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## **RULES AND REGULATIONS**

Updated 12-08-16

### **PROHIBITED**

1. Units may not be used as a long term primary residence. Long term is defined as more than 90 ninety day of consecutive usage by the same occupant in a twelve month period. No unit may be leased for more than 30 days without a written lease agreement. A copy of all lease agreements must be submitted to the Association Manager within 10 days of the execution of the lease. The tenant's vehicle type, color and tag number must be submitted to Management Company along with a copy of their lease.
2. Upon the conclusion of any 90 day lease, the occupant must vacate and remove all belongings.
3. Units may not be used for unlawful purposes or as a place of business.
4. May not erect signs on or in a unit or any limited common area which is visible from outside the unit. Except "For Sale" signage located inside the front window, with written approval from the Association.
5. May not attach anything to exterior walls or store anything in any common/limited common area.
6. May not make any modifications or changes to the exterior of the building, including storm doors, electrical lighting or signal transmission.
7. May not make modifications to power circuit, electrical outlet box or terminal device. Included in such outlet, any item of heating or air conditioning equipment, or by any ventilation or exhaust duct or related equipment, without written approval from the Association.
8. May not install window air conditioning, exhaust fans or any item which may protrude though the window serving the unit without written permission from the Association.
9. May not install either permanent or portable stairs into the attic. Use the attic, ceiling above the unit, utility rooms or other common/limited common areas for storage.

### **COMMON AREA/LIMITED COMMON AREA**

1. No obstruction of walkways or porches.
2. No Grills shall be operated except those located in the courtyard.
3. No Smoking allowed on any common or limited common area.

### **GAME ROOM**

1. Game Room Hours 9am to 10pm. Anyone using the game room outside of these hours will be in violation of the Association rules.



## Pelican's Roost Owners Association, Inc.

2. Only Pelicans Roost Owners, Tenants and their Guests may use the Game Room. Any violations will be considered trespassing and the appropriate authorities notified. All guests must be accompanied by the owner or tenant at all times.

3. No Loud Music.

4. No Profanity.

5. No Smoking.

6. No Horse Play.

7. NO FOOD OR DRINK OR ALCOHOL

8. Clean up after yourself.

9. No PETS allowed.

### **PETS**

1. All pets must be registered with the association. Non registered pets will be considered a violation and must be removed. Contact the Association Manager for registration forms.

2. Owners of Pelican Roost will be allowed 2 pets and Tenants will be allowed 1 pet.

3. Pets must be leashed at all times when outside the unit.

4. Pets may not be tied up or left unattended outside the unit.

5. Pets are not allowed in the Game Room, Courtyard or Pool Area.

6. Any disruptive action by pet is cause for immediate removal of pet from the property.

7. You must clean up after your pet. Failure to do so is an ordinance violation of Atlantic Beach.

### **POOL AND/OR COURTYARD**

1. Pool Hours are from 9:00am to 10:00 pm. Pool usage any other times will be in violation of the association rules.

2. ONLY Pelican Roost Owners, Tenants and Peele RV/Campground Owner and/or residents are authorized to use the pool. All authorized users must wear their wrist band at all times. The bands are issued only to Owners and/or their contracted Rental Managers. Replacement bands are \$50 each. All those not wearing bands will be asked to leave the pool area. You may not share your band.

3. No Diving, running, pushing, shoving.

4. No loud rowdy behavior allowed in the courtyard or pool area.



5. Clean up all trash and food.
6. Any Personal items left at the courtyard or pool area will be removed.
7. NO GLASS.
8. No Food allowed in pool area.
9. NO ALCOHOL in pool area.
10. NO PETS allowed in the courtyard or pool area.
11. No furniture is to be placed in the pool.
12. Shower before entering the pool.
13. NO PROFANITY in the courtyard or pool area.
14. Must wear swim wear: (a) No cutoffs, (b) No Undergarments

Those violating any of the Game Room, Courtyard and/or Pool Rules will be asked to leave the area.

### **GENERAL**

1. All owners are to submit a unit key to the Association Manager for usage in emergency situations. When the Association Manager enters your property in emergency situations, they will notify the unit owner of the entrance within a reasonable amount of time.

### **Violation Process**

- 1st Offence: Warning letter

- 2nd Offence: Hearing notice

- Violation of Game Room, Courtyard and/or Pool Rules may result in a hearing and loss of privileges.

- After hearing, if found guilty a \$100 fine will be assessed, you have 5 days to correct infraction, on the 6th day \$100 per day fines will be assessed until infraction is cured.

- Any further infraction of the same kind will be charged at \$100 per infraction without further hearing.

Owners/Rental Managers are required to notify and provide both tenants and guests with a copy of the rules. Owners are responsible for the actions of their guests and tenants.