

MARINA COVE AT PALM COAST CONDOMINIUM, INC.
GENERAL RULES AND REGULATIONS

General

- A. The term resident as used in this document includes: resident homeowners, non-resident homeowners, and renters. Non-resident homeowners who rent their homes transfer their privilege of using the common amenities described herein to the renters for the duration of the rental, and therefore have no homeowner's privilege to use these facilities.
- B. Any person or persons causing damage to any facility are responsible for the cost or replacement of damaged item(s).
- C. The Board of Directors reserves the right to deny use of the facilities when such use is in violation of these Rules and Regulations.
- D. These Rules and Regulations may be changed from time to time by majority vote of the Board of Directors of the Association. Owners will be notified of amendments or changes in the Rules and Regulations as expeditiously as possible. Violation of these rules may result in legal action for damages or injunction.
 - 1. No "For Sale" or "For Rent" signs are permitted.
 - 2. Owners may not make any additions, changes, alterations, or decorations to the exterior appearance of any portion of a building, except in accordance with the provisions of the Declaration of Condominium.
 - 3. No exposed radio or TV antennas, masts, dishes, or towers shall be permitted on any unit or on the exterior of any unit or in the common area.
 - 4. There shall be no solicitations by any persons or organizations for any cause, charity, or any purposes whatsoever. If you become aware of such activities, please inform a member of the Board of Directors.
 - 5. No owner or resident, other than directors of the Condominium Association, shall direct, supervise, or in any manner attempt to assert any control over any of the employees of the Association, nor shall they attempt to send any of the employees upon private business of such owner or resident.
 - 6. Except pursuant to a contract with the Association for repairs, no owners or residents or their families, guests, servants, or agents shall enter or attempt to enter upon the roof of any building or structure.
 - 7. Motor vehicles and bicycles are not permitted to be parked or used on grassed or planted areas.
 - 8. Automobile parking spaces shall be used solely and exclusively for that purpose. Only private passenger automobiles in good operating condition and properly licensed may be parked at Marina Cove at Palm Coast. For the purpose of this section, a private automobile passenger vehicle shall be deemed to mean an automobile, pick-up truck, SUV, or van of one ton or less capacity which does not display lettering or sign relating to a commercial activity or business. ***Car covers are not allowed.** Boats, trailers, campers and recreational vehicles may not be parked or stored on the condominium property except within garages. Trucks and

- commercial vehicles may not be parked or stored except during deliveries or performance of repairs or other services. The overflow parking lot shall be used only for temporary parking of automobiles for not more than 72 hours.
9. No outdoor cooking shall be permitted on the terraces (enclosed porch) or patios on any other portion of the common elements, except areas, which may be designated by the Board of Directors. Grilling is permitted in the town homes outside garage and area between the garage and the front door. Villa unit owners may utilize the grills provided in the common area.
 10. No outdoor clothesline shall be installed or used. Storage of personal property, including but not limited to, water hoses, lines, fishing equipment or other gear are prohibited upon the Common Elements or Limited Common Elements of the Condominium.
 11. No guest shall use any Marina Cove facility (including the Landings easement for fishing) unless the hosting owner or renter is currently residing at Marina Cove. Fishing, crabbing, etc. from any Common Element or Limited Common Element shall be permitted only to the extent that such activity does not create or constitute a nuisance to any other owner or occupant, or interfere with the peaceful possession and proper use of any other unit of the Condominium Property. Cleaning of fish is prohibited except on board a vessel or on a Unit's Limited Common Elements that are of an impervious nature. Any waste or debris from cleaning of fish must be immediately and properly disposed of and any affected Common Elements or Limited Common Elements must be thoroughly cleaned.
 12. Regardless of length of stay, all guests' vehicles must display a guest card on the dashboard of their vehicle.
 13. Guests of guests are strictly forbidden.
 14. If an owner makes a Board of Directors approved change to the landscaping surrounding his unit or alterations to his unit, he then becomes responsible for maintaining that area.
 15. Passenger vehicles are not to be parked in front of closed garage doors. No vehicle may at any time impede the ingress and egress of vehicular or pedestrian traffic. No parallel parking is allowed on site.
 16. Townhouse units must place their garbage in closed trash containers with secured lids. Trash can be put out any time after 6:00 PM the night before pick up.
 17. Each unit owner should have no more than three (3) access cards registered with the property management. Under no circumstances should unit owners give or sell clickers or access cards to non-residents. It is the unit owner's responsibility to provide their tenants and/or guests their clicker or access cards. Replacement costs for lost cards will be \$35.00. Clickers are no longer available.
 18. Townhouse residents may have the use of the one unassigned parking space adjacent to the townhouse units in addition to their respective garages. Villa unit owners have one designated space and may have the use of one unassigned, if available, not adjacent to the townhouse units. For the additional parking of guests the overflow parking lot may be used in accordance with rule #8.

