

# SAND DOLLAR III RULES & REGULATIONS

As Adopted by the SD III Board of Directors, June 15, 2019 and amended Sept. 12, 2020

Pursuant to the authority vested in the Board of Directors of SAND DOLLAR III CONDOMINIUM Association, Inc., the following Rules and Regulations of Sand Dollar III Condominium have been adopted by the Board of Directors of the Association to govern the use of the Common and Limited Common Property as defined in the Declaration of Condominium. Policy statements regarding maintenance and repair, additions and modifications to units, assessments, etc. are set forth in separate policy memorandums not part of these Rules & Regulations. See these memorandums for additional owner/Association responsibilities.

These Rules and Regulations apply to ALL unit owners, and their immediate families, lessees, resident house guests and visitors. The purpose of these rules is to insure equal rights of all unit residents to use and enjoy their respective units and common areas. These rules are designated to promote the safety, comfort and convenience of residents, and the preservation and maintenance of the property. Unit owners and tenants are responsible for the conduct of all occupants of their unit, their guests, visitors and employees while on the premises. When a unit is rented/leased, a tenant shall have all use rights of the Association property and those common elements otherwise readily available for use generally by unit owners, and the unit owner shall not have such rights except as a guest.

**Sand Dollar III Reserves the Right to Enforce These Rules Through the Proper Remedies Allowed by Florida Law**

## Section I: General Building Rules

1. Owners are requested to inform the manager of any guests that you are allowing to use your unit. Renters/Lessees are to follow the contractual issues as set forth in their rental/lease agreement, including minimum rental time limits. **In addition, a copy of SD III's Rules and Regulations must be included in rental agreements.** Unit owners are responsible for notifying their guests, relatives, friends, and rentals of these rules and regulations.
2. The maximum occupancy for each unit is eight (8) persons.
3. The dumpster for Sand Dollar III is for residential garbage ONLY. Construction debris, large appliances, and toxic and/or hazardous waste are NOT permitted in the dumpster and must be disposed of accordingly. Contractors are to haul construction debris offsite for disposal. Large appliances and household hazardous waste are to be disposed of according to St. Johns County regulations. All garbage is to be bagged in plastic bags and tied securely. DO NOT leave bagged garbage outside the unit on the common walkway. Place all garbage in the dumpster for Sand Dollar III.
4. Skateboards and rollerblades are strictly forbidden everywhere on the Sand Dollar III premises. Bicycles may be ridden on the lower roadways only. Daily bike parking is available at a designated area in the LL parking garage. Owners should not use the LL bike parking area for long-term storage of bicycles. Bicycles should be stored inside owner units or inside storage lockers. Bicycles may not be parked on the East or West balconies at any time.
5. Elevators are extremely costly to operate and repair. Parents are requested to instruct children that there will be no playing in the elevator. Excessive button pushing or riding elevators unnecessarily may cause the elevator to trip off line. Smoking and Vaping in Sand Dollar III's elevator are PROHIBITED.
6. Elevator pads must be hung in the elevator before contractor work is done in owner units, or when receiving or discarding furniture, appliances, carpet, etc. Contact the office if pads need to be hung in the elevator.
7. Noise levels shall be controlled so as not to disturb residents in other units.
8. Running is not permitted on walkways or corridors.
9. No incendiary devices (fireworks, sparklers, etc.) are permitted anywhere on Sand Dollar III property. Drones are also prohibited on Sand Dollar III Property.

10. State Fire Code does not allow propane or charcoal grilling at individual units. Electric grills are approved for use on EAST balconies only. A Sand Dollar III common grill area is located near the tennis court.
11. State Beach Law: NO ALCOHOL IS ALLOWED ON THE BEACH.

### **Section II: Parking Regulations**

12. Each unit is allocated two (2) parking spaces: one on the lower level and one on the upper level. Therefore, no unit can utilize more than two parking spaces, either by owners, guests, and tenants or combination thereof. Owners are issued two (2) permanent parking decal stickers for their vehicles. Stickers are to be affixed to either the front or rear window of each vehicle
13. Guests (any non-owner) utilizing your unit parking spaces will be issued a temporary parking pass, reflecting their dates of arrival and departure. This pass shall be prominently displayed on the vehicles when parked at Sand Dollar III. Guests are responsible for checking in with office upon arrival for issuance of a temporary parking pass. Guests arriving after office hours have until 10 AM the following day to procure a pass, unless it is a weekend or office holiday.
14. Vehicles without parking stickers or temporary parking permits and/or improperly identified vehicles will be given notice to check with the office. Vehicles are subject to being towed if the owner does not respond within a reasonable time, in accordance with Florida Statute 715.07 (2).
15. Electric Vehicle Charging: Owners and renters are permitted to charge electric vehicles in the lower garage area. This availability is strictly at the discretion of SD III's management. Certain conditions are required for the charging of an electric vehicle:
  - a) The vehicle owner must check-in with the manager at the office PRIOR to charging their vehicle.
  - b) The management, if there is an available area, will provide the unit with a spot near the ramp.
  - c) The unit is responsible for a \$5 fee per 24-hours (or any portion thereof), payable by check only.
16. Boats, jet skis, trailers, utility trailers, or similar platforms are PROHIBITED on the premises. If you have doubts, please ask management.

