



Rules and Regulations

KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.
Monterey Yacht and Country Club

Approved at the Board of Directors Meeting

November 10, 2025

Rules and Regulations Committee

Rules and Regulations

Monterey Yacht and Country Club
KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.

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KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.

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INTRODUCTION

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.

Detailed information concerning Monterey's rules and regulations can be found in the Governing Documents, Resolutions, and Minutes from meetings on the website Myccstuart.com

OWNER, RENTER, and GUEST DEFINITIONS

OWNER

Any individual(s) who hold(s) title to a unit and whose name(s) appears on the application for Membership, whether they reside therein, are classified 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. This Owner is defined by submitting the Designated Owner Form. Additional occupants are defined by the fair housing and civil rights acts and more specifically by Martin County Ordinance- 21.262.B.

To discriminate against any person in the terms, conditions or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, ancestry, national origin, religion, sex, marital status, familial status or handicap.

These laws take precedent over our By Laws that state the following-

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Each unit may only be occupied by a single individual or a single family which is construed to mean an individual and spouse, parents, children, siblings or spouses of siblings which are related by marriage, blood or adoption.

Owners are entitled to full use 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.

No person under the age of eighteen may live in the unit.

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 XI: Occupancy and Use Restrictions.

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.

GUEST: A person staying with a resident for up to fourteen days (total for a year) is a Guest and can use the common facilities and parking during the time of the visit. An overnight guest with a vehicle must register at the office and obtain a parking pass. Any person staying longer than 14 days must register at the office and follow the interview process.

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GENERAL RULES AND INFORMATION

RESIDENTIAL BUILDINGS

STAIRCASE, BALCONIES AND WALKWAYS: No walkway, balcony, or stairway may be obstructed in any manner. Balcony railings are not to be used for drying or airing clothing, bedding, towels, etc. Using an approved hanger, one 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. No solid rubber mats may be used outside of units as they hold moisture and may damage the catwalks and walkways. Rubber mats with holes will be allowed.

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. Laundry room upkeep is the responsibility of those residents. The Association is not responsible to clean laundry rooms. 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 laundry equipment should be reported to the office.

Laundry Room Storage: No bicycles may be stored in the 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. Do not interfere with panel boxes, meters, or the water tank on the first floor or the ladder to the roof on the second floor.

Hot Water Heaters- No resident shall adjust the hot water tank. If there are issues, please contact Management

HURRICANE SHUTTERS: An owner may have hurricane shutters installed within stated guidelines with Board approval. Architectural Modification Request Forms are available in the office. Owners are responsible for opening and closing shutters other than upstairs lanais. Seasonal units will be closed upon leaving. Occupied units will be closed when a hurricane warning is issued. It is the owner's responsibility to make sure the shutters are in working condition. It is advised to have the shutters serviced prior to hurricane season. See Resolution-Hurricane Protection Resolution for additional information.

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.

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LANAI: Lanais may **not** be used as storage areas.

Lanai walls may be painted only in a subdued 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.

ALTERATIONS:

Prior to any alterations (flooring, windows, door walls, kitchen remodels, bathroom remodels, hurricane shutters and air conditioning units) to a Unit, the Owner must fill out an ARC Request Form.

Prior to any alterations of the outside of the unit an ARC form is required. This includes any drilling of holes into the building (doorbells).

Alterations of non-load bearing interior partitions of units must have certification of safety by a registered Engineer. No unit owner shall alter or modify any structural parts of the unit without the specific written approval of Management in the form of an ARC Form.

ARC FORMS will be reviewed by the Property Manager and approved by the Board President or their designee. 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*. All Contractors must stop at the office prior to proceeding to a Unit to perform work. 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/or Board of Directors on the earliest business day to obtain the proper approval.

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.

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OPEN HOUSES- Open houses are allowed with the following stipulations:

Open Houses to be between 10 am and 3 pm.

Signs may be placed inside and outside of the gates but the signs must not be larger than 24 x 36. An additional sign(s) may be placed in the common area to direct Buyers to the unit.

Open House signs may be placed one hour prior to the open house and must be removed no more than one hour after the scheduled open house.

FOR SALE signs may not be placed anywhere in the unit. Sale information may be placed in the activity room.

The seller must contact the office prior to the Open House. Resolution 2025-07

COMMON AREAS

COMMON AREA: The exterior of the residential buildings including the screen frame on the lanai 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.