MARINA COVE AT PALM COAST CONDOMINIUM, INC.
RULES FOR RENTAL OF HOMES

The Lease or Sale of units is restricted or controlled.

1. All sales and rentals require prior approval by Marina Cove at Palm Coast Condominium Association, Inc. through its management company, Flagler Palm Coast Property Management (386-445-9282, ext. 16). Contact a member of the Board of Directors for requirements. Leases must be for a minimum period of six (6) months. No unit shall be the subject of more than one (1) lease or rental agreement during any twelve (12) month period. Subletting will not be permitted.
2. The Board will require the following information to issue the approval form:
 - a. Application for occupancy.
 - b. Copy of the lease or contract for sale.
3. Upon approval by the Board, a certificate of approval will be issued to the tenant/new owner. This certificate will allow them access to the property until such time as a car pass can be issued.
4. Property owners are to notify the Property Manager of their intent to rent their homes as soon as they have entered into negotiation for rental with a real estate agent or private party.
5. Owners shall ensure that the tenant/new owner is provided with a copy of the Rules and Regulations. To facilitate this requirement, the tenant/new owner may pick up and sign for a copy of these Rules and Regulations at the property management office.
6. Property owners who rent their homes transfer to the renter the privileges of use of the common amenities.
7. Tenants are to adhere to all Rules and Regulations.

MARINA COVE AT PALM COAST CONDOMINIUM, INC.
PETS – RULES AND REGULATIONS

8. No more than one (1) small household pet weighing not more than twenty-five (25) pounds shall be kept in any unit. Only the normal domesticated pets such as dogs and cats are permitted to be kept in any unit. No pet shall be permitted in the recreation facilities area. All pets shall be kept on hand held leashes with a maximum leash length of eight (8) feet while on the common property.
9. No pet shall be permitted in any recreation facility, i.e. pool, clubhouse or tennis court.
10. All pets must be appropriately leashed or tethered when outdoors. They should be kept away from unit owners' lawns and property.
11. A "pooper-scooper" system must be used to pick up pet droppings, which shall be disposed of in a wrapped or sealed plastic bag in the nearest dumpster.
12. The pet's owner shall reimburse any damage caused by pets.
13. The Association reserves the right to require an owner to dispose of a pet which becomes an annoyance to other owners, because of noise or otherwise.

