

## **FOUR SEASONS CONDOMINIUM ASSOCIATION**

### **RULES AND REGULATIONS**

**Updated September 2013**

#### **PURPOSE OF RULES AND REGULATIONS**

This condominium is a community of private apartments. As such, rules and regulations for the common good are established to guard the safety, health and life of individuals, to protect property and to eliminate nuisances, which are contrary to standards of good conduct and often embarrassing to guests and residents.

Harmonious and gracious living is a delicate balance of consideration for others. If the 'Golden Rule' guides us all, the rules and regulations will not hamper the enjoyment of our community.

#### **STATEMENT OF RESPONSIBILITY**

The rules as stated are for the purpose of clarity, emphasis and compliance and in no way furnish relief from the rules contained in the Declaration. The Board of Directors will enforce the rules and regulations. Any question on the clarity of the rules shall be presented to the Board of Directors for a decision.

Each resident shall be responsible for complying with the rules, regulations and limitations contained in the Declaration of Condominium of the Four Seasons and as contained in the hereafter-stated restrictions and rules.

Each owner who leases their unit shall be responsible for familiarizing the lessee with the rules and shall be responsible for insuring the lessee's compliance with all the rules.

## FOUR SEASONS CONDOMINIUM ASSOCIATION

### GENERAL RULES – September 2013

1. No car washing using hose except in the designated area located on the west end of garage H across from building two (2).
2. Parking only in lined spaces. Do not park or drive on grass areas. Do not park in Fire Lanes or any hash-lined areas. No auto parking space may be used for any purpose other than parking automobiles that are licensed (not expired) and in operating condition. No other vehicles or objects including but not limited to the overnight parking of commercial vehicles, trucks, motorcycles, trailers and recreational vehicles will be parked or placed upon such portions of the condominium property, except official Board contractors, their equipment and vehicles doing work for the association. No other vehicle will be permitted to take up more than one parking space. Parking is prohibited along roadways.
3. No commercial trash in trash containers, residential trash only. Raw garbage shall be securely wrapped in plastic bags. Recycling is mandatory in Cocoa Beach.
4. Boats and boat trailers are permitted in a special designated area only. One boat per unit owner is authorized. **Boat including trailer must not exceed size of parking space.** (With the overall measurements of 9 foot 8 inches wide by 24 foot long) Boats and trailers must maintain current registration in the name of the unit owner or renter, and in operating condition. Only resident boat owners are authorized to use the boat ramp. NO guest boats are authorized to use the boat ramp.
5. In accordance with the Declaration of Condominium Article XVI, the Association must maintain a current roster of all lessees. All unit owners that lease their unit for any period of time must have the prospective renter complete the **Rental Registration Form** this includes all Guests staying in an owner's unoccupied unit. Guests must fill out a **Guest Registration Form**; both forms are available in boxes located next to the office door or in the Manager's Office. **NO LEASE MAY BE COMPLETED UNTIL THE REGISTRATION FORM IS RECEIVED.** **THERE IS A SIX-MONTH MINIMUM FOR ALL RENTALS.**
6. Garage doors must be kept closed when not in use. Garages are for residential use by residents of Four Seasons only. Commercial use of a garage is prohibited.
7. Exit and entry one-way arrows must be obeyed. Residents and guests shall comply with the 10 MPH speed limit. Speed shall be reduced when approaching blind corners and garage areas. All areas marked STOP shall be obeyed.
8. One pet allowed per unit, not to exceed 30 lbs. Pets shall include, but not be limited to, dogs and/or cats. The pet must be walked on a hand-held leash to and within the designated Pet Walk areas located behind the garages at the north and south property lines. **THE PET OWNER SHALL BE RESPONSIBLE FOR CLEAN UP OF PET DEBRIS.**

9. Fishing piers are primarily for fishing. Boat docking is not permitted per our St. John's River Management issued permit.
10. Skateboarding, scooters, roller-skating and roller-blading are not allowed on walkways, roadways, paved areas or recreational facilities. Bicycles are to be ridden only on roadways.
11. When an owner rents their property, they shall give up their right to the use of the pools and recreational facilities for the term of the rental. Tenants shall be informed of their right to participate in the use of the pools and recreational facilities, and the owner shall be responsible for seeing that their tenant is furnished with a copy of all rules and regulations. In cases of obnoxious behavior, the governing bodies shall retain the right to deny tenants privileges to these facilities.
12. No signs of personal or commercial business advertisements are to be posted on the grounds or Association bulletin boards within the condominium property. Notices/advertisements may be placed on the bulletin board in the Recreation room hallway.
13. Unit owners must advise the Association of the sale of their unit thirty (30) days prior to closing in order to enable the Association to maintain an accurate and current register of all owners and mortgagees.
14. In accordance with the Declaration of Condominium, Article X, paragraph 10 (f), the Association must have access to all units in cases of emergency. Each unit owner must file the proper keys with the Association. Should an emergency arise and the Association does not have access to a unit, the Association shall not be held liable for any damages which may occur within the unit.
15. The feeding of animals other than household pets is prohibited.
16. Screen doors may be two types, security and non-security screen doors. Security screen doors must consist of a white frame, dark screen and full-length dark grill. Non-security screen doors must consist of a white frame, dark screen and white cross bar. Prior to installation of screen doors approval by the Board of Directors is required.
17. Hurricane shutters **MUST BE WHITE** and retracts into a **WHITE** housing when not protecting the screens or windows. Installation of hurricane shutters and porch enclosures must be approved by the Board of Directors.
18. It is prohibited to hang garments, rugs etc. from the windows or from any of the

facades of the project. It is prohibited to dust rugs, etc. from windows or to clean rugs, etc. by beating on the exterior of the project.

