



Starboard Light Condominium Assoc., Inc.

2006 Ocean Shore Blvd ~ Ormond Beach, FL. 32176

2018 Rules and Regulations

Introduction:

Starboard Light Condominium Association Inc. is a multi-family facility. As such, Rules and Regulations for the common good are necessary to guard the safety, health and happiness of the individuals involved, to protect private prosperity and to control annoying nuisances and any other activity which is contrary to the peace and harmony in the community.

These Rules and Regulations are designed to make living in our units at Starboard Light pleasant and comfortable. Living in close proximity to each other, we have not only certain rights, but also certain obligations to other residents. We must remember that the restrictions that are imposed upon ourselves are for our mutual benefit and the common good and they are necessary to maintain property values and integrity of Starboard Light.

General Rules:

1. Common element walkways, sidewalks and/or stairways should not be obstructed and/or blocked and cannot be used for any other purpose than ingress or egress to and from the units.
2. No noises and/or sounds of any kind that interfere with and/or disturb the quiet enjoyment of the condominium property are permitted on any portion of the condominium property between the hours of 11:00pm to 7:00am.

3. No bicycles or skateboards/roller skates shall be allowed to be used, stored and/or kept in areas of the building such as stairwells or in a manner that will obstruct walkways.
4. No rugs or carpets on patios/balconies. Tile is allowed but must be non-skid and properly installed, sealed and maintained by the unit owner. Repair of damage to balconies caused by the unauthorized use of the above will be invoiced to the owner.
5. All trash and garbage must be placed inside of the dumpster and not left on the side thereof.
6. Per applicable Florida Fire Code, No grills of any kind are to be used or stored on any patio or balcony. Grills must be kept no less than 10ft from the building.
7. In accordance with applicable Florida Law, the Board and/or management must have access to each unit. It is the responsibility of each unit owner to provide access to your unit and to provide all necessary keys to the Association for the purpose of this access. This applies to all units, regardless of whether they are owner-occupied, renter-occupied or vacant. If a locksmith must be called, or the fire department has to break down the door or window, it will be the sole and absolute financial responsibility of the unit owner. In case of any emergency originating in and/or threatening any unit or any portion of the condominium property, regardless of whether the unit owner, tenant and/or occupant is present at the time of such emergency, the Association or such other person authorized by the Association shall have the right to enter such unit and/or portion of the condominium property for the purpose of evaluating, remedying and/or abating the cause of any such emergency.
8. It is the responsibility and obligation of those using the common elements such as the pool area, to keep those areas in a neat and clean condition following use.

9. No unit owner, nor any family member, guests, invitees, visitors, tenants, occupants, agents, employees, and/or contractors of any unit owner, shall mark, mar, damage, destroy, deface and/or engrave any portion of the condominium property. Each unit owner shall be financially responsible for the actions of any family members, guests, invitees, visitors, tenants, occupants, agents, employees and/or contractors of that unit owner.
10. No towels or clothing to be hung on fences or railings.
11. One pet may be kept in a unit; and only domesticated pets such as dogs, cats, birds and fish shall be permitted. Every pet shall be kept on a leash at all times while outside of the unit and/or on any portion of the common elements. Each owner, tenant and/or occupant having a pet shall assume full responsibility for the personal injuries, property damage and/or damages caused by that pet. Each owner of a pet agrees to hold the Association harmless against any claims, actions, suit, damages and/or liability of any kind or character whatsoever arising from, related to and/or associated with having a pet on any portion of the condominium property. The Association shall have the right to require an owner, tenant and/or occupant to remove a pet from the condominium property which becomes a nuisance and/or danger to others. Temporary guests visiting a unit shall not be permitted to bring a pet onto and/or into the condominium property nor shall the weight of any pet exceed 25lbs except as otherwise permitted under applicable law or approved by the board of directors. No pet may be kept or bred for commercial purposes. Under no circumstances any dog whose breed is noted for aggressiveness and/or ill-temper be permitted.
12. When rented the maximum occupancy shall be six (6) persons
13. Maintenance and repair of front door, screen/storm door, glass sliding doors, screens and window are the sole responsibility of the unit owner. Replacement doors and screens or permitted installation of storm shutters should be white. Replacement beachside sliders must be 45% light dimming aka – Turtle Glass.

14. POOL – No life guard will be on duty at any times. Pool hours are from 8:00am to 10:00pm. No diving, no running, jumping, or roughhousing in the pool area at any time. No glass, food or pets in the pools area.
15. No outdoor lights are permitted to be on during Turtle Season, May 1 through October 31. Failure to follow the Florida Law by any unit owner or their tenant, guest, family member, agent or visitor which results in a fine will be invoiced to the unit owner.
16. Per By-Law 10.6 – Unit shall not be leased for a time period of less than 7 days.
17. Per By-Law 10.7 – No signs on the condominium property.
18. Per By-Law 10.8 – No commercial vehicles, trailers, mobile homes, boats, campers without written consent of the Board of Directors.
19. Monthly assessments are due the 1st of each month.
20. No unit owner, tenant and/or occupant shall cause to be placed any weight on any portion of the condominium property which shall interfere and/or damage the structural integrity of the building.
21. The interpretation of these Rules shall be in the sole and absolute discretion of the Board of Directors.
22. All tenants, guests, family members and/or visitors are subject to and shall be bound by the Associations governing documents at all times. Each unit owner shall be held accountable for any violations of the Associations governing documents committed by the tenants, guests and/or visitors of that unit owner.

F.S. 718.303(3)

The association may levy reasonable fines for the failure of the owner of the unit or its occupant, licensee, or invitee to comply with any provision of the declaration, the association bylaws, or reasonable rules of the association. A fine may be levied by the board on the basis of each day of a continuing violation, with a single notice and opportunity for hearing before a committee. However, the fine may not exceed \$100 per violation, or \$1,000 in the aggregate.