

Rules & Regulations of Nettles Island, Inc., A Condominium

RULES VIOLATION AND COMPLAINT PROCEDURE

Rules violation, routine complaints and problems, such as water leaks, damage by grass cutting crews, garbage pickup and bath houses should be reported to Condominium Management by phone call (229-2930) or personal visit during normal business hours Monday-Friday, or by e-mail (niboard@comcast.net) to the Condominium office, where it will be directed to the proper person for evaluation and action. In an emergency when the Condominium office is closed, this type of complaint is to be reported to Security 229-0988.

Suggestions and complaints of a more general nature are to be submitted in writing or via e-mail, giving facts and information available. Date and sign the suggestion or complainant and submit it to Condominium Management.

OWNER PROPERTY SALES

The Unit Owner is responsible to give the new Unit Owner the following items:

- a. Pink ID tags (4)
- b. Condo fee payment book
- c. Mailbox key
- d. Bath House key
- e. Condo Book (Declarations, Articles, By-Laws, Rules and Regulations, Financial Statements and all other documents required by law). (5/27/15)

ADMINISTRATIVE RULES & REGULATIONS

These Rules & Regulations are developed and approved by the Board of Directors for the health, safety and comfort of all people on Condominium Property and to help protect Common Elements, help preserve Unit values and help reduce liabilities. The Board is empowered to write and enforce reasonable rules for all items relevant to Condominium living per Section 16.7 of the Declaration of Condominium. These Rules & Regulations are amended and restated as of February 24, 2010. Further amendments approved by the Board of Directors shall include the date that the change and/or rule becomes effective. (4/25/18)

- I. DEFINITIONS
- II. REGISTRATION BY OWNERS, GUESTS AND RENTERS
- III. IDENTIFICATION
- IV. PETS
- V. VEHICLES
- VI. PARKING OF MOTORIZED VEHICLES AND TRAILERS
- VII. SIGN DISPLAY
- VIII. PROPERTY APPEARANCE- EXISTING CONSTRUCTION
- IX. PROPERTY USAGE- NEW CONSTRUCTION/RENOVATION
- X. WATERFRONT USAGE
- XI. COMMON ELEMENTS
- XII. HURRICANE PREPARDNESS
- XIII. GENERAL CONDUCT
- XIV. POOLS AND HOT TUBS
- XV. ENFORCEMENT

I. DEFINITIONS

Terms are defined by Article 2 of the Declaration of Condominium or as listed below.

- 1.1 Owner: means any person owning a Condominium parcel according to the public records of the county.
- 1.2 Guest: means any invited person entering the Condominium property to visit an owner/occupant of a Unit. (12/4/13)
- 1.3 Renter: means any person who contracts for or gives consideration for the occupancy of a Unit over an agreed period of time, through an agency or directly with the Owner.
- 1.4 HIRE: means Hutchinson Island Real Estate, formally known as Nettles Coastal Realty, also NCR, also VNI, also Village at Nettles Island Inc.
- 1.5 NI: means Nettles Island, Inc., A Condominium Association

II. REGISTRATION REQUIREMENT FOR RENTERS AND GUESTS

It is necessary for Management to be able to identify everyone using the Common Elements and services:

2.1 Owner:

Owners are responsible for the actions and behavior of their children, grandchildren, renters, guests and for fines incurred. Owners are responsible for notifying their renters and guests of the N.I. Rules and Regulations. Owners and Rental Agents should provide renters and guests with a copy of the N.I. Rules and Regulations. (12/4/13) (5/27/15) (10/7/15)

2.2 Renters:

Renters, including renters through HIRE, must be registered at the Condo office in person, or by fax or email with all required documentation (Renters through HIRE must also register at the Condominium office) as described below. (12/4/13) (10/7/15)

- a. Owners or their Agents must register renters with the N.I. Condominium office on the supplied NI Renter & Guest Registration/Authorization Form (available at the Condominium Office or Condominium Website). The form must be received by the Condominium Office three (3) days prior to the Renter's arrival to N.I., but no later than the time of arrival. No Renters will be allowed access to N.I. without the Owner or their Agent completing the Condo supplied NI Renter & Guest Registration/Authorization Form. (10/7/15)
- b. Renters and Guests, at check in, will be required, but not limited to furnish all of the following items below in order to gain access to N.I.
 1. Valid Driver's License or government issued I.D. of the renter or guest. (10/7/15)
 2. Vehicle Registration and proof of automobile liability insurance. (10/7/15)
 3. Provide all applicable pet registration requirements found in section IV. (10/7/15)
- c. Owners who chose to rent their unit(s) have a responsibility to provide every renter with a copy of the N.I. Rules and Regulations and governing documents. It is the Owner's responsibility to ensure that all tenants abide by all governing documents of N.I. (1/7/15)