No Resident may drill holes into the buildings. Any change to the exterior of the building requires an ARC form submitted to Management.

Owners will be responsible for the cost of repairing any damage they may cause in the common elements. This includes to underground utilities, resulting from actions like digging, driving of stakes and the like and holes in the buildings. The management has the prerogative of trimming and/or removal of trees, shrubs, and plantings on the common area at their discretion.

PARKING:

Main parking space- Each apartment has the right to one assigned parking space designated by a cement marker stating the specific unit address.

All Vehicles must display a parking permit. Parking permits are available in the Office.

All vehicles must display current vehicle registration. All vehicles must be drivable.

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Second Vehicle- A resident with more than one automobile can apply to Management for a parking placard. These vehicles **MUST** be parked in the parking area located farthest away from the MCH on the Palm City Road side. Second vehicles are **NOT** to be parked in guest spots. Units are limited to two vehicles maximum.

Vacant Parking Spots-If an owner's allotted parking space will be vacant for a period of time, the owner may authorize one other owner to utilize his allotted parking space, provided the owner of the space notifies Management **IN WRITING**.

Guest spots-Markers heading unassigned spaces, lettered "Guest", are for **visitors or delivery** use **ONLY**! The guest spots are not confined to any building. Do not park in a guest spot unless you are visiting another unit.

Guidelines:

- For uniformity and safety, vehicles are required to be parked head-in
- Car Covers are prohibited
- 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
 - a. Commercial vehicles or equipment used for the maintenance of grounds or buildings are the exception, 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 office and display a parking pass
 - a. 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
 - b. If a resident's guest's vehicle does not meet MYCC restrictions they may park, with permission, in a designated area in the Main Clubhouse parking area.
 - c. Guests of residents in Building 50 and 51 may use designated parking slots at the Yacht Club with permission from the Office
 - i. If there is a social event at the Yacht Club the guest vehicle must be moved to the Main Clubhouse
- Do not park in the yellow striped area at the yacht club
- Please pull up until your front tires hit your bumper to make sure you are clear of the street.

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Parking Violations: Violation of rules regarding parking will be handled per Resolution-Towing of Unauthorized vehicle.

“That authority is hereby given to the Manager as well as to individual members of the Board of Directors to have towed any unauthorized vehicles, trailers or boats parked on KMCA property in violation of Rules and Regulations, after notification is given to the owner by letter or by ticketing the vehicle. The cost of towing is to be borne by the owner of the unauthorized vehicle.”

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, Motorcycles, Trailers, or Boats.

FISHING:

Retention Ponds: Residents and Guests may fish in the ponds with barbless hooks and must return undamaged fish to the pond. Do NOT eat any fish from the ponds. No child under 13 may fish without adult supervision. Fishing is not permitted during golf hours.

St Lucie River (Yacht Club)- Fishing is permitted from the Yacht Club docks. No fishing near the dock benches if occupied. No fish cleaning or bait cutting allowed. Fish at your own risk. Clean up after yourself.

BICYCLES: Owners are required to store their bicycles inside their unit when not in residence or for any period of vacancy exceeding seven days. Management may remove an abandoned bicycle at their discretion.

When in residence, bicycles may be stored in front of the Owners parking spot, not guest spots. Issues with storage are to be discussed with Management.

DISPOSABLES

GARBAGE: Household garbage **must** be bagged in 13 gallon garbage bags, double tied, and placed in bins located 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. If there is loose garbage in your bin, please call management to have it picked up.

RECYCLING: Bins are conveniently located near all of Monterey's buildings 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;

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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. All boxes are to be broken down and placed inside the bins.

NEEDLE AND SYRINGE DISPOSAL: Do Not Dispose of Any Needles or Syringes into the trash or recycling.

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. Martin County residents can dispose of used needles and syringes, also known as sharps, at the [Martin County Household Hazardous Waste Disposal Center](https://www.martincountyfla.gov/Health/CommunityHealth/HazardousWasteDisposalCenter). The center is located at 9155 Busch Street, Palm City, Florida. Additionally, the Health Department charges a \$3 fee for disposal. 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>.

CONSTRUCTION DEBRIS:: 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.

Construction debris is NOT to be placed at the curb for bulk pick up.

FURNITURE AND APPLIANCES: 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 will be responsible for the dumping fees and our employees' wages for the time involved.

