allowed. However, no drinks are permitted in the pool or on the wet deck.

VIII. KAYAKS/CANOES MEMBERSHIP CLUB

A. CLUB FORMATION/MEMBERSHIP: There shall be a Kayak/Canoe Membership Club governed by their own officers. All funding will come from members. Anyone using a Kayak or Canoe does so at his own risk. There shall be no insurance provided by KMCA.

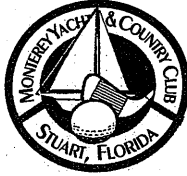
B. STORAGE: All Kayaks and canoes will be stored in designated areas only. There shall be absolutely no storage inside the Yacht Club. All members are responsible for storage or removal of their Kayak or Canoe during hurricane season or during their absence from KMCA.

C. WASHING DOWN/HAULING: All Kayaks and Canoes will be washed down in designated areas only. At no time shall KMCA employees be used for any carrying and hauling, launching, maintenance, etc. of kayaks/canoes or the storage area.

ADDITIONAL RULES AND REGULATIONS FOR ASSISTANCE ANIMALS

1. Owners must have their assistance animal vaccinated against rabies and obtain a Martin County Animal License. Proof of vaccination and licensing must be provided to Monterey Yacht and Country Club (MYCC) annually or upon request. It's the owner's responsibility to supply proof no later than the date expired or a fine of \$25 per day will be assessed until the documentation is received. If not received within 10 days, the animal must be removed from the property.
2. When outside of the condominium unit, assistance animals must be kept under restraint by a competent person by means of a chain, leash, or other similar device not to exceed 6 ft in length.
3. Assistance animals cannot be tied up to any object or left unattended outside a condominium unit.
4. Owners must pick up and bag their assistance animal's excrement and dispose of it properly.
5. Assistance animals shall not become a nuisance or source of annoyance to residents. A nuisance or annoyance includes but is not limited to the following.
 - a. The assistance animal habitually barks, whines, howls, squawks, screeches, and crows or causes any other noise which is objectionable due to pitch frequency, timing or any combination thereof.
 - b. The assistance animal habitually at large, running after persons, other animals, or vehicles.
 - c. The assistance animal unreasonably interferes with, destroys, or damages the property of other persons or MYCC.
 - d. The assistance animal causing or creating foul odors, attracting insects or other vermin, thereby creating unreasonable annoyance or discomfort for persons on adjacent properties, or otherwise causing a sanitary nuisance.
6. Assistance animals cannot be walked in the back of the condominium buildings, and they are not permitted on the golf course, in the pool area, or ponds and are prohibited from the Main Clubhouse and Yacht Club.
7. All dogs and cats are subject to a waste management program. Each Owner with a dog or cat must register the animal with the Association and provide an excrement sample for a DNA test. In the event an owner fails to properly pick up and dispose of excrements on the common elements, the Association may identify the animal through DNA testing. The Owner shall be responsible for the cost of any DNA testing that identifies the animal and may be subject to fines by the Association and any other remedies available to the Association to address the violation.

Revised, February 2024



King Mountain Condominium Association, Inc.

1991 S.W. Palm City Road, Stuart, Florida 34994
(772) 283-7600 Fax (772) 283-1415

ARCHITECTURAL REVIEW BOARD FORM

Request must be submitted at least 30 days prior to beginning construction or improvement.

Owner Name: _____ **Date:** _____

Street Address/unit number: _____

Contact number(s): _____

Email Address: _____

The inclusion of an e-mail address authorizes the BOD to use e-mail for official responses to this request.

The Rules and Regulations for King Mountain Condominium Association Inc. specifies that all improvements and or modifications to units must be approved in writing by the Board of Directors before the improvement or modifications commence. To assist in your compliance with this restriction, complete this form and submit it with your plans and specifications for the proposed improvement. *Product specifications should be included with this application along with:*

A building permit from the Martin County Building Department. (If required)

This application must be accompanied by the following:

- ATTACH A COPY OF YOUR CONTRACTORS LICENSE,
- ATTACH A COPY INSURANCE CERTIFICATE (LIABILITY & WORKMAN'S COMP. CERTIFICATE)

APPROVAL REQUESTED FOR (Please Check):

HVAC replacement

Flooring replacement

Lanai enclosure

Window replacement

Shutter installation or replacement

Plumbing Work

Other: _____

Property Owner Signature: _____ Unit #: _____

Please submit this request via mail or email it with the required supporting documentation to:

WATSON ASSOCIATION MANAGEMENT

Attention: King Mountain Condominium Association - Property Manager Carlos Herrera

1991 SW Palm City Rd. Stuart FL 34994

Carlosherrera@watsonrealtycorp.com