2.3 Guest:

- a. If the guest is staying for fourteen (14) days or more in a thirty (30) day period and has a motorized vehicle, a vehicle barcode decal must be obtained from the Condominium Office which will require providing proof of vehicle registration and current auto liability insurance within two (2) business days of the fourteen (14) day pass expiring. Upon obtaining a barcode the vehicle may not be parked at a bath house utilizing a 14 day or less "Guest Pass". (12/4/13)(10/7/15)
- b. Owners or Renters must advise entrance gate by phone (229-0988) or by automated system that a Guest(s) is expected. Notification the day before is requested. Upon their arrival Entrance Gate Personnel will issue a vehicle identification "Guest Pass", valid for 24 hours. This must be displayed in the left hand corner of their motor vehicle's front windshield. If no advance notice is provided, on the arrival of a Guest, Entrance Gate personnel will telephone the appropriate Owner/Renter being visited. Should Entrance Gate Personnel be unable to reach the Owner/Renter, it shall be presumed that they are not in residence and the Guest will be denied access. (12/4/13)(10/7/15)
- c. Frequent guests to your Unit can be placed on the frequent guest list at the Condominium Office and will be issued a vehicle identification "Guest Pass" valid for 24 hours. (12/4/13)(10/7/15)

2.4 All persons entering Nettles Island are required to comply with NI Rules and Regulations, all posted signage, and requests made by NI employees as necessary for safety and to comply with the NI governing documents. (4/5/17)(4/25/18)

2.5 Pet Registration

(See Rules and Regulations 4.2 Below)

III. IDENTIFICATION

3.1 Identification decals (Bar Code) are required for owner's motorized vehicles, golf carts and shall be issued at the Condominium Office, upon proof of current Registration and liability insurance. (Black barcodes are for vehicles registered to an owner, Yellow barcodes are for Guests and Renters residing at NI for 14 days or more). (10/7/15)

- a. Owners are entitled to unlimited free black bar codes per owner/unit for vehicles registered to their names only. (10/7/15)(4/25/18)
 - b. Defective bar codes will be replaced at no cost.
 - c. All new renter and contractor barcodes will be charged a fee as determined by the Board of Directors. (4/25/18)
- 3.2 Renters and Guests must display proper Condominium Identification (Condominium bar code, vehicle pass) on motorized vehicles upon entering the Condominium. (12/4/13)
 - 3.3 Persons entering the Condominium while not in a motorized vehicle shall display proper N.I. Identification (ID tag, photo identification, etc).
 - 3.4 Each lot owner is required to have four (4) I.D. tags. If additional tags, four (4) per unit, for guests are required, they may be obtained at Condominium Office. A cash deposit of twenty five (\$25.00) dollars is required for each additional tag. This deposit will be refunded upon return of the tags. The tags will be issued for a two (2) week time frame. (12/4/13)
 - 3.5 It is necessary for persons to show I.D. tags at the pools, if requested, except if under twelve (12) years of age must be accompanied by a parent or guardian with ID tag at all times.
 - 3.6 It is necessary to show I.D. tags for use of equipment at the Recreation Hall, including exercise room. Exercise room age requirements are sixteen (16) years of age or fourteen (14) to fifteen (15) years of age accompanied by parent or guardian with ID tag at all times. (5/14/14)

IV. PETS

- 4.1 The following pure and mixed Dog Breeds are not permitted on Condominium property, Bull Terrier, Pit Bull, German Sheppard, Doberman, Rottweiler, Chow, Akita or any animal of mean or violent temperament. (1/8/14)
- 4.2 All pets must be registered with the Condominium Office and have a current immunization shots certification, including rabies. Each pet (limited to dog or cat) will be issued a tag for a one-time fee. (1/8/14)
- 4.3 Owner is responsible to present immunization renewal certificate to Condo Office.

