

**RULES AND REGULATIONS
SANDPIPER WEST CONDOMINIUM ASSOCIATION
AS ADOPTED AUGUST 1, 2007
AND REVISED FEBRUARY 15, 2019**

Use of the common elements is at all times subject to Rules and Regulations established by the Association. The Rules and Regulations listed herein are deemed to be in effect until amended by the Association and will apply to and be binding upon all residential unit owners. Residential unit owners are responsible for the observation of Rules and Regulations by their families, guests, invitees, renters, servants, lessees, and all other persons over whom they exercise control and supervision including those performing work in residential units for unit owners.

1. Residential units may not be used for any immoral, improper or unlawful purpose, and no use will be allowed which creates a public or private nuisance. All property will be kept in a neat and orderly manner, free of rubbish, debris, and other unsightly material. A residential unit owner must maintain in good condition and repair his residential unit, cabana, and storage unit including all internal surfaces within or surrounding his residential unit; and maintain and repair the fixtures therein. Walkways, stairs, railings, landings, pool deck, and other common elements including the general grounds are to be kept clear of personal property.

2. Pets may be kept in residential units by unit owners only, and must be small, noiseless, household pets. Any household pets causing noise or other nuisance must be removed within ten days from written notification by the condominium association through its Board of Administration whose determination shall be final and binding on the unit owner. No tenants, lessees, or visitors are permitted to bring pets on the condominium property.

3. Leasing or renting of a residential unit is permitted provided, however, that no more than one rental is permitted per each seven day period. Maximum occupancy is nine including a maximum of six adults (age 18+).

4. Unit owners, tenants, or lessees may park a maximum of two automobiles or motorcycles on the premises. At least one such vehicle must be parked within the assigned unit garage space. Additional parking is permitted only in spaces provided beside the tennis court. Parking of boats, trailers, motor homes, jet-skis, other personal watercraft, and recreational vehicles is not permitted on condominium property. Bicycles must be parked in unit garages, in unit storage spaces, in the breezeway, or otherwise clear of driveway traffic. Parking of all vehicles is prohibited in front of garage doors or in any other manner that blocks trash pickup access. Unit owners are responsible for proper parking of guests and service vehicles serving their unit. Buttons for garage doors are located inside breezeway doors.

5. No one shall interfere with normal operation of the elevator; nor shall anyone enter the elevator when wet so as to cause the floor to become wet and slippery.

6. All unit owners are required to schedule deliveries of furniture, large objects such as washing machines, dryers, refrigerators, construction material or tools. Notify on-site Association members (472-9149 or 472-3860) or Island Management (472-5020, Ext. 29), giving 24 hours minimum notice.

7. Unit owners shall be jointly and severally liable for damages and repairs to condominium property caused by them, their family members, their renters, lessees, or service and repair personnel.

8. In order to facilitate access to the residential units (including cabanas and storage units) by the Association as provided in the Declaration, it shall be the responsibility of unit owners to deliver a set of all keys to the Association for their use in performance of its functions.

9. All residents and guests must adhere to swimming pool rules posted at the pool which may be revised from time to time.

10. Any unit owner or tenant who shall leave a unit unoccupied for more than 14 days shall turn off the water to the unit including washing machine, provide keys to the Association for all vehicles remaining in the garage or in other condominium parking areas, provide the Association a phone number where the owner can be reached, and set temperature/humidity controls to levels that will prevent growth of mold or mildew within the unit.

11. Nothing shall be done or kept in a residential unit which will either increase the Association's cost of insurance or result in the insurance being cancelled.

12. Unit owners will maintain their units at all times in compliance with all laws, zoning ordinances and regulations of all governmental authorities.

13. No residential unit owner shall permit any structural modification or alteration to be made within a unit without first obtaining the written consent of the Association, which consent may be withheld in the event that a majority of the Association determines, in their sole discretion, that such structural modification or alteration would affect or in any manner endanger the property. If the modification or alteration desired by the unit owner involves the removal of any permanent

interior partition, the Association shall have the right to permit such removal so long as the permanent interior partition to be removed is not a load bearing partition and so long as the removal thereof would in no manner affect or interfere with the providing of utility services constituting common elements. No residential unit owner shall cause the windows to be increased in size, altered or cause improvements or changes to any windows on the exterior of the property. This prohibition includes but is not limited to painting or other decorating, the installation of electrical wiring, television antenna, machines or air conditioning units which may protrude through the walls or roof of the property or which would in any manner change the appearance of any portion of the property.

14. The association shall not have the right to make or cause to be made, such alterations or improvements to the common elements which prejudice the rights of a residential unit owner in the use and enjoyment of his residential unit unless, in such instance, such residential unit owner's written consent has been obtained. The making of such alterations or improvements shall be assessed as a common expense to be collected from all residential unit owners. However, where any alteration or improvements are exclusively or substantially for the benefit of the residential unit owner requesting same, then the cost of such alterations and improvements shall be assessed against and collected solely from the residential unit owner exclusively or substantially benefited. Such assessment is to be levied in such proportion as may be determined by the Association.

15. No radio or television antenna or any wiring for any purpose may be installed on the exterior of the building.

16. All common areas inside and outside the building will be used for their intended purposes and no articles belonging to residential unit owners, renters, or guests may be kept therein or thereon and such areas shall at all times be kept free of obstruction.

17. Disposition of garbage, trash, and recyclables shall be only by the use of garbage disposal units or by use of receptacles provided by the association. All garbage or trash placed in the common receptacle shall be tightly bagged.

18. Situations not covered by these Rules and Regulations are governed by the Condominium Declaration or Chapter 718 of Florida Statutes.