

# Welcome to St. Augustine Beach & Tennis Resort

## Rules and Regulations

### **Pets**

- Leashes are required. This is a St. Augustine Beach enforceable law.
- Pets are allowed in designated units only. Not every unit allows pets. No more than two pets are allowed per unit. No pets larger than 50 lbs. are allowed on the premises. Owners, renters, tenants, or guests may not bring the following breed of dog onto the property: Rottweiler, Pit bull, Doberman, Chow, or German Shepherd. If any dog acts aggressively, it will be removed from the property.
- Sanitary care must be taken when dogs are walking on property. The designated pet waste area is marked with proper signage and located at the end of the 800 section. It is the responsibility of the pet owner to clean up after your pet. At the discretion of property management- VIOLATION OF THIS POLICY CAN RESULT IN EVICTION.
- No pets are allowed in the pool. This is a health department rule. VIOLATION COULD RESULT IN THE CLOSING OF THE POOL BY THE HEALTH DEPARTMENT.
- Violation of any of the rules above will result in a fine of \$25 per infraction.
- There is a \$530 fine per pet imposed on owners and guests for having a pet and/or pets in units not designated for pets; the pet will also have to be removed from the unit. There are no exceptions to this rule.

### **Gates and Fences**

- The gates and fences are for security purposes. There is no climbing on fences or gates. Children are not permitted to play around the gates and should be supervised when using gate codes.
- The gates should never be forced open or closed. Report any gate problems to the property management immediately.
- Any damages incurred because of misuse or mistreatment of the gates and fences will be charged to the offender.

### **Vehicles and Traffic**

- Absolutely no parking on the grass. Any vehicle parked on the grass will be fined \$20 per day and be subject to towing at the violator's expense. This is strictly enforced.
- No parking is allowed in front of the dumpsters. Violation of this will result in the vehicle being removed from the property but the contracted towing company at the expense of the violator.
- Boats, campers, RV'S, moving vans, larger pickup trucks, or trailers may be parked within the gated area for short term parking only with approval from the resort management in a single parking space in designated areas only. Boats and trailers must fit into a single parking space.
  - Trailers parked in other areas will be tagged with a warning sticker. Further violation of this policy will result in the trailer being removed from the property by the contracted towing company, at the expense of the violator.
  - Trailers parked outside the gated area are not the responsibility of the property management.
  - Bicycles, motorcycles, or other authorized vehicles parked within the gated area are done so at the risk of each guest or resident.
- No repairing, lubrication, or general maintenance of vehicles is permitted on the property. Unlicensed vehicles rendered not drivable may not be parked within the gated area.
- Unassigned parking spaces are limited to use up to 48 hours maximum.

### **Pool**

- The pool rules posted in the pool area must be adhered to. These are strictly monitored.
- Pool hours are from 9am-5pm (winter) and 9am-9pm (spring & summer). Swimming after hours is not permitted. Violators may lose pool privileges at the discretion of property management.
- No climbing on the fence or gate around the pool.

### **Grounds**

- The irrigation system may cause spots on vehicles due to our well water. The association is not responsible for any damage caused by water spotting from the irrigation system.
- No towels, rugs, or any articles of clothing should be hung from the a/c fences in front of the units or displayed in any manner around the unit. No articles may be hung from outside windows. No articles of any kind, including but not limited to, beach/ lounge chairs, toys, bikes, etc., may be placed or left outside the unit except that items may be left inside the screened lanai. Property management may remove any such items and charge a fine of \$25 per incident.
- No noise, music or other sounds or conduct shall be permitted at any time in such a manner as to disturb or annoy other residents or guests. A violation of this policy will result in a fine of \$100 per incident and may result in the removal or the violator from the property, at the discretion of property management. A continual violation of this policy will result in police involvement and charges of disturbance being filed. There will be no exceptions to this policy.
- All trash must be placed in the proper receptacles.

Property management reserves the sole right to cancel pool privileges of anyone in violation of the pool rules.

Property management has the right to close the pool area at any time necessary for the safety, care, and cleanliness of the premises.