### **Section III: Pool Area**

17. The Sand Dollar III Pool hours are 9AM to dusk. The pool may be closed at other times for repair or due to inclement weather. Pool facilities are for SD III Owners, SD III Renters, and their guests.
18. There is no lifeguard on duty, and swimming is at your own risk. In case of emergency, call 911.
19. No bottles, glass, or food are allowed in the pool area.
20. There is no diving, rough play or running in the pool area.
21. No floatation toys (except swimming aids).
22. No animals are permitted in the pool area.
23. Please shower before entering the pool.
24. No loud music is permitted in the pool area.
25. No smoking.

26. Infants must wear “Swimmy Diapers.”
27. Please return furniture to original location before leaving the pool area.

### **Section III: Recreation Room**

28. Use of the Recreation Room is available only for social use by owners (or their renters or guests). No business use is permitted. Use of the room may not violate the law or Sand Dollar III Condominium rules. No outside groups may use the Rec Room unless a responsible owner is a member and will be present at all times. No overnight use is permitted. An owner or family member over the age of 18 must supervise children under the age of 18 at all times. Owners are responsible for any damage. Smoking & Vaping are PROHIBITED in the Rec Room.
29. Owners are responsible for: ensuring that there is no damage to the room or its contents; cleaning the room; removing food and trash; putting furniture back if it was moved; turning off the lights, air conditioning and heat whenever the room is not in use; locking the bottom lock when leaving; and following other rules requested by the Manager. Accidents should be reported promptly to the Manager.
30. The Sand Dollar III Association keeps supplies in the Rec Room for official SD III Association use ONLY. Users must supply their own cups, dishes, tableware, cookware, paper towels, etc. Borrowing tables or chairs for your unit can be arranged by the Manager. Owners MAY NOT DONATE furniture or leave any other unwanted household items in the Rec Room.
31. There are two locks on the Rec Room door. The lower lock can be opened by owners with their common key. The upper lock can only be opened by the Manager.
32. The Recreation Room can be used by owners between the hours of 9 am and 11 pm as follows: If the Rec Room is not reserved for another owner, you may use the room. For non-exclusive use of the room, no deposit or advanced notice is required, providing you are not hosting a large party or gathering. Other owners and their guests are also allowed to use the room at the same time you and your guests are there.
33. For a private function, the Rec Room can be exclusively reserved as outlined:
  - a) Reservations are normally pre-arranged by e-mailing the office manager and scheduled events will be posted on the Rec Room door. Reservations are limited to a two-day duration. Additional days may be arranged if the schedule is open.
  - b) The Rec Room will be reserved after a written reservation request form, with the owner’s signature and a \$250 deposit check, are received and approved by the manager.
  - c) If the office is closed, owners can use a lockbox system to access the Rec Room key by obtaining the code from Jim Haga and their deposit check can be slipped into the office. The code will be changed after every use.
  - d) The deposit will be returned after the Rec Room is inspected by the manager to ensure that all of the rules have been followed.
  - e) A mandatory cleaning fee (not to exceed \$100) will be charged to you for your reservation, assuming no *additional* damage or cleanup is needed.
  - f) If the manager decides that *additional* cleanup, repairs, replacement of items, or other work is required to return the Rec Room to the condition prior to its use, the deposit or a portion thereof will be kept. If the cost to the Sand Dollar III Association is more than the deposit, the owner will be billed for the additional amount.

#### **Section IV: Grill & Tennis Court Areas**

34. The Sand Dollar III Grill Area is located at the south-end of the parking garage. It is available for use by SD III owners and their guests. An adult (18 years or older) must be present at all times. Keep children away from the hot grill area at all times. Do not leave a lit grill unattended.
35. Please clean grill area before use. Do not attempt to bag or handle hot coals/ashes.
36. Kindly please keep grill area and picnic table area clean. Place cold ashes/coals in the allotted bucket. Remove all trash when leaving grill area
37. Be courteous of those wishing to use the grill after you. No Smoking in the grill picnic area.
38. Sand Dollar III has a designated tennis court area, located in front of the parking garage. It is for use by owners, renters, and their guests. No games or activities other than tennis or basketball are permitted in the court area.
39. Please wear rubber-soled shoes on the court.
40. Smoking is PROHIBITED in the tennis court area.

