

SUNSET REEF RULES AND REGULATIONS

(Revised, June 2018)

POOL AND POOL AREA

Pool hours are 9 am to Dusk daily

Pool limit is 20 persons

No Smoking: The pool area is defined as the area enclosed by the pool pat fences, as well as the picnic pad just outside the immediate pool area on the east side

Beverages in plastic/metal containers are allowed No glass containers allowed

No beverages in the pool

No unattended children under 12 years of age are allowed in the pool

Lotions and sand must be showered off prior to entering the pool

No towels shall be hung on pool fencing

Pool furniture is limited to deck areas only

No hanging or pulling on spa rope

As a courtesy to all residents, please remove personal items from lounges if leaving the pool area for an extended period, i.e. no saving a chair

The pool will be heated from November 1 to April 30, weather permitting

COURTYARD

The chairs, tables, and umbrellas by the seawall are for everyone's use. Do not remove umbrellas from the tables

As a courtesy to all residents, please clean the tables and chairs and close the umbrellas after using. Do not leave any trash behind. Also, please remove personal items if leaving a table for an extended period, i.e. no saving the table

Chairs are not to be removed from this area

PETS

No more than one pet is allowed. Only owners and long-term tenants (six months or longer) are allowed to have a pet. The maximum weight allowed for a pet is 20 pounds

Pets must be on a leash when outside the unit. This is an ordinance enforced by the Town of Redington Shores. Owner is responsible for pet waste removal

Pets are not allowed in the pool area, within the courtyard, nor on the beach. The official pet exercise areas are the far northeast corner of the property between Gulf Blvd and the parking area and the southeast corner of the property between Gulf Blvd and the parking area

RENTERS AND GUESTS

No rental period of less than 30 days is allowed. This is a Town of Redington Shores ordinance and will be strictly enforced

A GUEST REGISTRATION FORM MUST BE COMPLETED AND SUBMITTED TO THE BOARD WHENEVER NON-PAYING GUESTS OCCUPY THE UNIT DURING THE ABSENCE OF THE OWNERS.

A RENTAL APPLICATION FORM MUST BE COMPLETED AND SUBMITTED TO THE BOARD PRIOR TO THE TENANT'S OCCUPANCY OF THE UNIT. THE OCCUPANCY FORM MAY BE SUBMITTED ONLINE VIA OUR WEBSITE, SUNSETREEF.ORG

OWNERS ARE RESPONSIBLE FOR THE ACTIONS OF THEIR TENANTS AND GUESTS

DUMPSTERS

No construction material such as carpeting, flooring, cabinets, boards, etc. will be placed in the dumpsters. Contractors are responsible for disposal of construction waste

Large cartons and boxes should be broken down and folded before being placed in dumpsters

All items must fit in the dumpster. Owner must pay/arrange for pickup of large items such as furniture, mattresses, etc....Call the number on the front of the dumpster to make arrangements

ALTERATIONS OR REPLACEMENTS TO EXTERIOR OF THE BUILDING

An Alteration Application must be submitted to the Board for approval before alterations or replacements can be made. These include air conditioning units, garage and balcony doors, windows, door knobs, and light fixtures. For details, refer to Declaration of Restrictions, Article VII, Section I.

PARKING

Numbered parking spaces are provided for each unit

Guest Parking is for everyone's use but

- a) No household (the residents belonging to a unit) may occupy more than one guest spot on a regular basis
- b) When a resident is off-premises for a period of more than three days, his/her car cannot be left in a guest spot while the numbered spot is empty
- c) No car can take up more than one spot (be partly in resident's numbered spot and partly in adjacent guest spot or partly in adjacent numbered spot)
- d) When a unit has only one car, that car cannot be parked in a guest spot on a regular basis while the unit's numbered spot remains empty

Trailers, boats, campers, or recreational vehicles are prohibited

No hoses, car washing material, grills, pots, etc. may be stored in the parking area

GENERAL

No loud, obnoxious or offensive noises are allowed in or about units or common areas

No loud music is allowed in the pool area or the seawall areas

No rugs, mops, towels, or laundry of any kind may be hung on or from the balconies or pool fence

Bicycling, roller blading, skate boarding and scooters are not allowed in or about units or common areas

With the exception of a six-hour period (10:00 am – 4:00 pm) on Saturdays and Sundays for an Open House, no unit owner, contractor, or Realtor shall be allowed to display signs or banners on the property of Sunset Reef

GRILLING

- a) Small, camper/patio style gas grills and electric grills may be used. Small gas cylinders (camping size) may be stored in a unit garage; large 20 lb. cylinders are not allowed by FL Fire Code
- b) Grilling is allowed in the following areas: the courtyard grass area, not sidewalk, in front of the seawall side of the pool equipment fence, the grassy area by the Lighthouse Point fence. Grill must be 10 ft away from the building
- c) **NOT ALLOWED** in garage areas. No grill can be within 20 ft from air intakes of a/c and ventilation systems.
- d) **NOT ALLOWED** at the seawall
- e) Grills cannot be used/stored on balconies

VACATING THE PREMISES FOR EXTENDED PERIODS AND DURING THE HURRICANE SEASON

When a unit is to be left vacant for an extended period, the water main to your unit should be closed to prevent interior damage. All furniture, plants, and any other objects must be removed from the porches, patios, and balconies. All loose items must be stored in the unit.

Additionally, this removal is required during Hurricane Season (June 1 through November 30) upon the first official hurricane warning or for any unit owner leaving for more than seven days.

IT IS THE RESPONSIBILITY OF EACH OWNER TO PROVIDE A COPY OF THESE RULES AND REGULATIONS TO ANYONE USING THEIR UNIT

OWNERS ARE SUBJECT TO A FINE OF UP TO \$100 PER VIOLATION PER DAY OR SUSPENSION OF THE USE OF COMMON AREAS

PLEASE CONSULT SUNSET REEF'S *Declaration of Restrictions and Bylaws* AS WELL AS FLORIDA STATUTE 720 FOR ADDITIONAL INFORMATION