

The Jensen Beach Club Rules & Regulations

- 1. COMMON AREAS** The sidewalk, entrances, passages, stairways and all other Common Elements must not be obstructed, encumbered or used for any purpose other than ingress and egress to and from the premises. No storage allowed, example, no bikes under stairs. No person shall allow anything whatsoever to fall from the window, balcony or doors of the premises.
- 2. PERSONAL PROPERTY** shall be stored either within Condominium Units or in the storage closet provided in the Condominium to each unit owner for such purpose; provided, however, that no unit owner may store any personal property on, or make any use of, the balcony or patio appurtenant to his unit or the Condominium property which is unsightly nor shall they make any use of the same which interferes with the comfort and convenience of other Unit Owners. No borders (bricks, plastic, etc), stones or yard decorations should be placed in the common areas or around the base of the trees. A few potted, well maintained, plants will be allowed at the entrances of the 1st floor hallways only, provided they do not block the sidewalks or hallway entry areas. However, no items of any kind are allowed in the hallways, landings, or stairways, except for door mats and one wall hanging of reasonable size on or adjacent to unit doors. Unapproved items will be removed to the maintenance shed area for a short period. Please contact the office to reclaim your property.
- 3. PUBLIC DISTURBANCE** No Unit Owner shall make or permit any disturbing noises or smells by any person, or anything that will interfere with the rights, comforts or convenience of others. Examples, talking on speaker phone or smoking on the lanai or talking loudly in the hallways. Nor shall they, in any way, interfere with the construction, sale or rental of any Unit by Sponsor.
- 4. LEASES/GUESTS** No portion of a Unit (other than an entire Unit) may be rented and subleasing is not allowed. Leasing of Units shall be subject to the prior written approval of the Association. The Association shall adopt application forms and may collect a reasonable fee in connection with such rental application. The Association may deny permission to lease any Unit on any reasonable grounds the Association may find. Any written request for approval of a lease must be responded to within thirty (30) days, absent such response the lease to be deemed automatically approved. The Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions in the Associations Governing Documents. No lease shall be valid or approved for a term of less than sixty (60) consecutive days. A Unit may only be leased two (2) times during a calendar year. No Unit Owner acquiring title to a Unit after April 11, 2023, shall lease his or her Unit during the first twelve (12) months of ownership, measured from the date of recordation of the most recent instrument conveying any interest in title to the Unit, except for transfers by devise or inheritance to direct lineal descendant(s) of a deceased Unit Owner. Owners should inform the office manager when allowing guests to use their Unit.
- 5. APARTMENT DÉCOR** No supplies or other articles, including, but not limited to, flags and banners, shall be placed on the patios or balconies or common elements, nor shall any linens, cloths, clothing, curtains, rugs, mops or laundry of any kind be shaken or hung from any of the windows, doors, stairways, patios or balconies, nor hung outside the unit, nor exposed to or on any part of the Common Elements or porches within any Unit. The Common Elements, Limited Common Elements, and Condominium Property shall be kept free and clear of rubbish, debris and other unsightly material.

No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Condominium Unit or Condominium Property that is visible from outside, nor shall tinfoil or other material be used to cover any windows or doors so as to be visible from outside the Unit. Window coverings must be light in color and kept in good repair.

