



ISLAND DUNES OCEANSIDE I CONDOMINIUM ASSOCIATION, INC.

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RULES & REGULATIONS **OF** **ISLAND DUNES OCEANSIDE I CONDOMINIUM ASSOCIATION, INC.**

All terms used in the Rules & Regulations shall have the same meaning as provided in the Declaration of Condominium of Island Dunes Oceanside I Condominium.

GENERAL RULES & REGULATIONS

1. There shall be no obstruction of the walkways or other Common Elements by any Unit Owner. Obstruction includes the placing of any objects that would impede access to ingress and egress of Units and Common Elements by safety, medical, and emergency personnel.
2. No furniture, decor elements, or other Association property located in the Lobby, Social Room, or other Common Elements of the building shall be removed or altered without express written consent of the Board of Directors of the Association.
3. Parking under the main entrance portico of the building shall be permitted only for loading and unloading. Each Unit shall have two (2) unassigned parking places.
4. Smoking is not permitted in any portion of the enclosed Common Elements, including but not limited to, the stairwells, elevators, and storage rooms.
5. Trash chutes shall be utilized only between the hours of 7:00 AM and 9:00 PM. Under no circumstances shall glass of any kind be deposited into the trash chutes. Recycling of glass, plastic, metal, paper, etc. should be co-mingled and deposited in the recycling bins in the Association designed areas on each side of the building.
6. No Unit Owner shall store any flammable, volatile, combustible or explosive fluid, material or substance, including paint thinners and removers, paint brush cleaners, paints and lacquers, in any Unit, Common Element, Limited Common Element, or storage closet. Open flame cooking on any Unit balcony is not permitted.
7. Any alteration to the Unit that may be seen from the exterior of the building, or alters the Common Elements of the building, must be approved in writing by the Board of Directors. Window treatments and drapery materials shall be of a light pastel, or neutral color, or lined in white.
8. No Unit balcony shall contain a bar, wall coverings, or any furniture other than that which is commonly designated "patio furniture". All furniture located in a balcony must be of a light pastel or neutral color. No Unit balcony shall contain live flowering plants. Live flowering plants present a significant health and safety risk (i.e., bees, insects, etc., anaphylactic shock, etc.) to Unit Owners, tenants, other authorized occupants, etc.

9. No playing of loud music or sounds, from whatever source, which would constitute a nuisance are permitted within any Unit.
10. Doors to stairwells, trash chutes, elevator shafts shall be kept closed.
11. Unit toilets, baths, showers, sinks, garbage disposals shall not be utilized to dispose of any items or articles that could possibly result in clogging, blockage, flooding, leaking, etc. of these Unit fixtures.
12. Unit Owners shall furnish a duplicate of each key to his/her Unit to the Association. The Association shall not furnish the duplicate key or otherwise allow entry to the Unit to non-Association personnel without written authorization by the Unit Owner.

Unit Owners may furnish a key to his/her Unit, the Lobby, and other entrances to the building and Common Elements to a tenant or lawful occupant of the Unit.

Unit Owners are permitted, but not encouraged, to furnish a key to his/her Unit to licensed real estate brokers or agents, contractors, and service personnel subject to the following express conditions:

