

Sailmaker's Place COA
Residential Use Rules and Regulations
Applicable to Condominiums
December, 2017

These rules and regulations supersede any previous rules with the exception of the recorded exhibits of the COA. Violation of any rule or regulation may result in a fine of \$100 per day.

1. Parking is restricted to vehicles displaying a current Sailmaker's Place parking decal. Due to the limited number of parking spaces, parking is restricted to two vehicles for 3-bedroom units and three vehicles for 5-bedroom units. Visitor parking for one additional vehicle is allowed **during low-use periods** but only if a valid, **completed** Sailmaker's Temporary Parking Permit is displayed in the windshield. A blank or incomplete Permit **does not** constitute a Parking Permit. (Guards, tickets and towing will be enforcing parking violations from Memorial Day Weekend through Labor Day Weekend **as well as other holiday timeframes and/or heavy usage times.**) Vehicles in violation of parking rules will be tagged and the infraction/date/time will be documented. **Vehicles remaining in violation at 4pm on date of ticket are subject to a \$100 fine as well as being towed @ owner's expense.** Parking on the grass, fire lane, by trailers or commercial vehicles are subject to towing at the owner's expense **as stated above.**
2. Absolutely no trailers or RVs are permitted in the parking lot and will be towed if present.
3. No commercial vehicles are allowed overnight on the property.
4. The COA reserves the right to tow any vehicle at any time for parking violations and assumes no responsibility for costs or damages that may occur during vehicle removal.
5. Due to safety and liability issues, unlicensed motor vehicles (such as golf carts, ATVs, go-carts, cars or trucks) may not be parked or operated on SMP property.
6. Due to the extremely limited docking space at our SMP Pier, SMP Boat Permits will only be issued to Owners and Long Term Renters (full time residents) for use on their personal watercraft. These permits allow docking at SMP Pier for no more than 7 consecutive days and **are non-transferrable**. The SMP Boat Permit Decals must be affixed to the personal watercraft so as to be visible from the pier or shore. Any watercraft docked at SMP Pier not displaying our SMP Boat Permit Decal will be towed at the Owner's expense. **In consideration of the non-boating owners at SMP, boats should not dock on the end of the pier unless there is no other space available. This will allow owners to enjoy the use of the pier for watching the water and boats as well as those who wish to fish.** Watercraft without the specified SMP Boat Permit Decal may be beached at the far edges of SMP property in order to not interfere with beach usage. These beached, no decal watercraft must display the Unit # where the responsible party for the watercraft can be found. This unit information must be visible from the shore area. Maximum beaching of a watercraft is 7 consecutive days if space is available. All usage of SMP Pier or beach for watercraft is on a first come, first served basis and if the number of watercraft beached becomes too many for beach usage by beach goers, the last watercraft to arrive will have to be removed if directed to do so by a member of the BOD, on-site rule enforcement, or Management Company. If the watercraft is not removed upon direction to do so, it will be towed at owner's expense. Boarding a watercraft not belonging to you without the owner's permission is considered trespassing and will be reported to law enforcement. Any violations of these rules concerning boats/beach and pier will result in a \$100 fine for the owner of the unit in violation.
7. Common Areas are for the quiet use of owners and lessees. **No Organization or Community Groups are allowed use of SMP Common Areas. Family and friends who are not currently residing in a SMP unit may not use the pool and other common areas unless accompanied by their host/owner/lessee.** Absolutely no Parties may be held at or in the Pool Area. Parties planned for other common areas which might impede the use of such areas by other owners or lessees are not permitted. All parties in any common areas MUST BE FIRST APPROVED BY THE BOARD OF DIRECTORS. Requests for scheduling a party should be made through Management Company **by completion of a Reservation Request Form**. All use of common areas (including the dock) are on a first come, first serve basis.
8. **The portico** is reserved for owners and guests to **load and unload only**. Do not leave vehicles parked in this area. **Maximum time for parking there is 30 minutes.** **Vehicles left in this area longer than 30 minutes are subject to immediate towing at the owner's expense.**

9. Luggage carts are designed to help move items from owner's and guest's vehicles to their units. They cannot handle any weight in excess of 250 lbs. Do not move furniture on these carts. Carts are never to be used by contractors or service people onsite. **Please return carts to the lobby within 30 minutes.**
10. Sailmaker's Place is a **non-smoking property. No smoking is allowed in the common areas including the private or public balconies, elevators, pool area, beach or dock.** There is a \$100 fine per occurrence for smoking on SMP property.
11. In order to promote the health, safety, happiness, and peace of mind of a majority of the owners living in close proximity and sharing common properties and facilities, and to preserve the property owned by the Association for the benefit of its members, occupancy limitations are as follows: Maximum occupancy of SMP Units shall be 2 people per bed or pull-out sofa provided in any Unit.

Maximum occupancy of any 5-bedroom Unit being 14.

Maximum occupancy of any 3-bedroom Unit being 8.

Any unit having more persons than allowed occupancy will be reported to our Management Company for reporting to the Rental Company in Charge of that Unit and the Owner of the Unit. At that time, the appropriate Rental Company shall notify the tenants of the complaint and investigate the number of people residing in the Unit and require any overage of people to be evicted. If the unit is not occupied by the appropriate number of individuals after the report is made, the Owner of the Unit will be fined \$100 per day for every day the overpopulation continues.

