

Revised 01/14/2017- updated all rules from originals

Revised 08/11/2018- updated #19

Revised 01/14/2019- changed one word in #15

Revised 01/11/2020- changed one word in #15 and updated #16 and #17

Revised 06/27/2020- updated #15 & 16

Revised 10/10/2020- added new bike rules (new #11)

Revised 01/09/2021- updated #32

Revised 08/14/2021- replaced #5 with entirely new rule

Revised 10/24/2023 - Updated first paragraph, #1, #2, #3, #4, #5, #13, #14, #15, #16, #17, #18, #24, #27, #29,

#32, and last paragraph, deleted #7, added #32

TRADEWINDS CONDOMINIUM RULES AND REGULATIONS

These rules and regulations apply to all unit owners and their immediate family members, lessees and guests. The objective of these rules is to ensure the equal rights of all unit residents to use and enjoy their respective units and the common area. The rules are designed to promote the safety, comfort and convenience of residents and the preservation of maintenance of the property. ***Violating any of the Rules and Regulations may be subject to a fine imposed by the Board.***

1. No owner, resident or lessee shall install wiring for electrical or telephone installation nor shall he or she install any type of television antennas, machine, or air conditioning units, etc., on the exterior of the project or that protrude through the walls or the roof of the project except as authorized by a majority of the Board of Directors and communicated in writing by the Board or property management company.
2. No alterations or improvements of any nature including painting of common elements or limited common elements shall be made except as authorized by a majority of the Board of Directors and communicated in writing by the Board or property management company. All renovations and construction must be submitted to the Association for approval prior to the commencement of work.
3. An owner shall permit representatives of the Association, when required, to enter his or her unit to treat for pests and insects, and for the purpose of performing and inspecting repairs to mechanical, electrical, and plumbing issues, or any other issue identified as a potential threat to the integrity of the property or physical appearance of a neighboring unit.
4. Unit owners and tenants are responsible for the conduct of all occupants of a unit including their children, guests, visitors, and employees while on the premises and will be responsible for any damages to the property.

5. Notices of all meetings (Board of Directors, Owners, and Committees) will be posted on the bulletin boards located in the laundry room and by the mailboxes.

6. Occupancy: Renters and overnight guests must not exceed the number of persons designated per unit:

1 Bedroom--4 people
2 Bedroom--6 people
Townhouses—6 people
People not abiding to this rule will be asked to leave without compensation.

7. Minors are not permitted to occupy a unit unless accompanied by a parent or guardian who will be present throughout the stay of the rental. Renters MUST be at least 25 years of age to rent a condo at Tradewinds.

8. In fairness to all TRADEWINDS residents, complaints regarding the behavior of any person shall be brought to the attention of person renting or owning of such unit.

9. Noise levels shall be controlled so as not to disturb residents in other units. This will be strictly enforced between 10 p.m. and 7 a.m.

10. Bicycle Storage: Bicycles stored, parked, or kept on Tradewinds property must be placed in one of the bicycle racks provided by Tradewinds, stored within the units, or stored on owner patios.
 - a. Bicycles may be kept on both the front and back patios of unit 1, 4, 211, and 244.
 - b. Bicycles at all other units may be kept on their back (east facing) patios.
 - c. Bicycles kept at any other location are in violation of the Florida State Fire Code and Tradewinds Rules and Regulations.
 - d. No bicycles shall be kept on any sidewalk, corridor, or stairway.
 - e. Outside storage (in provided bike racks) of any bicycle is solely at the risk of the bicycle owner.
 - i. All bicycles must be maintained in good working condition.
 - ii. Bicycles not maintained in good working condition will be tagged and may be removed by management after twenty-four (24) hours.

11. STATE FIRE CODE: All sidewalks, corridors, stairwells and walkways must remain unobstructed at all times. No bicycles are to be chained to railing. This is considered an obstruction by the State Fire Code.