- 4.4. No Unit may maintain more than two (2) household pets (dogs and/or cats) all other animals must be approved by the Board of Directors. (1/8/14)
- 4.5 Pets shall not be permitted on outdoor recreational areas or other Unit Owner's private property, without written permission from Unit property owner. Pets are not permitted inside Common Element restrooms. (5/27/15)
- 4.6 All pets must be on a leash not to exceed six (6) feet at all times when outside a Unit. Longer leashes are permitted at the pet exercise area only.
- 4.7 Pet Owners must pick up all solid waste of their pets and dispose of such waste in an appropriate container.
- 4.8 No reptiles or wildlife shall be kept in or on the Condominium Property (including Units).
- 4.9 Fish and caged household type bird(s) can be kept in units, provided that a bird(s) does not become a nuisance or annoyance to neighbors.
- 4.10 The feed for birds, wildlife or domestic animals will not be allowed to remain outside the residence at any time. (10/8/14)
- 4.11 Pets are permitted in West Recreation Parking Lot and West Recreation walkways on golf carts and vehicles only, with the exception of special events as permitted by the Board of Directors. (4/25/18)

V. VEHICLES (See Declaration Article 16.7)

- 5.1 All Vehicles and Golf Carts
 - a. Motorized vehicles and golf carts must be registered at the Condo office, and have adequate liability insurance and current vehicle registration, per state requirements. (12/4/13)
 - b. Must observe the speed limits (20 MPH on Nettles Blvd. and 10 MPH on all other streets) and stop signs and other traffic control signs.
 - c. Are not to be driven or ridden on sidewalks or pathways. (Except handicapped vehicles, and as otherwise authorized below)

- d. Motorized vehicles must use lights between sunset and sunrise.
- e. Must not emit objectionable smoke or noise.
- f. All motorized vehicles, golf carts, and bicycles must not be operated in reckless or dangerous manner. (4/5/17)

5.2 Registered Vehicles

- a. Operators must have a current state (or equivalent) license.

5.3 Golf Carts

- a. All golf carts must have a N.I. issued license plate, visible at all times and current year registration decal displayed on the rear of the cart as of January 31 of current year. No license plate or decal will be issued without liability insurance. (12/4/13)
- b. Golf cart operator
 1. Golf cart operators to be at least 16 years of age and have with them photo ID or be 14 or 15 years of age accompanied by parent or guardian.
 2. Must drive single file unless passing
 3. Must not engage in racing.
 4. Must not engage in pulling people on roller skates, skateboards, bicycles, play wagons.
 5. Must not permit people to hang or stand on the cart.
 6. Must not permit more passengers than the seating capacity of the cart.
- c. Golf carts are allowed on the east, north and west access pathways to the recreation hall parking lot. (4/20/16)
- d. Handicapped golf carts are permitted on the pathway to the ocean and parking there while occupied. Handicapped stickers for golf carts are available at the Condominium Office upon presentation of current state issued handicap permit. (5/27/15)

5.4 Unregistered Vehicles

- a. Motorized skateboards, razors or scooters that require stand up operations are prohibited, except for Segway and hover boards. (12/4/13)(4/20/16)
- b. Reserved- Left Blank Intentionally (4/5/17)
- c. Bikes and skateboards may be ridden on the three (3) access pathways leading to the recreation hall parking lot.
- d. Bikes and/or bike riders must have front and rear reflectors and lights for night riding.
- e. The use of roller blades, roller skates, Segway, hover boards, razors and skateboards will not be allowed between sunset and sunrise. (12/4/13)(4/20/16)
- f. No roller blades, hover boards, roller skates or skate boards allowed on sidewalks around recreation hall, or otherwise posted.

5.5 All terrain Vehicles

- a. All terrain vehicles (ATV's, quads, and four (4) runners) are prohibited from being operated in N.I. (4/20/12)

VI. Parking of Motorized Vehicles and Trailers (See Declarations Article 16.7)

- 6.1 Parking of any type of vehicle and/or trailer is prohibited on Common Elements (including roadways and parking lots) between 2 AM and 6 AM except as otherwise provided.
- 6.2 Overnight parking in the Recreation Hall parking lot is allowed for special circumstances, as listed on the Recreation Hall Parking Permit, for maximum of (3) days. A permit must be obtained from the Condo office or entrance gate personnel and displayed on the vehicle. No overnight in Recreation Hall parking lot from Saturday 10 PM to Sunday 1 PM. Alternate parking at Ocean Pool parking lot with permit. (2/26/14)

