

## IMPORTANT NOTICE

EVACUATION ROUTE AND MAP (IN CASE OF FIRE/HURRICANE/FLOODING) DOCUMENTS ARE POSTED IN THE OFFICE. PLEASE LET OUR STAFF KNOW IF YOU WILL NEED SPECIAL ASSISTANCE IN AN EMERGENCY. OUR EMERGENCY PHONE NUMBER AFTER HOURS IS (904) 461-0137

Revised 11/16/2006

### ST. AUGUSTINE BEACH & TENNIS RESORT RULES AND REGULATIONS

The following rules and regulations are for the express use at St. Augustine Beach & Tennis Resort. In accordance with Article V, Section 2 of the By-Laws, The Board of Directors has revised and adopted the Rules and Regulations for the purpose of the safety and comfort of all.

It is the responsibility of each individual management office to inform their guests or residents of the Rules and Regulations of the St. Augustine Beach & Tennis Resort and subsequent penalties for violations and any damages incurred.

#### **PETS**

A. LEASHES ARE REQUIRED; THIS IS A ST. AUGUSTINE BEACH ENFORCIBLE LAW.

B. PETS ARE ALLOWED IN THE DESIGNATED UNITS ONLY. NOT EVERY UNIT ALLOWS PETS. NO MORE THAN TWO DOGS ARE ALLOWED PER UNIT AND NO LARGER THAN 50 LBS.

C. SANITARY CARE MUST BE TAKEN WHEN DOGS ARE WALKED ON PROPERTY. THE DESIGNATED PET WASTE AREA IS MARKED WITH PROPER SIGNAGE, AND LOCATED AT THE END OF THE 800'S SECTION OF THE PROPERTY. IT IS THE RESPONSIBILITY OF THE PET OWNER TO CLEAN UP AFTER THEIR PET. AT THE DISCRETION OF PROPERTY MANAGEMENT- VIOLATION OF THIS POLICY CAN RESULT IN EVICTION.

D. NO PETS ARE ALLOWED AT THE POOL. THIS IS A HEALTH DEPARTMENT RULE- VIOLATION COULD RESULT IN THE CLOSING OF THE POOL BY THE HEALTH DEPARTMENT.

VIOLATION OF ANY OF THE ABOVE RULES WILL RESULT IN A FINE OF \$25 PER INFRACATION.

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#### **GATES AND FENCES**

A. THE GATE AND FENCES ARE FOR SECURITY PURPOSES. THERE IS NO CLIMBING ON FENCES OR GATES. CHILDREN ARE NOT PERMITTED TO PLAY AROUND THE GATES AND SHOULD BE SUPERVISED WHEN USING GATE CODES.

B. THE GATES SHOULD NEVER BE FORCED OPEN OR CLOSED. REPORT ANY GATE PROBLEMS TO PROPERTY MANAGEMENT IMMEDIATELY.

C. ANY DAMAGES INCURRED AS THE RESULT OF MISUSE OR MISTREATMENT TO THE GATES AND FENCES WILL BE CHARGED TO THE OFFENDER.

## VEHICLES AND TRAFFIC

**ABSOLUTELY NO PARKING ON THE GRASS. ANY VEHICLES PARKED ON THE GRASS WILL BE FINED \$20.00 PER DAY AND SUBJECT TO BE TOWED AT THE VIOLATORS EXPENSE. (\*\*STRICKLY ENFORCED)**

A. NO PARKING IS ALLOWED IN FRONT OF DUMPSTERS OR RECYCLE BINS. VIOLATION OF THIS POLICY WILL RESULT IN THE VEHICLE BEING REMOVED FROM THE PROPERTY BY THE CONTRACTED TOWING COMPANY AT THE EXPENSE OF THE VIOLATOR.

B. BOATS, CAMPERS, RV'S, MOVING VANS, OVERSIZED TRUCKS OR TRAILERS MAY BE PARKED WITHIN THE GATED AREA FOR SHORT TERM PARKING ONLY WITH APPROVAL FROM RESORT MANAGEMENT IN A SINGLE PARKING SPACE IN THE DESIGNATED AREAS ONLY.

1. Trailers parked in other areas will be tagged with a warning sticker-further violation of this policy will result in the trailer being removed from the property by the contracted towing company, at the expense of the violator.

2. Trailers parked outside the gated area are not the responsibility of the Property Management

3. Bicycles, motorcycles, or authorized vehicles parked within the gated area are done so at the risk of each guest or resident.

C. NO REPAIRING, LUBRICATING OR GENERAL MAINTENANCE OF VEHICLES IS PERMITTED ON THE PROPERTY. UNLICENSED VEHICLES RENDERED NOT DRIVABLE MAY NOT BE PARKED WITH THE GATED AREA.