MONTHLY BULK PICKUPS: The Association will pick up smaller bulk items on the 3rd Thursday of every month at no cost. Nothing should weigh over 50 lbs. Items should be out no earlier than 24 hours before but no later than 12 noon on that day. If you have any questions please call the office.

NOTE: Owners are **NOT** 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.

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NOTE: The plumbing at MYCC is very fragile and prone to failure. Flushing anything other than human waste and toilet paper can result in sewage back-ups and/or expensive damages to our plumbing system. Flushable wipes should NEVER be flushed as they clog our lift stations.

DISTURBANCES

NOISE: The Association has adopted the Martin County Ordinance for Quiet Hours-

- a. In Martin County, Florida, the noise ordinance restricts "plainly audible" music or sounds between 9 pm and 7 am on Sunday through Thursday nights, and 11 pm to 7 am on Fridays and Saturdays
- b. 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.

Please call the Martin County Sheriff with issues.

SIGNS: No signs, other than those authorized for association purposes, shall be displayed in or upon any portion of the condominium property. Advertisement by an owner for rental/sale of his unit or personal items may be posted on a three-by-five card on the Activity room bulletin board.

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

ANIMALS/PETS: No unit owner, renter, 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.

CONTRACTORS/WORK: Permitted hours of work inside units shall be Monday through Saturday 8 AM to 6 PM. No construction work is permitted on Sundays or major holidays (except for emergencies). Any construction or remodeling debris must be removed from the property. Debris cannot be put in the MYCC compactor or maintenance area or placed at the curb for

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bulk pick up. All Contractors must stop at the office and sign in before proceeding to a unit. All contractors must be licensed and have their license on file in the office.

CONDUCT

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.

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 the damaged material. Owners shall be held responsible for the actions of their renters or guests.

PARTICIPATION AT MEETINGS: Board meetings are open to all unit Owners. Unit owners have the right to speak for 3 minutes on designated agenda items. 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.

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 and on Myccstuart.com for this purpose.

CHILDREN: Children will be the direct responsibility of their parents or other accompanying adult. Children should be escorted while on the common grounds. No playing shall be permitted on stairways, balconies or in the road. Loud noises or music will not be tolerated. Bouncing a ball against any of the buildings is expressly prohibited.

FINES: Fines may be levied in accordance with FL. Statute 718.803(3) up to \$1,000.00 per occurrence. For more specific information see the resolution: Hearing (Fines) Committee (Fining Policy)

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CLUBHOUSE USE

MAIN CLUBHOUSE: The Main Clubhouse (MCH) is the heart of the Monterey complex. The MCH consists of the Administrative Offices (The Property Manager, Board Office and Main Office) Activity Room, Main Room, Glass Room, Kitchen, Workshop and Pool. The Main Clubhouse is open during office hours. Gate keys, available to all residents, unlock the pool gates and all entrance doors to the main clubhouse. Per Martin County, pool gates must be locked at all times.

OFFICE: Office hours are T.W.F-8 AM to 4 PM and M and Th 8 AM to 3 PM, closed from 12-1 for lunch. The Administrative Assistant is available for information and assistance to residents during office hours. Parking permits, replacement keys , golf passes and golf cart passes may be purchased at the office window, payment by check only.

GUIDELINES:

- The Main Clubhouse is open to all and no private gatherings are allowed.
- A cover-up must be worn over swimming attire when entering the MCH. Bare feet are not permitted.
- Residents are allowed to bring guests to the clubhouse as well as the swimming pool area. 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 of any property.
- Children under eighteen years of age are allowed to enter and occupy the Clubhouse when accompanied by, and kept under the close supervision of, a responsible adult
- No unseemly conduct or actions shall be permitted on MYCC property. 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.

MAIN ROOM: The main room is utilized for meetings and social activities. The main room is open during MCH Office Hours. The main room may not be reserved and used for private parties; residents must have full access at all times. You may enter using the MYCC key at any time.

LIBRARY: Monterey's library is located on the main level of the clubhouse. A volunteer librarian is in charge of shelving books and general care of the materials. The library operates on the honor system. Books, magazines, and newspapers can be borrowed at

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any time and are expected to be returned in a timely manner. Returned and donated books are to be left on the table; they will be shelved by the librarian.