- 6.3 Parking and driving is permitted only on finished surfaces of Common Element and Units such as concrete, pavers and blacktop. No parking or driving on or over grass, except near any condo parking lots, such as Rec. Hall, Ocean Pool and Causeway when all the designated parking slots are filled. (4/24/13)
- 6.4 Parking on the front left set back shall not extend into the eight (8) foot setback beyond the front left corner of unit. (Except if approved by Declaration 16.1.3)
- 6.5 Parking at a bathhouse is restricted to guests only. Owners and renters must obtain a temporary permit from the Condominium Office to park at a bathhouse. Permits will be issued for up to a seven (7) day period for special circumstances. Owners may park at bathhouses while they are using the facilities. (12/4/13)
- 6.6 Parking on a Unit other than your own is only allowed if the Unit Owner grants written permission and files it beforehand at the Condominium Office.
- 6.7 Vehicles parked on Unit property can not extend into the street, except when **PARALLEL** parked on the road between the hours of 6AM and 2AM. (4/24/13)
- 6.8 No parking is permitted on any rear setback areas. No parking is permitted on any side setback areas, unless approved by Declaration 16.1.4(d). (5/27/15)
- 6.9 Parking in the causeway parking area is permitted between 2 AM and 6 AM only for people who are fishing or boating. (4/24/13)
- 6.10 R.V.'s can be pulled or backed onto Unit, as long as the utility hookups of Unit and R.V.'s are on the same side. Utility hookups can be extended at owner's expense and with Condominium approval. Vehicle and tip outs/slide outs must observe all setback requirements. (10/12/16)

- 6.11 No vehicle (trailer, motor home, car, van, etc.) shall be used as a camping or sleeping facility at bathhouse, recreational area parking lots, streets or other Common Elements.
- 6.12 A second recreational vehicle may be parked on a Unit under certain limited circumstances. (See Declaration Article 16.1)
- 6.13 Removable slide-in truck campers cannot be placed or stored on any Unit when separated from the vehicle.
- 6.14 Handicapped parking spaces are for vehicles displaying valid handicapped stickers, placards or license plate only.
- 6.15 Must observe all posted parking signs and directives. (2/1/17)

VII. SIGNS (See Declaration Article 16.7)

The following signs are permitted:

- 7.1 One (1) For Sale and/or one (1) For Rent sign (12" x 18" maximum) may be displayed on a Unit or by the in-ground trash container. (3/26/14)
- 7.2 One (1) Open House sign (12" x 18" maximum) and/or one (1) flag (10" x 48" on a 6' pole) may be placed on the property the day of the open house. (10/4/17)
- 7.3 Signs (12" x 24" maximum) related to the election of directors and any other business that may come before the Members, including voting on amendments, may be displayed in unit windows, on golf carts and vehicles, from December 26th to the day of the election.
- 7.4 No other signs may be displayed without the written approval of the Board of Directors.

VIII. PROPERTY APPEARANCE-EXISTING CONSTRUCTION

(See Declaration Article 7.1 and 16.1)

8.1 Unit Upkeep

- a. Owner must maintain their property twelve (12) months a year. This includes weed control of pavers, driveways, sidewalks, trees, flower beds, skirting and electric pedestals. Weeding and trimming is not included by landscape contracts. (1/8/13)
- b. No appliances, including but not limited to refrigerators, freezers, clothes washers, dryers, water heaters or any dangerous items may be installed or left out doors on any lot. (10/4/17)
- c. Deteriorated, unsafe or health hazard items on Unit shall not be allowed. (10/12/16)
- d. All permanent units must have skirting with approved material by St. Lucie County and the Association. (10/4/17)
- e. Nothing permanent can be placed or planted in the five (5) foot setback.
- f. No permanent obstruction can be placed or planted in the eight (8) foot setback.
(As per St. Lucie Land Development Code Chapter 7.10.16)

8.2 In-ground Trash Containers

- a. An in-ground trash container with an inside can and lid is required for each Unit, with a limit of one container per Unit. The trash container must be within five (5) feet of the street and easily accessible for pick up. This will insure safe and proper handling and help to deter animals from accessing the trash.
- b. The liner, lid and can must be maintained in good condition by the Unit Owner. These items can be purchased new at the Condominium Office.
- c. Trash not placed in the in-ground trash container, with lid shut, shall be set out after 6:30 am on the scheduled pick up days (currently Tuesday and Friday). Trash outside the in-ground container not picked up by