- a) The Unit Owner notifies the Association in writing, using a form authorized by the Board of Directors, of the person furnished a key, the type of services being performed, and the anticipated duration of such services.
 - b) The person receiving the key executes a form authorized by the Board of Directors acknowledging receipt of the key, an understanding of and agreement to the Rules & Regulations of the Association, and assuming responsibility for any loss or damage resulting from any violation of the Rules & Regulations.
 - c) The Unit Owner furnishing the key shall be responsible for obtaining return of the key upon termination of the business relationship or service and notifying the Association of the key return.
13. Pets are only permitted for Unit Owner(s). Tenants, other lawful occupants, guests, and visitors are not permitted to bring pets to the Association property, building, or Units. No pets shall be permitted unless approved in writing by a majority of the Board of Directors. A pet is defined as a small dog, cat, or caged bird—no other animal species. Only one (1) of each of these pets shall be permitted to reside in a Unit. The Association shall not approve any pet which when fully grown is reasonably anticipated to weigh more than thirty (30) pounds or forty (40) pounds for ground floor Units. If any pet becomes an annoyance to other Unit Owner(s), the Unit Owner(s) after written notice from the Association shall immediately cause the problem to be corrected. If the problem is not corrected the Unit Owner(s) shall no longer be able to keep the pet in the Unit. No pets shall be permitted in any of the Common Elements within the building or pool areas unless it is carried by the Unit Owner(s) or carried in an enclosed pet carrier. No pets shall be permitted in any of the Common Elements outside the building or pool areas unless under leash or carried in an enclosed pet carrier. Pets shall be “curbed” only in those areas of the Common Elements specifically designated by the Association. Pet owner(s) are responsible for the retrieval and disposition of pet deposits by placing the deposits in sealed plastic bags or containers and disposing of them in the appropriate trash container.
 14. All hard surface flooring to be installed in a Unit other than in the kitchen, bathroom or entry way must be cushioned with sound insulation of ½ inch cork or the equivalent (Delta IIC rating of >20). Unit Owners are required to provide written documentation to the Association that the flooring standards have been met prior to installation.

15. No employee of the Association shall be requested or required to perform any personal services by any Unit Owner during working hours.
16. All Unit replacement doorknobs and locksets must conform to the standards established by the Association.
17. Every Unit Owner, tenant or other lawful occupant must arrange for the delivery or moving of furniture, appliances and other household effects into or out of a Unit from Monday - Friday between the hours of 8:00 AM and 4:00 PM. Deliveries are prohibited on Saturday and Sunday. Exceptions to the delivery schedule require advance notification to and approval by the Board of Directors, a member of the Board, or its designee. Exception deliveries may result in imposition of charges to the Unit owner, tenant, or other lawful occupant.

All items being delivered must be wrapped in padded blankets. It is the responsibility of the Unit Owner, tenant, or other lawful occupant arranging for a delivery to ensure that the items are wrapped in padded blankets for delivery.

Emergency medical deliveries are not subject to this rule.
18. Contractors and/or service personnel employed or utilized by a Unit Owner, tenant, or other authorized occupant may do work or perform services in a Unit Monday - Friday between the hours of 8:00 AM and 5:00 PM. No work may be performed on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Day after Thanksgiving, and Christmas. Deliveries for or by contractors and service personnel are to be made from Monday - Friday between the hours of 8:00 AM and 4:00 PM. Deliveries are prohibited on Saturday and Sunday. Exceptions to the work and delivery schedules require advance notification to and approval by the Board of Directors, member of the Board, or the Building Manager. Violation to the work and deliveries rule may result in imposition of charges to the Unit owner, tenant, or other lawful occupant.

Any materials, supplies, tools, equipment, etc. must be moved through the Common Elements, e.g., Lobby, service elevator, walkways, etc., wrapped in padded blankets. Contractors or service personnel must notify Condominium management at least 24 hours in advance if cabinetry, counter tops, large sharp metal objects, screens, railings, doors, shutters, etc. are to be moved into or out of the building.

If the Unit Owner, tenant or other authorized occupant is in residence, the contractor and/or service personnel will be admitted to the building and Unit with the approval of party in residence. If the Unit Owner, tenant, or other authorized occupant is not in residence, the contractor and/or service personnel will be admitted to the building and Unit only with prior approval by the Owner, tenant, or other authorized occupant and prior notification to Condominium management.

All contractors and/or service personnel must report initially to the Security guardhouse and then to the Condominium management office. In all cases contractors and/or service personnel must execute the Contractor Entry and Exit Form. Prior to departing the building, the contractor and/or service personnel must complete the Contractor Entry and Exit Form and return any duplicate keys furnished by Condominium management.

Emergency repairs require approval by the Board of Directors, a member of the Board, or the Building Manager.