KITCHEN: A kitchen is provided to be used in conjunction with meetings and activities of Monterey's organizations. The kitchen may be used by Monterey residents anytime there is no Board sanctioned activity.

WORKSHOP: A Workshop is available to owners by joining the Workshop Committee. Please see the current Chairman to pay dues, sign a waiver and obtain a key.

ACTIVITY ROOM:

The activity 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.

Pool Table: 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 Activity Room without adult supervision.
- No food or beverages are permitted.
- Proper attire is required at all times, (bathing suits and bare feet are forbidden).
- At the end of play, the pool table should be covered, and equipment returned to the proper position for storage.

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 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.

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EXERCISE ROOM:

The exercise room in the MCH is available for all residents.

- Please sign in on the door noting name and time of use.
- Please sign a waiver in the office prior to using the fitness center

SWIMMING POOL:

Pool Guidelines-(Per Fla Building Code 454.1.2.3.5)

- Pool gates must be locked at all times per Martin County
- Hours are from 30 minutes after sunrise to 30 minutes before sunset 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.
- The swimming pool will be open every day except for emergency maintenance shutdowns.
- All persons using the pool do so at their own risk.
- The Association is not responsible for the loss or damage of property of any kind.
- Members are 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.
 - Diving masks, scuba gear, balls, and flippers are not allowed.
- No diving or jumping into the pool.
- Wading or dangling of feet while not attired for swimming is prohibited.
- Persons with infections or contagious health conditions such as colds, fungus, or skin disease are not permitted in the pool.
- No adult briefs or diapers permitted.
- All radios must be used with an ear jack or earphones. No electrical radios are allowed. (exception is Water Aerobics)
- Pool area shower must be used prior to 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.
- No objects made wholly or in part of glass, ceramic, or other breakable material are permitted in the pool area.
- Food is not allowed 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.
- No smoking at the pool from 7am to 7pm.

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- CONDUCT:
 - No unseemly conduct 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.

SMOKING RESTRICTIONS ARE IN FORCE IN THE POOL AREA AS WELL AS THE CANOPY AND BOCCIE AREAS. SIGNS ARE POSTED WITH THE RESTRICTIONS.

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 uses on a daily basis but is available every day, except when regular events, special events, or parties are scheduled.

- ACCESS TO YACHT CLUB: The Yacht Club is locked, but a resident's gate key will unlock the door to the kitchen giving access to the entire building. Please make sure the door is locked upon leaving.
- RULES: Rules above pertaining to the Main Clubhouse are in effect as they apply to the Yacht Club.
- PARKING: The Yacht Club area is a multi-purpose facility for use by all residents. 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. DO NOT PARK ON THE AREA THAT ARE STRIPED IN YELLOW.**
- DOCKING: Motorized vessels are allowed to dock at the yacht club for picking up or dropping off passengers only. They can only use the small dock to the south of the property. The large, railed dock is not to be used for docking of any kind.
Resolution 2025-06

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- **PROHIBITED ACTS:** Cutting bait or cleaning fish in or around the Yacht Club area, including the dock area is prohibited. Disposing of 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.

SCHEDULED USE OF CLUBHOUSES BY MONTEREY GROUPS AND ORGANIZATIONS

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 approved by the Vice President of the Board (MORA liaison). The following groups use the clubhouses for regularly scheduled meetings and events including Men's and Women's Golf, Mixed Golf, MORA, Social Activities, Bingo, Game/Card groups.

YACHT CLUB RESERVATIONS: After the MORA Activities Calendar has been compiled and approved by the Board Liaison (usually in April) Monterey residents may request use of the Yacht Club for events. Non-residents of Monterey may not reserve the facilities or any part of Monterey property except in the case of a Memorial Service for a Monterey Owner. The person that reserved the building must be on the premises for the entire event.

Application: A reservation form is available in the Office and must be completely filled out. State the date requested, the character of the function, and the total number to be in attendance. Then it will be reviewed and approved by the office.

Cost:

- *Recognized Organizations of Monterey* (majority of guests are MYCC Residents), Will reserve the Yacht Club thru Mora and will receive a post event checklist form from the MYCC Office. All groups will leave the premises clean and in good order.
- *Memorial Services-* For a Monterey Resident is free of charge. This reservation may originate with a non-owner.
- *Owners of Monterey where the majority of guests are MYCC Residents-* A five hundred dollar (\$500) refundable security deposit will be left with the Main Office.
- *Owners of Monterey where the majority of guests **are not** MYCC Residents-* a one hundred fifty dollar (\$150) nonrefundable check to cover use expenses (i.e. utilities, wear and tear of furniture and fixtures, etc.) and a five hundred dollar (\$500) refundable security deposit will be left with the Main Office.