7:00 p.m. on the pickup day shall be returned to a protected location.
(10/4/17)

- d. Yard waste, (Vegetation Only) maybe placed neatly next to street up to four (4) days prior to Wednesday yard waste pickup (Saturday through Tuesday) (10/18/14)
- e. Special pick up requests should be coordinated with the Condominium Management. (10/8/14)

8.3 Storage Units

- a. Condominium Association must pre-approve, in writing, type, location, and style before installation of all temporary, non-permanent and permanent storage units. (3/1/17)
- b. Each Unit may have a maximum of two (2) temporary, non-permanent storage units, not to exceed six (6) feet in width, four (4) feet, in depth and seven (7) feet in height or equivalent. Total size of both storage units not to exceed three hundred and thirty six (336) cubic feet. The dimensions of temporary, non permanent storage units specified herein may be exceeded by no more than (1) foot in width and one (1) foot in depth and one (1) foot in height, provided the storage unit is placed in the rear of the buildable portion of the Lot that has a permanent dwelling on the Lot at the time the storage unit is erected. (3/1/17)(10/4/17)
- c. Temporary, non-permanent storage units shall be located in the rear fifteen (15) feet in the eight (8) foot setback next to dwelling or in the foot print of the building portion of dwelling. (3/1/17)
- d. All temporary, non-permanent storage units must be secured to the dwelling or concrete slab or anchors buried in the ground at least two (2) feet. (3/1/17)
- e. All temporary, non-permanent storage units must have at least four (4) feet between storage units and property line of the eight (8) foot setback. (3/1/17)

- f. All permanent storage units must be built in the buildable portion of the dwelling and have St. Lucie County building permits and have a permanent dwelling on the lot. (3/1/17)(10/4/17)

8.4 Portable Canopies and Portable Screen Rooms

Portable canopies or portable screen rooms can be used for activities during the day hours but must be taken down each night. (1/8/14)

8.5 Antennas

Antennas (such as citizens band radio, wifi, ham radio, etc.) with a wind rating of 70 or more miles per hour are allowed. The antenna shall not extend beyond (10) ten feet above the unit. Satellite dishes up to one meter (39 inches) are permitted. However, for safety reasons they may not be roof mounted. (Excluding R.V.)

8.6 Flag Poles

Flag pole height shall be no higher than twenty (20) feet from ground up to the top of the pole for Unit Owner flag poles.

8.7 Plantings

- a. The following trees are prohibited: Ficus, Brazilian Pepper, Brazilian Pine, Scheffalara, Melaleuca and Australian Pine.
- b. Owners shall be held responsible for any damages to underground utilities resulting from root action of plants, trees and excavations.
- c. Planting on individual Unit shall not block the vision of vehicle drivers at roadway intersections, nor shall they hinder access to lawn mowing equipment entering Unit. Plantings must not be allowed to infringe on neighbor's property, or extend into the roadway. (Also see 8.1 e & f) (formerly miss-labeled as 8.7 g 3-14-2018)(4/25/18)

8.8 Unit Numbers

For identification purposes of Units, especially in case of emergency, all Units must be identified with at least 4" high numbers, clearly visible from the street,

on the permanent residence with contrasting color from the background color (St. Lucie County requirement) and three inch (3”) numbers on the in-ground trash can lid.

8.9 Fences, privacy screens

Fences and Self-supporting trellises are prohibited with the following exceptions, which are permitted: (1/8/14)

- a. Screening structures at RV tip-outs/slide outs, however cannot be over eight (8) feet in height and cannot exceed ten (10) feet in length.
- b. Structures to hide transformers and/or air conditioner units, which structures do not extend more than twelve (12) inches above the top and are located within six (6) inches of the side of the transformer or the a/c unit.
- c. Lattice work for skirting of trailers, porches, decks, and/or steps.
- d. Fences erected by the Association on the Common Elements.
- e. Poles with ropes/chains across a unit’s parking area at street. (10/4/17)