12. Pool hours are 9am to Dusk. The pool hours are set in compliance with local municipal regulations. Remember to comply with swimming pool rules which are posted on the Clubhouse wall. ALL CHILDREN, age 12 and under, MUST BE ACCOMPANIED BY AN ADULT. Children who are not toilet trained must wear a waterproof swim diaper. No large flotation devices. NO PETS OR GLASS CONTAINERS ARE ALLOWED AT ANY TIME WITHIN THE FENCED IN AREA OF THE POOL.
13. The clubhouse will be locked at all times. Owners or renters may reserve the clubhouse through the property management company.
14. No vehicle shall be repaired or serviced, except of minor nature, on the property. Vehicles which are inoperable greater than 1 week will be towed at owner's expense.
15. **Parking by permit only.** All vehicles parked at Tradewinds must have an authorized parking pass displayed at all times. Owners will be issued appropriate parking stickers for their vehicles. Renters will be issued no more than two temporary parking passes during the duration of their reservation. Two day passes will be given for each condo. Family or guests visiting for the day may use a Tradewinds Day Pass. Temporary parking passes for overnight guests and renters must be obtained from the owner, property management company, or rental company AND MUST DISPLAY THE UNIT NUMBER. Any vehicle without a proper parking pass will be subject to towing at vehicle owner's expense. Each owner is permitted to park only one vehicle in the spaces closest to the buildings. Additional vehicles are to be parked in the west parking spaces. NO PARKING IN FIRE LANES. VIOLATORS WILL BE TOWED AT OWNER'S EXPENSE.
16. Vehicles exceeding 210 inches in length or 90 inches in width including mirrors must park in the western most part of the parking area only (that portion nearest to highway A1A). Examples are Chevrolet Suburban, Ford Expedition, Nissan Armada, Toyota Sequoia, and long body pickup trucks. These examples are provided for guidance only and are not to be construed as a limitation to the specific brands or types named. The measurements are controlling, and the total length includes accessories and attachments such as hitches and spare tires. If possible, smaller vehicles should avoid parking in the western most part of the parking area. This rule does not apply to vehicles with official handicap tags parked in the marked handicap parking spaces.
17. The storage lot across the street at the boat ramp is for temporary storage of boat trailers, boats, canoes, kayaks, paddle boards or jet skis only. This area is not to be used for vehicle parking or permanent storage of any sort except for canoes, kayaks, or paddle boards properly registered and stored in the racks provided. Vehicles may not be left attached to trailers in the storage lot. All items placed in the storage lot must be registered with the property management company. In extreme circumstances management may, in its complete discretion, allow vehicle parking in the storage lot. This is the exception rather than the rule and all such vehicles must be specially permitted.
18. Laundry facilities are located in the Clubhouse by the pool.

19. Grills are located on the south side of the Clubhouse and over in the waterfront picnic area. Grills are not permitted on patios and balconies or anywhere else on the property. Please clean up area when finished.
20. Bird feeding is not permitted on balconies or anywhere on the premises as the feed attracts rodents.
21. It is prohibited to hang rugs, towels, bathing suits, etc. off the railings.
22. A fish cleaning area is available at the end of the fishing pier. All fish cleaning trash must be placed in a tied bag before placing in trash bin.
23. No sporting activities such as horseshoes, slip and slides, and Frisbee or ball playing are allowed on the lawn or parking area. No skateboarding, roller blading, bicycle riding or scooters are allowed.
24. No person is allowed to play, walk, or run on sand dunes. This is state law.
25. No fireworks of any sort are allowed on Tradewinds property.
26. Dumpsters are located on the north and south end of the front parking lot. Place all refuse in plastic bags and seal before disposing. All construction debris is to be hauled off property by contractor. Do not use dumpsters for any oversize items such as furniture, mattresses, or screen doors. You must notify property management company prior to disposal so that a special pick up can be arranged.
27. No running or loud yelling is permitted on the walkways or around the condominium grounds.
28. All renters and lessees, even those using online booking services, must sign a statement stating they will abide by the Rules & Regulations of the Tradewinds Association.
29. All owners and renters shall be provided with a copy of the Rules & Regulations of the Tradewinds Association.
30. Absolutely no soliciting is permitted on Tradewinds property.
31. PETS:
 - a. Only owners are permitted to have pets, and all pets must be registered with the property management company. Violators may be asked to remove pets within 24 hours written notice from the Board or property management company.
 - b. No renter, lessee or guest of an owner shall have a pet.

- c. The owners of each unit may have pets of a normal household type (such as a cat or dog).
 - d. The pet shall not be allowed to roam outside unleashed or tied up outside of the unit.
 - e. Pets are not permitted in any portion of the common elements except designated pet areas. This includes the interior courtyard and townhouse area. Health regulations do not allow animals within the fence of the pool area.
 - f. All dogs must be on a leash. The designated pet area is located at the front of the complex and is marked by signs. All owners are required to pick up after their pet and dispose of it properly.
 - g. The ability to keep such a pet is a privilege, not a right, and the Board of Directors is empowered to order and enforce the removal of any pet which becomes a source of unreasonable annoyance to other residents of the condominium. Each unit owner keeping such a pet that violates any of the above conditions or permits any damage or soiling of any of the common elements shall:
 - a. Be assessed by the Board of Directors fines for said violations and for the cost of the repair of such damage or cleaning or eliminating of such nuisance.
 - b. Be required by the Board of Directors to permanently remove such pet from the condominium upon five (5) days written notice from the Board or *property management company*.
- 32.** Access to the beach will be via the walkover or designated area only. Climbing over the seawall is not permitted.

Tradewinds Condominium Association will not be responsible for theft or damages. Pursuant to the authority vested in the Board of Directors of Tradewinds Condominium Association, the preceding Rules & Regulations of Tradewinds have been adopted by the Board of Directors of the Association to promote the health, welfare, and safety of all occupants at Tradewinds and to govern the use of the common and limited common property as defined in the Declaration of Condominium.

This was officially voted and approved by the Board of Directors at the meeting that was held on October 24, 2023.