

SEA CLUB V RULES AND REGULATIONS

Pursuant to article XVII of the Bylaws for Sea Club V, a timeshare condominium, the association has the right to promulgate certain rules and regulations periodically in order to control the operation and use of the condominium property.

GENERAL RULES

1. The area in front of the dwelling units, common areas and limited common areas shall not be obstructed by any objects, which include, but are not limited to, chairs, benches, tables, bicycles, or any other object of similar type and nature, other than those objects provided by the association.
2. No articles, such as bathing suits, towels, linens, rugs, or laundry of any kind shall be hung from the windows, patios, decks, doors, balconies, railings, or entryways of the units, limited common areas or common areas.
3. No personal items including bicycles, scooters, baby carriages, roller skates, skateboards, rafts, toys, or other such items shall be stored or left in the limited common areas or common areas and shall be stored inside the units when not being used.
4. No animals of any kind are permitted either in the units, on the common grounds of Sea Club V, or on the beach.
5. No unit owner, his family, servants, employees, agents, visitors, guests, or licensees shall permit any noise or other nuisance that will disturb or annoy the occupants of other units. No unit owner shall interfere with the rights, comforts, or convenience of other unit owners.
6. Each unit owner is responsible for the cleanliness and upkeep of his or her unit and no unit owner shall deposit unsightly material or debris on either the limited common grounds or common grounds.
7. All garbage and refuse shall be placed in plastic bags provided in the units, which are also available at the Towel Exchange Center, and placed in trash containers located on each floor of the buildings and common areas.
8. No radio or television aerial, or other apparatus of any sort, shall be attached, used, or maintained in any unit.
9. The Management and its agents may, upon notice to the unit owner, enter the dwelling unit at any reasonable hour of the day for any purpose permitted under the Declaration of Condominium. In cases of emergency, no notice to a unit owner shall be required.
10. The unit owner shall be liable for any damage to the dwelling unit caused by a unit owner, his guests, agents, or invitees.

11. No flammable, combustible, or explosive fluid, chemical or substance, such as propane tanks, charcoals grills, or other similar items, shall be kept or stored in the dwelling units. These items must be stored in the permitted designated areas.
12. Portable grills or hibachis shall not be allowed in the units or on the limited common grounds or common grounds of the condominium and may only be used in specially designated areas.
13. The unit owner shall be responsible for the actions of members of his family, servants, employees, agents, visitors, guests, or invitees. The unit owner shall be responsible for enforcing all condominium restrictions, rules and regulations for members of his family, servants, employees, agents, visitors, guests, or invitees.
14. Any complaints regarding the conduct or action of a unit owner, his family, servants, employees, agents, visitors, guests, or invitees or of the maintenance of the common grounds shall be made in writing to the Management Agent.
15. After each Use Period, the unit owner shall vacate his dwelling unit no later than 10:00 a.m. on the Saturday on which his Use Period terminates. No unit owner shall take possession of his dwelling unit earlier than 4:00 p.m. on the Saturday on which his Use Period commences.
16. Two keys and two lanyards shall be issued to the unit owner at check-in. Additional keys, however, may be signed out at the office. Upon departure, all keys/lanyards shall be returned to the front desk. A Ten Dollar (\$10.00) charge shall be levied against the unit owner for each unreturned key/lanyard.
17. No unit owner, his guests, tenants, family, servants, employees, or invitees shall keep or park on the common grounds any trailers, campers, boats, windsurfers, motorbikes, motorcycles, jetskis, or trucks, unless such truck is the family vehicle used on a daily basis. No unit owner or his family, servants, employees, agents, visitors, guests, or invitees, may sleep or stay overnight in his vehicle. Every unit shall be assigned only ONE (1) parking space.
18. All guests, servants, employees, agents, visitors, or invitees using a unit shall first register with the Management Agent.
19. No unit shall be occupied by more than the number legally permitted under the laws of the State of Florida, and regulations of the City and County of Sarasota.
20. No unit owner shall sweep, throw, or take such action which would allow any object to fall from the windows, patios, decks, balconies, entryways, or doors of the unit or limited common area.
21. No unit owner shall direct, supervise or in any manner attempt to assert control over the employees of the Association, nor shall any employee be required to leave the condominium premises under the direction of any unit owner at any time for any purpose.

22. No sign, advertisement, notice or other similar writing or fixture shall be exhibited, displayed, inscribed, painted, or affixed to any part of the condominium unit, limited common areas or common areas.
23. Payments of assessments and maintenance fees shall be made at the office of the Management Agent. Payments made in the form of a check shall be made to the order of such party, as the Management Agent shall determine.
24. No unit owner shall permit or suffer anything to be done or kept in the unit which will increase the Association's rate of insurance.
25. No unit owner shall commit or permit any nuisance, immoral or illegal acts in the condominium unit or on or about the condominium property.

POOL RULES

26. No lifeguard is on duty and the unit owner shall swim at his own risk.
27. The regular pool hours shall be from 9:00 a.m. to 10:00 p.m.
28. Children who are not toilet trained are not allowed in the pool unless rubber pants or some similar apparel are worn over the diaper.
29. Any children using the pool must be accompanied by an adult regardless of whether the child is a guest, tenant or licensee.
30. No balls, tubes, floats, or other similar toys and items shall be permitted in the pool.
31. No running or horseplay shall be permitted around the pool.
32. Drinks, in plastic or paper cups only, shall be permitted in the pool area. No drinks are to be consumed while in the pool. Anyone using the pool is responsible for removing and properly disposing of their food and drink items from the pool area.
33. Anyone with extensive skin infections or who are otherwise ill shall not use the pool.
34. Prior to using the pool, everyone shall shower off any sand, suntan oils, etc.
35. Proper pool attire shall be worn in and around the pool area.
36. These rules are for the protection, health and safety of the unit owners and their guests.
37. No one shall add chemicals, liquids, or other substance to the pool water.

SPA RULES

38. The Pool Rules set forth above shall also apply when using the spa.
39. Children under the age of twelve (12) shall use the spa only when accompanied by an adult and under adult supervision. For many health and safety reasons, management recommends that children under the age of twelve (12) should not use the spa under any circumstances. Persons with high blood pressure, heart conditions or who are pregnant should check with their doctor prior to using the spa.

Wherever the context requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural, and the plural shall include the singular.

RULES ENFORCEMENT

In order to insure the safety and enjoyment of our guests, as well as to protect the property, the Board of Directors of the Owners Association has requested that management impose fines of up to \$100.00 and restrict or deny subsequent use to those who violate these or any house rules and regulations.