IX. PROPERTY USAGE- NEW CONSTRUCTION

Plans for any new construction or renovations of Units and/or docks must be reviewed by Condominium Management and/or Architectural Committee and approved by the Board of Directors. Contractor Procedures (as approved by the Board) governing new construction and renovations are available from Condominium Management upon request and/or from N.I. web site (nettlesislandcondo.com). (4/24/13)

- 9.1 Rescue ladders will be required on all dock construction for safety. (1/8/14)(10/4/17)
- 9.2 No new construction, or any portion of a unit, or appurtenance thereto, or addition, including but not limited to awnings, satellite dishes, shutters, gutters, downspouts, pavers, etc. may be allowed to encroach into the air space or ground beyond property lines for all new construction. (10/4/17)

(See Declaration Article 9.0)

X. WATERFRONT PROPERTY USAGE

10.1 In order to perform regular containment wall and cap inspections to evaluate and perform necessary maintenance, repairs, or replacement, the following must be adhered to: (4/24/13)

- a. Nothing may be affixed, attached, over, or bear weight, in any way, on the seawall and cap, except conduits for water and electric may extend over the seawall to a Unit Owner's dock or boat lift and must not be affixed to the seawall or cap. (4/24/13)
- b. Unit Owner's will be responsible for all costs associated with partial or full removal of Unit Owner's dock or boat lift structure, including conduits for water and electric, to facilitate seawall and cap maintenance, repairs and replacements. Except for emergency repairs, the Association will provide ample written notice of projected dates for repairs to each Unit Owner affected by seawall and cap repairs or replacements. In the event unit owner fails to remove owner's structure to facilitate seawall and cap repairs or replacement in a timely manner, all costs incurred to remove and dispose of structure will be billed to the unit owner. (4/24/13)
- c. At the time of seawall and/or cap repair or replacement, all non-conforming structures or equipment will be removed and will not be permitted to be replaced (i.e. davits, ladders, etc). Davits must be placed on pilings, waterside, of the seawall and without any load bearing on seawall. Ladders removed from seawall must be placed on owners dock if space is available. (1/8/14)

10.2 Drilling holes, penetrating, painting, modifying, or covering the seawalls and caps are prohibited. (4/24/13)

10.3 Trees and shrubs are prohibited within five (5) feet of containment walls.

10.4 Concrete slabs in the five (5) foot setback are prohibited except where previously permitted by St. Lucie County prior to a moratorium issued by the Board in March 2005. (See Declaration Article 3.2f)

10.5 Exterior water shall be so drained from structures that drain water flows toward the street unless a downspout is installed to take the water over the wall and in no way toward the back of the containment wall. (10/12/16)

- 10.6 Severely deteriorated and non-functional docks and lifts, in the canals, must be removed, repaired or replaced upon notice from the Association. Failure to do so will result in a violation issued to the Unit Owner. (4/24/13)
- 10.7 Dock structures are prohibited from spanning two (2) lots contiguously, if built or renovated after June 1, 2013. Unit Owners dock or boat lift and all attachments thereto must be contained within the width of the two (2) rear property pins, unless further restricted by DEP, St. Lucie County, or other governing agency. (4/24/13)
- 10.8 To eliminate any additional loading not considered in the original seawall engineering design intent, all new residences located within ten feet of the seawall face, shall be constructed on permanent deep foundation systems. The owner provided Professional Engineer will also be responsible for locating the in-situ seawall system to ensure new construction will have no impact on the existing seawall system, particularly the tie rod and dead man. Manufactured or mobile homes and standard driveways are exempt. (10/4/17)

XI. COMMON ELEMENTS (Section 9 of Declaration)

- 11.1 There shall be no alterations or additions to Common Element, without written consent of the Board of Directors.
- 11.2 No personal property may be placed or stored on Common Element.
- 11.3 No fishing from the roadway portion of North side Causeway Bridge or from Bridges at Celebrity and Porpoise Inlands.
- 11.4 No repair or maintenance of privately owned equipment will be allowed on Common Element.

XII. HURRICANE AND TROPICAL STORM RECOMMENDED PREPARATION GUIDELINES (Hurricane season June 1st to November 30th)

Note.