#### **Section V: Outside Vendors & Unit Construction and Repair**

41. Sand Dollar III complies with all local and state building codes. “Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas or plumbing system...shall first make application to the building official and obtain the required permit.” (Excerpt from Florida Building Code 105.1). This includes, but not limited to, installing tile, plumbing, electrical, windows, hurricane shutters, drywall repairs/replacement, etc.
42. The SD III Association insurance coverage requires that all vendors working on the property are properly licensed and have insurance coverage for liability and worker’s compensation. This includes vendors hired by the owner to work inside of their units, since these same vendors will use the Association’s common property for access and parking (stairs, parking lot, grounds, walkways, etc.). An owner who hires an unlicensed and/or uninsured vendor is creating a risk for all owners. This includes all vendors (examples: housekeepers, car washers, service vendors, contractors, flooring installers, etc.).
43. Owners are to notify the LCAM before any work is to begin in a unit. Owners will be required to provide a copy of any permits needed, along with a copy of a vendor’s license and current insurance coverage before any work begins.

#### **Section VI: Installation & Maintenance of Water Heaters & Electrical Systems in Units**

44. For the safety of the building, owners are to regularly check their water heaters for any leaks and or problems. Based on the experience of coastal living, plumbing professionals, and management input, SD III requires that all traditional tank water heaters are to be replaced every 10 years from the date of their installation.
45. SD III requires that all units must replace the original electrical panels installed in units with electrical panels that meet the building codes of the year 2000 or later.

#### **Section VII: East Balcony & West Walkway Areas**

46. Owners and guests occupying a unit are permitted to have two (non-metal) chairs in their WEST walkway areas. Chairs must be kept away from the walking path along the Westside of the building at all times. A small accent table is permitted as well. Chairs are permitted while any owner and/or guests is currently occupying their unit, and this furniture MUST be placed inside a unit between rental periods, or when an owner is away from SD III.

Stacked chairs and/or other stacked furniture are not permitted in WEST walkway areas. No other items such as: floor plants, tablecloths, flower pots, surfboards, bicycles, beach toys, or any additional furniture are permitted in the WEST walkway areas. Any beach items needing to “dry off” can be placed inside a unit’s laundry room.

47. Luggage carts are to be returned to the lower level area when not in use, and are not to be left on the WEST walkway areas.
48. Garbage is not to be left on WEST walkway areas at any time.
49. Nothing is to be left hanging on any EAST or WEST safety railings at any time. No Exceptions.
50. There is to be no horseplay of any kind in the EAST balcony or WEST walkway areas. Parents are responsible for the safety and behavior of their children.

### **Section VIII: Pet Policy**

51. SD III’s Documents limit dog size to 20 pounds; however *Trained and Certified Service Dogs* and Emotional Support Dogs are allowed. Please contact the SD III Office if either of the following applies:
  - a) All *Trained or Certified Service Dogs* (weighing over 20lbs) are allowed on premises.
  - b) For *Emotional Comfort Animals* (dogs over 20lbs), SD III is lawfully permitted to ask unit owners or occupants to provide documentation from a physician, psychiatrist, social worker, or other mental health professional that the animal provides emotional support that alleviates one or more of the identified symptoms or effects of an existing disability. Such documentation is sufficient if it establishes that an individual has a disability and that the animal in question will provide some type of disability-related assistance or emotional support.
52. Any aggressive animal behavior will be reported to St. Johns County Division of Animal Control. Any noisy animal behavior will be reported to the proper authorities.
53. A designated dog walk area is located south of the SD III Retention Pond area. Dog owners are to pick up all animal poop and properly dispose of it. Owners may not use the sand dune areas for disposal of pet waste. The Florida Leash Law is to be followed at Sand Dollar III. Violations of the Florida Leash Law will be reported to the proper authorities.

### **Section IX: Storage Areas**

54. SD III provides each unit with one lower level storage locker. This locker should be secured with a personal lock. As per state law, owners are not permitted to store propane, gasoline, fireworks, or firearms in this area. Smoking is PROHIBITED in the Storage Rooms.
55. The storage area walkways are to be kept clear of any items. Items left in designated building walkways are subject to disposal by management.

### **Section X: Smoking & Vaping**

56. Smoking is prohibited on the property, **including within the units**, except in the following designated areas: grill area if no one is using the grill, south end of parking garage for covered area, or 20’ from the building, except for the north side of the pool area.