19. Licensed Real Estate brokers, agents and their clients may be granted access to the building and Unit Monday - Sunday between the hours of 8:00 AM and 6:00 PM. Licensed Real Estate brokers and agents are subject to Association Rules & Regulations. Unit Owners who are selling or leasing their Units and utilizing Licensed Real Estate brokers or agents are encouraged to use key lockboxes.
20. Any violation of Rules 18 and 19, or any other Association Rules & Regulations, may result in Licensed Real Estate brokers and agents, contractors, and/or service personnel or their respective companies being barred from access to the Association property and building.
21. A Unit Owner intending to have guests occupy the Unit while the Owner is not in residence shall notify the Condominium management office of the intended occupancy, the persons who will occupy the Unit, the relationship of the occupants, the length of the occupancy and any other requested information. The guests upon arrival shall register with the Office using a form authorized by the Board of Directors. If a Unit Owner is not in residence, no persons other than family members are permitted occupancy of the Unit for more than three (3) times in any one (1) calendar year.
22. Except as permitted in designated areas, there shall be no sunbathing on any portion of the Common Elements.
23. The Social Room, Game Room, and Exercise Room are open Monday - Sunday from 5:00 AM-11:00 PM. Private parties or other events to be conducted in these facilities must receive written authorization by the Board of Directors or its designee.
24. Unit storm shutters shall be inspected and lubricated annually by a licensed firm selected by the Board of Directors. The inspection and lubrication shall be an expense of the Association. A copy of the inspection report shall be provided to the Association and the Unit Owner. The Unit Owner is responsible for the repairs and maintenance to, or replacement of, Unit storm shutters set forth in the inspection report. The Unit Owner is required to provide written documentation to the Association that the designated inspection report defects have been corrected.
25. Unit fire sprinklers shall be inspected annually by a licensed firm selected by the Board of Directors. The inspection shall be an expense of the Association. A copy of the inspection report shall be provided to the Association and Unit Owner. The Unit Owner is responsible for the repairs and maintenance to, or replacement of, the fire sprinklers set forth in the inspection report. The Unit Owner is required to provide written documentation to the Association that the designated inspection report defects have been corrected.
26. Unit smoke detectors shall be inspected annually. The inspection shall be an expense of the Association. A copy of the inspection report shall be provided to the Association and the Unit Owner. The Unit Owner is responsible for replacement of smoke detectors set forth in the inspection report. The Unit Owner is required to provide written documentation to the Association that the designated inspection defects have been corrected.
27. Unit water detectors, and hot water tanks shall be inspected annually. The inspections shall be an Association expense. Water detectors shall be installed and maintained on the floor under or near the air conditioning unit, hot water heater, kitchen sink, and toilets. A copy of the inspection reports shall be provided to the Association and the Unit Owner. The Unit Owner is responsible for the repairs and maintenance to, or replacement of, Unit water detectors, and hot water tanks set forth in the inspection reports. The Unit Owner is required to provide written documentation to the Association that the designated inspection report defects have been corrected.

28. Rules 24-27 protect the safety of all Unit Owners and residents, the Common Elements, and the Association building. The Unit Owner must complete the repairs and maintenance to, or replacement of, the Unit storm shutters, fire sprinklers, smoke alarms, water detectors, and hot water tanks within thirty (30) days of receipt of the inspection reports. The Unit Owner may request one (1) thirty (30) day extension from the Association. If the Unit Owner does not correct the inspection report defects, actions will be taken by the Association and charges will be assessed to the Unit Owner for the performance of services by the Association to insure compliance with these rules. The Unit Owner will be liable to the Association and any Unit Owner for damages caused by failure to comply with these rules.

29. These rules apply to the Unit Owner, tenant, or other authorized occupant. Association personnel or its approved agents are authorized to enter a Unit to determine and ensure compliance with these rules. The Unit Owner will be solely responsible for any violations of these rules. If the Unit Owner does not correct any violations of these rules, actions will be taken by the Association, and charges will be assessed to the Unit Owner for any violations and for services performed by the Association to insure compliance with these rules. The Unit owner will be liable to the Association and any Unit Owner for damages caused by failure to comply with these rules.