

# Welcome to St. Augustine Beach and Tennis Club

## Rules and Regulations

### **Occupancy**

- Each of the units shall be occupied only by one family, permitted leases and guests, as a private residence for no other purpose. No 2-bedroom unit may be occupied by more than 6 people overnight. No 3-bedroom unit may be occupied by more than 8 people overnight.

### **Pets**

- No one other than a unit owner, the immediate family of a unit owner, a guest of a unit owner when the owner is in residence or a renter renting a unit for a minimum of 4 consecutive weeks, is permitted to have a pet on premises of the Condominium, and then only with the consent of the owner.
- No animals of any kind shall be kept under any circumstances in a unit or allowed upon the Condominium property unless the animal is registered with the association. Such pets shall, nevertheless, be subject to reasonable rules and regulations promulgated by the association from time to time. Dogs may not be kept on a balcony or patio when the owner is not present in the unit.
- Pets shall never be allowed to run freely upon any of the condominium property and/or association property except that pets are allowed to run freely within a unit or on the balcony or patio that is limited common element adjacent to the unit. When outside of a unit, pets shall be leashed and in the company of an individual willing and able to fully control the pet. All pets shall be walked only in the part of the common elements designated by the board for that purpose or taken off the premises for relief and exercise. Any owner or guest with a pet on Condominium property shall be fully responsible for and shall bear the expense of any damage to person or property resulting therefrom. Any such damage shall be determined by the board or directors of the association. Any pet causing or creating a nuisance or disturbance may be permanently removed from the property upon written notice from the Board of Directors or their designated agent.

### **Parking**

- Automobiles shall be parked in the designated areas. All rental guests must display a valid parking permit for their stay period. Handicapped spaces are provided for those displaying a legal permit.
- RV's, campers, boats, trailers, Etc., are to be parked in the rear (fence) area.
- Parking is not allowed along the designated fire lane except for a reasonable time while loading and unloading. The walkways must not be blocked at any time.
- Rental agents are responsible for providing dated temporary passes. Vehicles without passes are subject to immediate tow at the owner's expense.

### **Noise**

- Loud parties/gatherings are not allowed.
- The volume levels of audio players, TV's, radios, musical instruments, Etc., must be always kept to a reasonable sound. Volumes should be kept at an "inside" level between the hours of 10pm-10am.
- All residents and guests shall refrain from any activity that would disturb other residents.

### **Grilling**

- The use of charcoal or portable gas grills is prohibited on premises.

### **Children's Activities**

- Parents are reminded that they are fully responsible for the actions of their children. Running on the walkways, decks and boardwalks are prohibited.
- Activities that might cause damage to property or harm to people in the courtyard or other portions of the premises are prohibited. Common areas are not to be used as playgrounds.

### **Fire Laws**

- Obstruction of walkways or hallways with bikes, carts, toys, beach chairs Etc., is prohibited by the fire laws.

- Fireworks, sparklers, firearms, BB guns shall not be discharged or publicly displayed on the premises.

### **Bikes**

- Bikes, tricycles, skateboards, roller blades, skates, etc., are not allowed to be used on the sidewalks, parking lot, boardwalk, or lawns.
- Bicycles, motorbikes, etc., must be secured and stored in the bike racks provided at the back of the parking lot (NOT ON THE PATIO OR BALCONY).

### **Elevators**

- Do not tamper or play with elevators. Repairs necessitated by this violation will be the expense of the violator or responsible parent.

### **Grocery/Luggage carts**

- Carts are provided near the first-floor elevator areas for your convenience in loading and unloading groceries and luggage only. Please return them to the first floor promptly when done.
- Carts are not to be used as beach carts or taken to the beach for any reason.

### **Trash Chutes**

- Chutes are provided (around the corner from the elevators) on the north and south sides of the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors and trash bins are on the first floor in the same location.
- Trash should be disposed of daily in tied plastic bags only. All trash should be removed from your unit prior to departure. Recycle bins are located near the front entrance.

### **Balcony**

- Do not hang, shake, or throw anything from the balconies, windows, or doors. Towels, wet clothes, etc. should not be hung over the balcony rails.

### **Pool Rules**

- Pool rules are posted in the pool area:  
Pool hours are 9am-Dusk.  
Do not save chairs and loungers unless the person intending to use the chair or lounge is in the immediate area.

### **Prohibited in the Pool**

- Glass (use plastic, metal, or paper containers)
- Rafts and other recreational floating devices
- Radio, boom boxes etc. except for those used with individual earphones.
- Diving
- Running
- Body throwing and other types of horseplay
- Throwing balls and other objects
- Water guns and water blasters
- Eating or drinking in the pool

These rules will be enforced by the Board of Directors through the property manager or its appointed agent.