## GROUNDS

A. THE IRRIGATION SYSTEM MAY CAUSE SPOTS ON THE PAINT OF VEHICLES, EACH INDIVIDUAL MANAGEMENT OFFICE IS RESPONSIBLE FOR INFORMING THEIR GUESTS OR RESIDENTS OF THIS POSSIBILITY, THE MASTER ASSOCIATION IS NOT RESPONSIBLE FOR ANY DAMAGE CAUSED BY WATER SPOTTING FROM THE IRRIGATION SYSTEM.

B. NO TOWELS, RUGS, OR ANY ARTICLES OF CLOTHING SHOULD BE HUNG FROM THE A/C FENCES IN FRONT OF THE UNITS, OR DISPLAYED IN ANY MANNER AROUND THE UNIT. NO ARTICLES MAY BE HUNG FROM OUTSIDE WINDOWS. NO ARTICLES OF ANY KIND, INCLUDING BUT NOT LIMITED TO, BEACH/LOUNGE CHAIRS, TOYS, ETC. MAY BE PLACED OR LEFT AROUND THE UNIT, WHICH WOULD BE DETRIMENTAL TO THE PROPERTY. PROPERTY MANAGEMENT WITHOUT RESPONSIBILITY MAY REMOVE ANY SUCH ITEMS AND CHARGE A FINE OF \$25.00 PER INCIDENT.

C. NO SIGNS, ILLUMINATIONS OR ADVERTISEMENTS OR ANY KIND MAY BE PLACED ON THE FRONT DOORS OR AROUND UNITS.

D. NO ALTERATIONS OF THE FRONT DOOR IS ALLOWED.

E. NO NOISE, MUSIC, OR OTHER SOUNDS OR CONDUCT SHALL BE PERMITTED AT ANY TIME IN SUCH A MANNER AS TO DISTURB OR ANNOY OTHER RESIDENTS OR GUESTS. A violation of this policy will result in a fine of \$100 per incident and may result in the removal of the violator from the property, at the discretion of Property Management. A continual violation of this policy will result in Police involvement and charges of disturbance being filed. **THERE WILL BE NO EXCEPTIONS TO THIS POLICY.**

G. ALL TRASH MUST BE PLACED IN THE PROPER RECEPTACLES.

## **POOL**

A. PLEASE WAIT AT LEAST 15 MINUTES AFTER APPLYING SUNTAN LOTION TO ENTER THE POOL.

B. POOL HOURS ARE 8AM TO 5PM (WINTER) AND 8AM TO 9PM (SPRING & SUMMER) SWIMMING AFTER HOURS IS NOT PERMITTED. VIOLATORS MAY LOSE POOL PRIVILEGES AT THE DISCRETION OF PROPERTY MANAGEMENT.

C. **SWIMMING IS AT YOUR OWN RISK; THERE IS NO LIFEGUARD ON DUTY.**

D. CHILDREN UNDER 12 YEARS OF AGE MUST BE ACCOMPANIED BY AN ADULT.

E. LARGE FLOTATION DEVICES ARE NOT PERMITTED IN THE POOL. SMALL CHILDREN MAY USE FLOATATION DEVICES ONLY TO ENSURE THEIR SAFETY WHEN IN THE POOL. OTHER DEVICES SUCH AS SURF BOARDS, BEACH BALLS, OR INNER TUBES ARE NOT PERMITTED.

F. **NO DIVING, JUMPING, OR ROUGH PLAY. NO RUNNING AROUND THE POOL DECK IS PERMITTED.**

G. DO NOT STAND ON POOL FURNITURE OR PLACE FURNITURE IN THE POOL.

H. **BABIES** MUST WEAR SPECIAL PANTS FOR SWIMMING

I. NO GLASS OBJECTS ARE ALLOWED IN THE POOL OR AROUND THE POOL AREA.

J. NO PETS ALLOWED IN THE POOL AREA.

K. SHOWER BEFORE USING THE POOL; THE SHOWER AT THE POOL IS NOT FOR BATHING OR WASHING HAIR.

L. NO CLIMBING ON THE FENCE OR GATE AROUND THE POOL.

**PROPERTY MANAGEMENT RESERVES THE SOLE RIGHT TO CANCEL POOL PRIVILEGES OF ANYONE IN VIOLATION OF THE POOL RULES.**

**PROPERTY MANAGEMENT HAS THE RIGHT TO CLOSE THE POOL AREA AT ANY TIME NECESSARY FOR THE SAFETY, CARE, AND CLEANLINESS OF THE PREMISES.**

