

SANDPIPER TOWERS CONDOMINIUM ASSOC., INC.

RULES AND REGULATIONS 2018

BUILDING AND COMMON ELEMENTS:

1. The installation of aerials or antennas of any kind is not permitted outside of any unit.
2. DO NOT LITTER common areas with cigarette butts, wrappers, trash, garbage, etc. convenient receptacles are provided.
3. In accordance with Florida Statutes, smoking is not permitted in any area of the ground floor (lobby, offices, hallways, rest rooms, game rooms) nor any hallways, laundry rooms, storage rooms, and stairwells. The elevators are also non-smoking areas.
4. Garbage and trash should be placed in plastic bags with ties. Any article that cannot be reduced in size to easily fit into a closed garbage bag must not be forced down the chute. Large items are to be taken down to the dumpster room located in the north garage. No boxes including pizza boxes should be thrown down the chute. Do not leave anything in trash chute rooms. Pick up days for the dumpster are Monday, Wednesday and Friday. Recyclable items (newspaper, cans, plastic containers, glass jars and bottles are to be placed in the appropriate container in dumpster room.
5. The use of bicycles, skateboards, roller skates, roller blades is no permitted on the premises.
6. Any function using the common elements sponsored by an owner or tenant must have manager approval. A security deposit may be required at the discretion of management. The owner or tenant is responsible for cleaning after such function. Only the card room may be reserved for individual use. Only association functions may reserve the ping pong room.
7. Elevators: Children should not be allowed to play on elevators. Elevators are to operate unhindered 24/7. Any operations requirement other than this standard basis must be reviewed and approved by building manager. Any person deliberately hindering the normal operation will be issued a warning notice. 2nd offense is subject to a \$25.00 fine. Fines will be deposited into the reserve fund (2009)
8. No signs may be displayed from a unit, or on condo property.
9. A luggage rack and shopping carts are available in the lobby near the office. They must not be taken into the parking lot (black top areas) In consideration of others, please return to the lobby-storage area immediately after use.

PARKING AREA

10. There shall be no storage of any type vehicle (whether or not self propelled) or any object in the outdoor parking area or under the canopy of the building. These areas are reserved solely for the parking of automobiles, vans, and light utility vehicles regularly driven by unit owners, tenants and their guests. No vehicle longer than 20 feet or wider than 7 feet shall be parked in the outdoor parking area or under the canopy in front of the building. Parking of other type vehicles and boats is permitted only in the garage under the building: boats must be upon a trailer at all times. Such parking is permitted only by prior written approval of the Board of Directors. Vehicles parked on

the premises shall display a current license plate or tag and shall have a current registration certificate..No vehicle shall have in operation an engine, motor, compressor or other device which makes noise for more than 5 minutes in a 24 hour period while parked on the premises.

11. Vehicles with excessive oil leaks will not be allowed in the parking lot due to damage to the black top.
12. Repairing, servicing, testing, painting, disassembling and all similar activities involving any type of vehicle, boat, or other object are not permitted in the outdoor parking areas, under the canopy in front of the building, or in the garage under the building at any time. Non-compliance with any provision of this paragraphs 9 and 10 will result in any vehicle or other object in violation being removed from the premises and stored at the expense of its owner.

COVERED PARKING

13. Garage and canopy parking are by payment of a fee to the Association.
 - A. No unit owner will be assigned more than one space.
 - B. When a covered space becomes available, the unit owner at the top of the list has the option of accepting or rejecting that space. If the unit owner rejects accepting the space, the next unit owner is offered that space, and so on until a unit owner accepts and his or her name is removed from the list. List will be posted in the office.
 - C. The Board reaffirms that each unit is entitled to a parking space in accordance with the Declaration 11B(1), Automobile Parking spaces, the Board reserves the right to reassign spaces. Reserved spaces assigned by management and paid for by the unit owner, do not automatically go with the unit. Upon the sale of a unit who has a reserved space, that space becomes available to the next name on the waiting list.

13 A-D adopted 4/23/97 Board of Dir.

BALCONIES

14. Balconies and patios must be free of trash and neat in appearance. Small collapsible drying racks are permitted. When washing your balcony with enough water to reach the floor below, please inform those units below you of your intent so they may move their furniture out of the way or coordinate the cleaning of their balcony.
15. No carpeting or tile may be permanently attached to balcony floors. (No carpeting except entry door size mats are allowed. (4/30/98)
16. No ~~electric~~, charcoal, or gas grills allowed on balconies.

SECURITY

17. All ground floor doors to the building are locked. A key is provided for you. Do not block doors open as you defeat the purpose of providing security for the building. If you should leave the building, please check to see the door securely locks.
18. Storm shutters similar in style and color to those already installed are permissible. 3/11/93
19. Hallways and stairwells must be kept clean to conform with fire and safety regulations. Do not

leave anything in these areas. Stairwell doors must be kept closed at all times.

20. Car washing is permitted in the designated areas on the north wall and also on the south wall off the garage area. Turn water off, release pressure and return hose to hanger when finished.

LAUNDRY

21. Laundry rooms are located on each floor 2-6 behind the elevators. Please help keep these facilities clean. Clean lint from the dryer and debris from the washer after each use. Remove clothes promptly.

PEST CONTROL

22. Pest Control is done in all units on the 4th Thursday of the month. Residents are asked to call the office if additional service is required.

PETS

23. Household pets (small dogs and cats) shall not be permitted to become a public nuisance and shall not be kept for breeding purposes. No more than one household pet shall be kept in any unit. A small pet is defined as no more than 15" from hindquarter to floor and weigh no more than 25 lbs. All dogs must be on a leash and be taken to the dog run area to relieve themselves. This area is the partly fenced area located on the North-ocean side of the property. All droppings must be picked up immediately and thrown into dumpster or tied securely in bag and thrown down the trash chute. Residents or guests who observe anyone not complying with this rule should advise management. No pet dog will be allowed in rentals less than one month(cat is okay)

PATIO-DECK/SWIMMING POOL

24. Beach sand and tar must be removed from the body before coming into the common elements or the pool. DRY OFF before entering the building to prevent soil and mildew of carpets. Thus creating replacement expense. People using suntan oil or lotion must shower before entering pool. The pool may be closed at reasonable intervals for cleaning and/or for additional of chemicals.
25.
 - A. All bathers swim at own risk in the pool.
 - B. Swimming pool hours are dawn to dusk
 - C. Only proper bathing attire is allowed in pool. No cut-offs.
 - D. Glass containers are not permitted in pool or on concrete patio areas or pool side.
 - E. Noisy, rough play, or running is prohibited at all times in the pool and deck area.
 - F. Boogie boards, Styrofoam boards of any size are not permitted in pool Small rafts allowed if use does not interfere with other swimmers.
 - G. Children under the age of 12 must be supervised in the pool and game rooms.
26. Chairs and lounges belonging to the Association are not to be removed from property or taken to beach.
27. Sea gulls and other birds should not be fed on the property.

UNIT OCCUPANCY

28. Unit owners must notify manager each time their unit is occupied by someone other than owner. A

copy of these rules must be given to each new occupant. Owners are responsible for guests/tenants