12. SMP Quiet Hours are 10pm to 9:00am.
13. Pool hours are from 9:00am to 10:00 pm. **The pool gate and the magnetic closure doors from the lobby are designed to prevent accidental drowning by unsupervised children. Pool access doors can never be left opened. Any child under 12 years of age must be accompanied by an adult in the pool area.** No glass of any kind is allowed in the pool area. No pets are allowed in the pool area. No food is allowed in the pool. Do not enter the pool with sand on your feet.
14. No glass of any kind, smoking or open fires are allowed on the beach. Fires may be allowed in portable fire pits provided that all ashes are bagged and removed from the property. Do not dump ashes down the trash chute or allow them to be placed or buried in the sand. There is a metal trash can in the grilling area for ashes. Please remember to clean the ashes once they are cooled. Do not leave the area for someone else to clean.
15. Refill all large holes dug in the sand prior to leaving the beach areas. We do not have a tidal beach and these holes will not re-fill over time. All beach items including tents or umbrellas must be removed from Beach before you leave beach daily. "Please leave only your Footprints on our Beach".
16. **For Fire Safety reasons, all trash chute doors shall remain closed and latched except when someone is actively inserting trash.** All trash must be placed in the trash chute located on each floor. **All trash should be properly bagged before being sent down the chute. Any items too large for the chute must be removed offsite. Never leave trash or large items in the common areas or by the dumpster room doors.** There is a recycle deposit on Gulf Beach Hwy. behind the Sherriff's Office.
17. **Do not dispose of fish or bait remains in the Trash Chute.** Fish cleaning is best done at the dock.
18. The common areas of the association property are subject to recorded audio and video surveillance 24 hours a day. The COA retains the right to record all common areas for security and for rule enforcement.
19. The exercise center is for owners, renters and guests who have been issued a key. **No children (under 18) are permitted in the exercise room without adult supervision. The exercise room must always be relocked after use.** Theater/Galley rooms are for residents only. If children (under 18) are present in the Theater/Galley, they must be supervised by an Adult at all times. It is the user's responsibility to keep these areas clean, including emptying the trash.
20. The tossing of objects, including, but not limited to cigarette butts, from any balcony is dangerous and strictly prohibited. A fine of \$100 per occurrence will be levied against the unit owner for any party observed throwing anything from any balcony.
21. Signs, banners or items left hanging out to dry over balcony rails in the front or back of the building is prohibited and subject to a \$100 fine per day. Holiday decorations and lights are permitted short-term and only off the rear private balcony. These are to be removed after the holiday season.
22. Grills are provided in the specified grilling area near the beach. Private, portable grills can also be used only in this same area and stored in your assigned storage unit. No storage is allowed under or around stairwells by Florida Fire Code. According to the fire code, no gas, electric or charcoal grills are allowed at any time on balconies or in front of any unit. There is a \$100 fine for violating this rule. In addition, no propane tanks can be stored or used on SMP property.

23. **Sailmaker's Place requires that all owners and/or their rental agency notify their tenants of the Rules of the COA. It is imperative that the property rules be included in the lease/rental agreement so that violations of these rules allow for the owner to evict the tenants.** Any fines for Rule violations are assessed against the owners and not the tenants of the units.
24. SMP Owners are permitted to install ceiling fans on their individual limited common, waterside balcony. Any fans installed should be either white or silver in color so as to blend into the building as well as possible. No fans of a dark color will be permitted. It is recommended that only Wet Rated, Outdoor Use fans be installed for longevity purposes.
25. All cars should be maintained in such a manner that no fluids are leaking from cars onto the driveways and/or parking lots of Sailmaker's Place. There shall be no routine maintenance performed on Sailmaker's Place property. All routine maintenance must be performed off property. Violations of the above can result in a fine of \$100 per day plus the cost of cleaning the SMP property of any fluids.
26. There is no rinsing and/or washing of vehicles allowed on SMP property. The two water faucets located on the first floor are strictly for use in the cleaning and maintenance of the SMP building and for watering the flowers located in the large pots in the portico.
27. No exchanging of storage units will be allowed unless both parties wishing to exchange units go to the Management Company Office and complete and sign a Storage Unit Change Form. Once completed and signed by both parties, the SMP Storage Unit listing will be changed to show the change in units.
28. In an effort to reflect the Common Area Storage Units in the stated % contained in our Condo Docs, when a three-bedroom condo that is currently assigned a large square footage storage unit goes up for sale, that larger storage unit will become available for the reassignment upon completion of sale. Any 5-bedroom units that are not assigned a larger storage unit can put their request in with the BOD for a larger unit. A lottery of all units on the request list will occur and the winner will be assigned the available unit and the unit they had will be assigned to the 3-bedroom unit. At such time that all 5-bedroom units desiring a larger storage unit have acquired one, then any large storage units that become available may be requested by other 3-bedroom units and a lottery will occur for the assignment of that unit.
29. No storage of personal property of any kind will be allowed on SMP Common Areas. Each Condo has been assigned a securable storage unit for your personal property that is not in your Condo.
30. Kayaks that are used daily by owner may be left on beach. If not used daily, kayaks must be removed from Common Areas **after a one-week period** and placed in your assigned storage unit.