6. **SAFETY** No flammable, combustible or explosive fluid, chemical or substance shall be kept in any Unit, except those required for normal household use.
7. **SOLICITATION** No commercial or business activity (involving on-site customers) shall be conducted in any Unit or on the Condominium Property. No Unit Owner may actively engage in any solicitations for commercial purposes on the Condominium Property, nor shall any solicitor of a commercial nature be allowed on the Condominium Property without the prior written consent of the Board.
8. **SMOKING** No smoking in pool area, common areas, building hallways and within 25 feet thereof.
9. **HURRICANE SEASON** Each Unit Owner who plans to be absent from their Unit during the hurricane season must prepare the Unit prior to departure by (1) removing all furniture, plants and other objects from the patio or balcony; and (2) designate a responsible firm or individual to care for the Unit, should the Unit suffer hurricane damage, and providing the Association with the name of said firm or individual.
10. **COOKING** No cooking shall be permitted nor shall any goods or beverages be consumed outside of a Unit except in areas designated for those purpose by the Association. No cooking or fires shall be permitted on patios or balconies.
11. **ADVANTAGE PERSONNEL** No person other than an Association Officer shall direct, supervise or in any manner attempt to assert any control over the employees of the Association.
12. **SECURITY** The Association must retain a pass key to all units for use pursuant to its right of access to the unit. Example, if there is a leak in the unit.
13. **REFUSE** All garbage and recyclables shall be properly disposed of in the appropriate receptacles provided for that purpose. For sanitary reasons, all trash shall be placed in plastic bags and tied securely before being placed in trash receptacles (No garbage, recyclables or large items shall be left outside dumpster/bins). All boxes must be broken down. If dumpster/bins are full, use one that is less full. No plastic bags or pizza boxes should be placed inside recycle bins.
14. **PARKING** The parking facilities shall be used in accordance with the regulations adopted by the Association and assignment of parking shall be final. All parking spaces not assigned shall be used by guests of the Unit Owners only, except such spaces as may be designated for the temporary parking of delivery Vehicles, or vehicles operated by handicapped persons. No vehicle which cannot operate on its own power shall remain on the Condominium Property for more than twelve hours, and no repair, except emergency repair of vehicles shall be made on the Condominium Property. No commercial vehicle, truck or recreational vehicle (except drivable recreational vehicles up to 21 '5" or unmarked pick-up trucks of less than a three-quarter (3/4) ton capacity if they are used by the Owner on a daily basis for normal transportation) shall be parked on the Condominium Property (this exclusion shall not include clean "nonworking" commercial vehicles such as pick-up trucks, vans or cars carrying

advertising signs). No boat, boat trailer, camper or like vehicle shall be left or stored on the Condominium Property. Bicycles shall be parked in said racks and must be in good operating condition, with no flat tires. Bike racks are not for long term use and bicycles shall be kept in the Unit while owners are away. Only actual vehicle and bike covers in good condition (no tears or tape) may be used when the owner is in residence. No makeshift or tire covers allowed. Covered vehicles will be parked on pet area side of the parking lot.

All vehicles parked on the property must be registered and have either a sticker or a banner displayed on the vehicle. Owners must have a blue sticker, long term renters (1 year or longer) must have a red sticker. Short term renters, visitors and rental cars must have a permit banner with the building and condo unit number displayed. Stickers are to be placed on the rear window, driver side. Banners to be hung on the rearview mirror or set on the dashboard and be visible from outside the vehicle. Any vehicle without a sticker or banner displayed will have a note placed on the windshield that requests the vehicle owner report to the office to have the vehicle registered. Non-registered vehicles will be subject to towing at the owner's expense.

15. **PETS** Owners may harbor a single pet. Renters are not allowed to have pets and NO visiting pets. All pets must be registered with the property manager; registration forms are available at the office and owners will be asked to include a Proof of Registration (license) by the governing body of the unit owner's primary residence. No pet whom at mature age would be over 25 pounds is allowed. Any pet that is a nuisance (as solely determined by the Board of the Association) must be removed within 48 hours. All pets outside the Owner's unit must be under control and on a leash at all times. Pets are not allowed in the pool area or in the interior area including the path around the lake. All pets shall defecate only in the "pet walking" areas on the Condominium Property designated for such purposes. The unit owner shall clean up all such matter created by his/her pet.

16. **POOL AREA** All persons using the swimming pool shall do so at their own risk. A shower is required before entering the pool. Ball or Frisbee playing is not permitted at the pool area. Chaise lounges shall not be reserved. GLASSWARE, FOOD, DIAPERS, OPEN WOUNDS, FLOATABLES or PETS are not permitted in or about the pool area. Unless otherwise determined by the Board, there shall be no lifeguard or other pool attendant employed to supervise the use of the swimming pool. Resident identification may be required for pool use.

I HAVE READ AND UNDERSTAND FULLY THE RULES AND REGULATIONS OF JENSEN BEACH CLUB AND AGREE TO ABIDE THEM.

Date: _____

Signature: _____

Signature: _____