Owners are strongly encouraged to follow the recommended Hurricane Preparedness Guidelines below when an announcement has been made indicating a Hurricane Watch is in effect, but not less than within 12 hours of a Hurricane Warning issued for the local

area covering Nettles Island, or when the occupant leaves Nettles Island for one (1) week or more. (3/2/16)

12.1 Golf carts, motorcycles, bicycles, boats, trailers, lawn furniture, planters, flowerpots and other loose items should be secured, tied down or stored inside the Unit. (3/2/16)

12.2 All anchors or tie downs should be in place prior to the beginning of hurricane season. (3/2/16)

12.3 Trash cans should be removed from in-ground container and stored indoors and trash can lids secured.(10/7/15)

12.4 Hurricane shutters are recommended and if wood is used it should be painted white or the color of the Unit. (3/2/16)

12.5 Water craft should not be left either in the water or on boat lifts. (3/2/16)

12.6 Recreation vehicles, trailers, and boats not properly tied down should be removed from Nettles Island and brought to a safe location. (3/2/16)

12.7 Flags, flag poles, satellite dishes, and antennas should also be taken down either secured or stored in the unit. (3/2/16)

12.8 Owners should be aware that they could be held responsible for any damage or loss to others due to their negligence in not preparing for the weather event. (Refer to Amended and Restated Declaration of Condominium of Nettles Island, Article 17.1) (3/2/16)

XII. GENERAL CONDUCT

13.1 Door to Door Solicitation is prohibited unless Condominium Management has granted prior approval.

13.2 Business Owners may operate a business from their Unit as long as this action does not cause additional traffic congestion or disturb other neighbors. There will be no signs advertising this business operation permitted on any Unit or Common Element. Exception is bulletin board between cafeteria and mail room.

13.3 Quiet Hours:

No loud noise such as, electronic or acoustical devices including, but not limited to, radios, televisions, CD players or MP3 players, etc., loud noises or conversations which can be heard outside of unit after 10:15 PM and before 7:00 AM. (5/24/15)

13.4 Recreation Areas

- a. Open at 7:00 AM, Close at 10:00 PM
- b. No one is permitted to loiter in the recreation area parking lots or bathhouse between 10 PM to 7 AM.
- c. All posted rules must be followed at all recreation facilities or offender will be asked to leave. (Posted Pool and Spa Rules as approved by the Board of Directors will be attached and included as Exhibit A to the NI Rules and Regulations). (5/27/15)(4/5/17)
- d. The age requirement for recreation areas are as follows:
 1. For safety, children under 12 must be accompanied by an adult when using NI recreational areas and equipment; with the exception of the exercise room; children under 16 year of age must be accompanied by an adult. (1/7/15)

13.5 Nuisances

No nuisances (as reasonably determined by the Association) shall be allowed on Condominium Property, nor is any use or practice allowed which is a source of annoyance to residents or occupants of Units or which interferes with the peaceful possession or proper use of the Condominium Property by its residents or occupants. No activity specifically permitted by this Declaration shall be deemed a nuisance.
(See Declaration Article 16.4)

13.6 Noxious Conduct

- a. No illegal, noxious or offensive activities or conduct is permitted toward Owners, Tenants, Guests, or Condominium employees or contracted service. (12/4/13)(4/19/17)
- b. No walking or playing on Unit Owner Property without permission.

13.7 Fireworks

No fireworks to be set off anywhere on Condominium Property,

13.8 Open Flame or Fire

No open flame or fire is permitted on Condominium Property unless the device was made for cooking or protection from mosquitoes or other insects. (1/8/14)

XIV. POOLS AND HOT TUBS

14.1 Smoking, including use of E-Cigarettes, is not permitted within the fenced areas at Ocean or Clubhouse pools, including patio area. (10/19/11)(3/18/15)

14.2 Persons under twelve (12) years of age must be accompanied by parent or guardian at all times.

14.3 All pool users must follow all general and safety rules, as approved by the Board, clearly displayed at each pool or hot tubs.

14.4 Anyone who refuses to obey the rules will be asked by the pool attendant to leave the area, and are required to leave.