Any damages over \$500 will be charged to the person that made the reservation.

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Alcohol (minors)- Per Fla Statue 768.125- Liability for injury or damage resulting from intoxication -No minor may be served alcohol on the MYCC premises.

Occupancy and Parking: The Occupancy of the Yacht Club is 129. There are 35 parking spots at the Yacht Club. Do NOT Park in the yellow stripped areas or on the grass.

Post Function Check-Off List: A checklist will be given to the requestor when the event is approved. This checklist is to be returned to the office within 24 hours of the event. Once the Yacht Club is inspected and is found clean, damage free and in good order by the Association then the security deposit will be returned. Any additional costs beyond the security deposit will be charged to the requestor.

Cancellation: If the Yacht club is no longer required, a cancellation notice is to be given to the office, in writing, at least 10 days in advance. Failure to do so will forfeit \$100 dollars of the Security Deposit.

No more than one reservation may be made at a time. Once the first reserved date has passed, then another reservation may be made.

GOLF RULES AND INFORMATION

Hours- The golf course is closed on Mondays. Tuesday thru Sunday the golf course opens from 8 AM until dusk. Hours are subject to change and will be posted on Channel 99. 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.

Golf Privileges- There is a maximum of two (2) privileges for each Unit. They are given as follows-

A single owner and a person who is approved to live in the unit on a permanent basis.
Husband and wife if both are on the deed, or any persons who have been approved as joint owners

When a unit is purchased for the use of parents, the purchaser relinquishes the rights while the parent is occupying the unit.

See the Resolution- Golf Privileges per Unit for detailed information.

Sign-Up- All players must sign up (register) at the Golf Shack with the starter and report ten minutes before tee time and show proper I.D.. 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 but is usually available prior to 7 am.

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Identification-All players MUST show Monterey identification badges

Equipment- Golfers must carry the following minimum which includes one (1) bag or rack and at least 3 clubs per player.

Accidents- Broken windows (on apartments or cars) and damaged screens must be reported to the management as soon as possible.

Conduct- No unseemly conduct or actions which may tend to create disharmony on or in proximity to the golf course shall be permitted.

Attire- 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, a golf turtleneck or mock turtleneck while playing golf. Woman's attire will follow LPGA (and MWGA) rules.

Guests- Golf passes may be obtained in the office Monday through Friday during office hours. Passes are for nine (9) holes of play and must be paid for by a check. Passes must be purchased in advance and are to be presented at the starting table for validation. No I.O.U.'s will be accepted.

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

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

Play- Play must start from Hole one or in accordance with starting procedure specified by the Mixed Golf Committee. Golfers must finish nine holes before signing up for another nine holes.

Fivesomes will be permitted from May 1st to October 31st. 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.

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

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.

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

All persons using the golf course do so at their own risk.

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SCOOTER USE

USE: 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 in the parking area in front of their units or on the walkway in front of their units.

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.

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.

KAYAKS/CANOES

Kayak and Canoe use guidelines and storage is provided by the Kayak Club. Please contact the Kayak Chairperson to join and obtain a storage area key. Anyone using a Kayak or Canoe does so at their own risk. There shall be no insurance provided by KMCA.

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.

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.

ASSISTANCE ANIMALS

ALL ANIMALS MUST BE REGISTERED WITH THE OFFICE.

Failure to do so will result in a fine. Laundry room use may be suspended if another Resident has animal allergies.

Owners must have their assistance animal vaccinated against rabies and obtain the appropriate Animal License. Proof of vaccination and licensing must be provided to Monterey Yacht and Country Club (MYCC). It's the owner's responsibility to supply proof no later than the date

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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.

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.

Assistance animals cannot be tied up or left unattended outside a condominium unit.

Owners must pick up and bag their assistance animal's excrement and dispose of it properly. It is not to be placed in the brown garbage bins unless it is in a 13-gallon trash bag.

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:

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.

The assistance animal runs after persons, other animals, or vehicles.