19. Unit owners are to turn off main water supply when leaving the unit for extended periods of time. An extended period of time includes an absence of a week or more. Shorter time frames should be considered when appliances and connections are older. By turning off the main water supply, bathroom and laundry room fixtures/appliances are less likely to break and cause water damage to the owner's unit and units on the lower floors.
20. All units of the Condominium are provided Pest Control Service as requested by calling the office and asking to be added to the Service log for that week. Pest Control is provided on Mondays four times a month on the exterior of the buildings with follow up for requested units.
21. Unit owners are not allowed to alter Association common elements such as flowerbeds, shrubbery or ground cover. No animal feeders, flowerpots, etc. are allowed on common elements. Unit owners are not allowed to place nails into the exterior building walls and exterior doors. No items can be placed on the walkways including floor mats, bicycles, trash bags, flower pots, etc. etc.
22. The Board of Directors, as deem appropriate, may assess fines to unit owners or renters for non-compliance with these Rules and Regulations.

#### **SWIMMING POOL USE RULES – September 2013**

##### **HOURS 9:00 AM TO DUSK**

1. The pool facilities of Four Seasons are for residents and their immediate families and actual houseguests. Use privileges are not to be freely extended to friends or casual acquaintances. The resident is always responsible for the conduct of their guests. Guests shall not use facilities unless the resident is on the premises.
2. Pool Parties are not permitted.
3. Persons with open sores, cuts, communicable diseases cannot enter pool.
4. Bathing suits only - no cut-offs are allowed in the pool.
5. All persons with long hair (both male and female) must wear bathing caps when in pools.
6. Shower before entering pool. Suntan lotions and oils must, at all times, be washed off with soap and water before re-entering pool. When using the deck lounges or chairs, cover them with a towel so suntan oil does not get on straps.

7. ENTER POOL AT YOUR OWN RISK.
8. Infants and toddlers under 3 years of age must be accompanied by one of their parents or grandparents within the pool area. The child must wear swim diapers, rubber or plastic pants. The unit owner is responsible for their guests' children. Renters are responsible for their guests' children.
9. Children under 12 years of age must be accompanied by an adult within the pool area.
10. Floats, flippers, ball playing, Frisbee tossing, playthings of any kind, running, jumping, loud noise, racing, or horseplay ARE NOT PERMITTED IN POOL OR POOL AREA. **NO DIVING**
11. Food, glassware or animals ARE NOT PERMITTED IN POOL OR POOL AREA.
12. Radios, tape decks or music ARE NOT PERMITTED IN POOL OR POOL AREA unless used with earphones.
13. Bicycles, carts, strollers, wagons or other bulky articles ARE NOT PERMITTED IN POOL AREA.
14. Each owner shall be accountable and responsible for any physical damage to the pools or pool areas caused by them or their children, their guests and tenants.
15. Towel dry before using the rest room or sauna and before exiting the pool area.
16. The pool is for all to enjoy. Please observe the above rules and those posted at the pool. (The pool area is defined as the area inside the pool fence.)

#### **RECREATION BUILDING RULES – September 2013**

1. No children under fourteen (14) years of age will be permitted in the recreational complex at any time unless accompanied by a unit owner, renter or appointed adult.
2. **All areas of the recreation complex** shall be closed at **10:00 PM** except when an Association function is taking place.
3. NO food or glass containers shall be allowed outside recreation room or in pool or pool area.
4. Persons with wet bathing suits or bare feet shall not be allowed in the recreation room and must towel dry before entering the rest room or sauna area.

5. Showers in clubhouse are for persons using saunas and are not to be used in lieu of your shower at home.
6. Each individual homeowner shall be accountable and responsible for any physical damage to the clubhouse, pools, recreational areas and appurtenances caused by them or their children, their visitors and tenants.
7. Use of the saunas is reserved for adults only - eighteen (18) years of age or older and IS USED AT YOUR OWN RISK.
8. No unit owner, renter or other person shall at anytime remove any tables, chairs or other equipment such as electrical appliances, linens, flatware, dishes, etc. from the recreational complex. Only in the event of an officially sanctioned association event.
9. The last person leaving any of the facilities is responsible for turning off lights. The air conditioning or heating unit shall be left on.
10. The recreation room may be reserved by residents when not in use for Association or Board functions. Board functions take priority over all other functions. Prior to reserving the recreation room, the host shall sign a reservation request. The host shall be responsible for setting up the room and for satisfactory clean up in accordance with the guidelines. The host using the recreation room is authorized to use the chairs, tables, kitchen items and vacuum cleaner. All other items are not to be used. Any owner who does not leave the recreation room clean, shall be charged by the Association. Reservations shall be made at the office.
11. Use of clubhouse, pool and recreational facilities is MADE AT YOUR OWN RISK.
12. Only those persons eighteen (18) years of age or older will be permitted to play Bingo in accordance with Florida State law.
13. Guests must be accompanied by owner or tenant while in the clubhouse.
14. The recreation room is a NON-SMOKING facility.