14.5 Children under 12 must be accompanied by an adult to use the Hot Tubs (spa). (12/17/14)

XV. ENFORCEMENT (See By-Laws 6.15)

15.1 Introduction

This section sets forth the procedures for enforcing the rules of the Condominium as contained in the Declaration of Condominium, Articles of Incorporation, By-Laws and Rules and Regulations (“Rules”), which from time to time may be adopted or amended. The main focus is on achieving compliance in a time frame which would allow for a reasonable time to fix violation, and to collect fines. Every Owner, Guest, or Renter shall comply with the Rules. The Board of Directors (“Board”) is empowered to enforce the Rules by Declarations 16.7 and 17 and By-Laws 6.15. (12/4/13)

15.2 Enforcement Responsibility

The Board delegates responsibility for enforcement to the Property Manager, who in turn may further delegate responsibility to Condominium employees or enforcement personnel. He/She is charged with the fair, consistent and reasonable administration of the Rules. Owners are asked to participate in enforcement of Rules by calling attention to violations or reporting violations. (5/27/15)

15.3 Violation Notices and Fines

Note. The authority to levy fines is provided in By-Laws Section 6.15

- a. The first violation of a rule violation will result in a warning issued to the unit owner. The warning is subject to appeal as described below.
- b. The second violation or continuing occurrence of violation of a rule by any unit owner, occupant, or guest will result in a notice and a fine of one hundred dollars (\$100) against the unit owner. Payment is to be made to the Condo at the Condo office within 30 days of the hearing. The notice is subject to appeal as described below. (4/25/18)
- c. Subsequent violations or continuing occurrence will result in a notice and a one hundred dollar (\$100) fine, for each occurrence within a rolling twelve (12) month period, not to exceed one thousand dollars (\$1000) in the aggregate. The notices are subject to appeal as described below.
- d. Warning and violation notices are to be in writing and be hand delivered or mailed via USPS to the owner's address of record with the condo, or emailed if owner consented to email notices. Violations must be corrected within ten (10) days, except for safety issues which must be addressed within twenty-four (24) hours. Violations must be fixed by date stated on the violation notice. (4/25/18)

Enforcement Steps for each violation as per By-Law 6.15

1. Warning issued for violation
 - a. Violator can appeal

Or

- b. Violator will correct violation
2. Reasonable time a violation will be issued with \$100 fine.
3. No fine may exceed \$100 per violation, however, a fine may be levied on the basis of each day of a continuing violation with a single notice and opportunity for hearing, provided however, that no such fine shall in the aggregate exceed \$1000 “per violation per year”.

15.4 Covenant Enforcement Committee

The Board will appoint a Covenant Enforcement Committee of five (5) owners and are not to be a board members or persons living in a board member’s household. They serve at the pleasure of the Board. They are charged with the fair and consistent interpretation and implementation of the Rules. They are to reclude themselves from the Committee for any cases where they have a personal bias or real or potentially perceived conflict of interest. They are to elect from among themselves a Chairperson and Secretary with the duties normally associated with those offices. Quorum of three (3) members is required for appeal hearing.

15.5 Appeal procedure

Should the accused violator wish to dispute a warning or a fine, they may do so, in writing, to the Property Manager at the condo office. The Property Manager may grant or deny a request to extend the “must be fixed by date”. If an appeal is filed, any enforcement actions will be put on hold until appeal is resolved per this procedure.

Should the Property Manager deny the request to extend the “must fix by date” of a violation, the accused violator may request a hearing before the Covenant Enforcement Committee. Such request must be made to the Property Manager, in writing, within ten (10) days of receipt of notice of a violation. The Property Manager will notify the Covenant Enforcement Committee which will schedule a hearing. The hearing will be at a location on the Condominium property, open to the Owners and with advance notice and postings as per the requirements of a Board meeting. Decisions will generally be made at the meeting, but may be delayed as the Covenant Enforcement Committee may deem necessary.

Minutes of the concluded hearings, noting the facts and circumstances of the case, the issues considered and the decision of the Committee will be developed within 10 business days of a hearing being complete and permanently maintained in the Condominium office.

Should the Covenant Enforcement Committee deny the appeal, payment of the fine is due within 30 days of the hearing. In the event of non-payment of the fine, the Property Manager may initiate court action or other remedies available to the Condominium or other actions may be initiated including removal of privileges such as automated bar code access to the property. (4/25/18)

15.6 Other Board and Owner Enforcement Rights

Nothing in this procedure would preclude the Board from exerting any other enforcement rights that they may have in the Rules.

Notes

1. These Rules and Regulations have been adopted by the Board of Directors as provided for in Article 16.7 of the Declaration of Condominium.
2. Capitalized terms are defined in this document or in the other formal Condominium documents (Declaration, Articles of Incorporation or By-Laws).
3. Additional rules and regulations exist in the other formal Condominium documents.