The assistance animal unreasonably interferes with, destroys, or damages the property of other persons or MYCC.

The assistance animal causes or creates foul odors, attracting insects or other vermin, thereby creating unreasonable annoyance or discomfort for persons on adjacent properties, or otherwise causing a sanitary nuisance.

Assistance animals cannot be walked in the back of the condominium buildings. They are not permitted on the golf course, in the pool area, or ponds and are prohibited from the Main Clubhouse and Yacht Club.

VIOLATIONS

The following action will be taken when a violation of rules, policies, or restrictions in the KMCA By-laws, Rules and Regulations and Declaration of Condominium is reported to the Board of Directors or the Property Manager, per Resolution 2025-13

Step one: The Property Manager will verify the violation and issue a written warning to the owner, renter, or guest. Copies of the violation letters will be available to the Board of Directors. A copy of the violation letter will be maintained in the owners/renters MYCC file.

Step two: For subsequent violation(s) the Property Manager will notify the owner/renter/guest by certified mail of the ongoing violation(s), corrective actions that need to occur and/or fines

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or suspensions that may be imposed as outlined below. The owner will be provided fourteen days' notice of the impending fine/suspension, or the opportunity for a hearing with the Hearing Committee.

If the owner/renter or guest goes to a hearing, the Hearing Committee will make a final determination on the violations and fines or suspensions. Fines may be levied by the Board of Directors based on a singular event, or daily on continuing violations, with a single notice and opportunity for a hearing before the Hearing Committee.

Fines are \$25.00 first offense, \$50.00 second offense and \$100.00 third offense. For infractions that are unique or egregious, the Board of Directors will determine the level of the fine, based on the nature and severity of the infraction.

Fines may not exceed \$100.00 per violation, or \$1000.00 in aggregate.

The Board of Directors may suspend for a reasonable period of time, the right of an owner/renter guest to use common elements or common facilities for failure to comply with provisions of declaration, by-laws, and reasonable rules of the association.

If the Hearing Committee does not approve the proposed fine or suspension by a majority vote the fine or suspension cannot be imposed. If the proposed fine is approved by the committee, the fine payment is due in (5) five business days, from the date the formal notice was sent. The association must provide written notice of such a fine or suspension by certified mail or hand delivery to the owner/renter/guest.

If a unit owner/renter/guest is more than (90) ninety days delinquent in paying fines, the Board of Directors may impose limitations on the use of common areas or voting rights until the fines are paid in full.

The suspension ends upon full payment of all obligations currently due or overdue the association.

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CHANGES FROM LAST RULE BOOK-

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|--------------------------------------|--|
| Owner, Renter and Guest- | Updated per new laws. Our Bylaws are out of date with Fair Housing Rules. |
| Walkways | No rubber mats allowed |
| Hurricane Shutters- | Updated per the new Resolution |
| Porch- | Changed to Lanai |
| Open Houses- | Added per new Resolution |
| Grounds- | Changed to Common Areas- Defined Common Area- No drilling of building exterior |
| Bicycles- | Added that they can be stored at the front of a parking space |
| Laundry Room Storage- | Removed that 2 nd floor can be used for storage of golf clubs. Removed that residents can use the 2nd floor laundry room for storage |
| Recycling- | Updated to bin color |
| Needles- | Updated per Martin County website |
| Added Bulk pick up- | |
| Noise- | Added Martin County information that was voted to be used by the Board- 2025 |
| Contractors- | Added that they need to check in at the office |
| Conduct- | Moved Children under Conduct |
| Clubhouse | Moved Billiard Room info to Clubhouse- Renamed it Activity Room Moved Bulletin board under MCH Added updated Yacht Club Reservation info |
| Complaints- | Added that Incident Report form is now online |
| Section IV- | Changed to Clubhouse Use |
| Kitchen- | Added that Residents can use the kitchen when no Board Sanctioned events are happening |
| Added Workshop | |
| Added Activity Room | |
| Added Exercise Room info- New Waiver | |
| Moved Pool info under MCH | |
| Yacht Club- | Added Docking updates per Resolution- Updated reservation policy- Removed gate lock requirement |
| Golf Rules | Added Golf Privileges from the Resolution Added woman's attire information |
| Scooter Use- | Updated per Resolution info |
| Assistance Animals- | Removed Waste Mgt Program Added Laundry Room Considerations |