MARINA COVE AT PALM COAST CONDOMINIUM ASSOCIATION, INC.
PO BOX 352521
PALM COAST, FL 32135

SWIMMING POOL
RULES AND REGULATIONS

- A. Operating Hours: Normal operating hours will be from 7:00 A.M. until 11:00 P.M. unless there is a special function requiring a later closing time.
- B. Rules governing use of the Swimming Pool:
1. All persons must shower before entering the pool.
 2. No diving, running or horseplay permitted.
 3. Children under the age of twelve (12) must be *closely supervised* and controlled by an accompanying adult at all times.
 4. Children of diaper age must wear protective outerwear over diapers.
 5. Chairs or lounges must be covered by a towel when in use.
 6. Anyone who moves any furniture around the pool area shall return it to the place from which it was removed. Outdoor pool furniture *must not* be taken into the clubhouse.
 7. The pool is for the use of residents and their guests only. The host resident must accompany their guests when using the pool. Capacity is nineteen (19) people and residents are allowed four (4) guests.
 8. No pets or animals of any kind are allowed in the pool or club area.
 9. Due to the pool size, no flotation devices are permitted in the pool except those worn on the body.
 10. No glass containers of any kind are permitted in the pool or deck area.
 11. No loud radios allowed. Headsets must be used when listening to a radio.
 12. All parents are responsible for the activities of their children.
 13. Outdoor cooking is prohibited on the pool deck.
 14. Those using the swimming pool do so at their own risk.
 15. The Board of Directors reserves the right to deny use of the pool when such use is in violation of these Rules and Regulations.

MARINA COVE AT PALM COAST CONDOMINIUM ASSOCIATION, INC.
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TENNIS CLUB
RULES AND REGULATIONS

- C. Operating Hours: Normal operating hours will be from 7:00 A.M. until 11:00 P.M. unless there is a special function requiring a special closing time.
- D. Rules governing use of the Tennis Club:
1. To ensure fairness to all, court time reservations are requested whenever possible. Reservations may be made no more than twenty-four (24) hours in advance of play. A single court may be reserved for no more than a one and one half (1 ½) hour period. A sign-up log will be available at courtside for reservations.
 2. Players without an advance reservation are limited to one (1) hour's play time if there are players waiting.
 3. All guests must be accompanied by their resident host during playing time and must register with Access Control each day of play. Such guests and their host are restricted to a single court.
 4. Tennis players are required to wear proper tennis attire at all times. In accordance with this policy, the following attire is deemed *inappropriate*: cut-off jeans and tank tops. Shirts and shoes must be worn at all times. Management reserves the right to determine what constitutes proper attire.
 5. ***Proper tennis shoes must be worn.*** No running shoes allowed. Any shoe that is causing damage to the courts will not be allowed.
 6. Management reserves the right to suspend play due to weather or maintenance conditions.
 7. No smoking allowed on the courts.
 8. Non-playing children are not permitted on the courts.
 9. Glass containers are not allowed on the courts.
 10. Profanity, racquet or ball abuse is absolutely prohibited.
 11. USTA rules govern all tennis play.
 12. Players are encouraged to keep conversations low and brief during play and to observe all other rules of proper tennis etiquette.
 13. During evening play, ***please turn off lights*** upon completion of play.
 14. Those using the tennis club do so at their own risk.

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THE CLUB
RULES AND REGULATIONS

E. Operating Hours: Normal operating hours will be from 8:00 A.M. until 10:00 P.M. unless there is a special function requiring a later closing time.

F. Rules Governing Use of The Club:

1. By virtue of Florida Legislature, The Club is a non-smoking facility.
2. No one is allowed in The Club in a swim suit except those entering the side door to use bathroom facilities.
3. Use of The Club is for residents and their guests only.
4. Lights and Air-Conditioning are to be used only as necessary.
5. Those responsible for activities must clean up, arrange chairs and tables, turn off all lights and re-set the air-conditioning to 80 degrees.
6. The Club is for the exclusive use of the homeowners and their guests. To reserve The Club in advance for a resident sponsored private party, contact Flagler Palm Coast Property Management for confirmation (386) 445-9282, ext. 14. No owner or renter will be allowed to use The Club if the function results in a personal monetary gain, i.e. instructional classes of any sort where there is a fee involved or exhibit of personal handy work, which can fully result in a sale by the owner as a result of being shown at The Club.
7. Children under the age eighteen (18) must be accompanied and supervised by an adult.
8. All parents are responsible for the activity of their children.
9. Any association-wide special function must be approved through the Board of Directors.
10. Maximum attendance for any function will be one hundred and fifty-one (151) people.
11. Those using The Club do so at their own risk.

Date of Requested Club Rental

Time of Rental

No. of People

Signature of Home Owner

Date

Signature of Approval

Date