

Revised 8:43AM Saturday, October 13, 2018

Rules and Regulations

1. When the owner is absent from their condo the following people are authorized to enter the unit in an emergency: Board Member, Management Company Representative, and Maintenance Personnel- for safety and damage control.
2. Item A Page 4 Each unit is hereby restricted to residential use by the owner or owners thereof, their immediate families, lessees, guests and invitees. Guest and invitees, other than the defined family members must be accompanied by the owner/owners at all times. Definition of immediate family: owner's spouse, owner's parents and grandparents, children and grandchildren, mother/father-in-law, daughters/sons-in-law, adopted, half and step members are the only the members included in immediate family definition.
3. Page 17 of 22 Eliminate Davis Management under Elevator Use Policy –bullet 3 and change to read current management company.
4. Owners must not block garage vents airflow with storage items or coverings of any kind such as, Plexiglas, plastic, tape etc. This is an absolute requirement by the State of Florida to prevent build-up of carbon dioxide. This will be strictly enforced and periodic reviews will be conducted with advanced notice.

5. Owner's guests are not allowed to bring any pets onto Solana Shores Property with the exception of Certified Service Animals. A copy of the certification must be approved and on file with the current management company prior to being on Solana Shores property. They then must adhere to the rules regarding pets. This is for the safety and security of residents.
6. If a unit owner is going to be away from their unit more than 48 hours, their main water valve must be turned off and notification of their absence must be given to Board Maintenance Liaisons and or Maintenance Chairperson. If owner does not comply they accept total responsibility of costs of damage to their unit and other owner's units.
7. Owners must be on-site during the remodeling of their unit. Temporary gate and front door codes need to be requested from the Management Company prior to remodeling. Existing private codes are not to be given to outside personnel (contractors, realtors etc. This is for the protection and security of our residents
8. Furniture/decorative items cannot block fire alarm access or hand railing in common areas. Access must be available for wheelchairs, walkers and emergency responders.
9. It is the owner's responsibility to see that all contractor work is to be done inside the unit, on their patio or on the first floor in pre-approved area designated by Maintenance Chairperson.
10. It is the unit owner's responsibility to make sure all work is done by a licensed contractor and proper permits are obtained. Also, that contractors are aware of Solana Shores rules/regulations

regarding hours of operation. Daily cleanup must be done. Clean up after remodeling work is to be done by unit owner and or their contractor. Non-compliance with this rule will result in owner/resident being responsible for all damages.

11. Owners need to give access to a licensed plumber every five (5) years so that inspection of each unit's toilet connections and turn-off valves, water hoses and connections are in working order. Recommendations will be given if necessary. If owner does not comply they accept total responsibility of costs of damage to their unit and other owner's units.
12. Owner's exterior windows, screens and screen doors must comply with the original architectural design per the original design footprint and must be in good condition.
13. Washing/detailing of vehicles are only permitted to be done in designated washing area in the Visitor's Parking area and not under tennis court parking or roadway.
14. Current Management must follow-up with new buyers to provide a hard copy of Solana Shores Condominium Association Rules and Regulations with current revisions at seller/buyers cost.
15. Owners are asked to complete the Complaint Form that is available on the community's website and the bulletin boards to notify them of instances of non-compliance of Solana Shores Rules and Regulations. No anonymous complaints will be recognized. Form may be turned in to current management company, or the Rules Compliance Committee or the Board of Directors.
16. No car covers are allowed for safety reasons. Also, cars are to be moved quarterly for cleaning of parking area under the tennis courts. Arrangements can be made with maintenance chairperson to have vehicle moved.
17. Parking under the tennis courts only allows the backing in of vehicles in the west row. No other backing in is allowed. This is to prevent damage to other vehicles.

18. Pool hours are Sunrise to 10:00PM EST (City Ordinance on peace and quiet).
19. Tennis court hours are 9:00AM EST to 9:00PM EST.
20. Page 4 of 22 The Rules regarding renters will be strictly enforced.
21. Page 7 of 22 Item K No boats, utility trailers, recreational vehicles or special purpose vehicles shall be parked on condominium property. Definition of motor vehicles/recreational vehicle is a large motor vehicle in which you can sleep and often cook used for traveling and camping.
22. Solana Shores has a zero tolerance policy in regard to harassment. Harassment is defined as words, intimidation or harassment that causes a reasonable person to fear for his or her physical safety or property and may consist of physical actions including gestures; cyber bullying; oral, electronic or written communication or any threat of retaliation for reporting of such acts. Bullying can take place in person or can be done through the use of technology such as email, texts or the Internet; this type of bullying is known as cyber bullying.

The following steps will be taken after it is brought to the attention of a Board Member:

- The board's attorney will send a Cease and Desist letter to the offending person describing the offending behavior and insisting that it must stop.
- Impose sanctions if the behavior continues
- Offer to mediate the dispute and/or suggest that the people in question seek third party mediation services.
- Seek a civil restraining order against the harasser if the harassment continues.
- Document all the intervention measures to demonstrate the board's good faith efforts to deal with the problem.