

**MARINER'S BOATHOUSE & BEACH RESORT
RULES & REGULATIONS**

Pursuant to Article XVII, Section 1. Of the By-Laws, as recorded with the Declaration of Condominium for Mariner's Boathouse and Beach Resort Condominium Association, Inc., below listed are the amended and adopted rules and regulations, as approved by the Board of Directors October 6, 2021.

1. Smoking and/or vaping is only permitted in the uncovered portions of the parking lot or on the beach. Smoking is only permitted under the portico during inclement weather. Smoking and/or vaping is not permitted inside units, on the lanai/patio/balcony, on the common walkways or the pool/spa/bar area. Violation of this rule shall result in a minimum fine of \$250.00 per occurrence.
2. Sidewalks, walkways, and entryways (excluding patios, decks, and balconies) must not be obstructed or used for any purpose other than ingress and egress to and from the property.
3. Carriages, bicycles, wagons, shopping carts, or any other obstruction items of similar type will not be placed or stored on patios, decks or balconies used for the purpose of ingress and egress, personal property shall be stored within the condominium unit.
4. No running or playing on the walkways.
5. Refuse and bagged garbage shall be deposited only in the area provided.
6. There shall be no parking of boats, trailers, recreational vehicles, or the like on condominium property. Mobile homes, limited to the size of one parking space, may be parked on the condominium property if used for the primary transportation of the unit occupant in lieu of a vehicle.
7. All authorized vehicles must clearly display a Mariner's Boathouse & Beach Resort parking permit. All other vehicles will be considered in violation of this rule and may be towed and or fined. All vehicles parked on Mariner's Boathouse property are parked at their own risk.
8. Employees of the Association or Management Company shall be directed by the Board of Directors or Management Company, no owners or occupants shall attempt to assert any control over said employees.
9. No occupants or guests shall make or permit any disturbing noises that interfere with the rights and comforts of any other occupant. This includes stereos, television, radio, or any other sound amplification device. All party(s) shall lower the volume as to the foregoing from 11:00 pm to 8:00 am each day.
10. No radio or television installation or other wiring shall be permitted.
11. No signs, advertisements, notices, or other lettering shall be displayed on the condominium property. Any abusive or controversial materials shall not be permitted.
12. All complaints shall be made in writing to BOD@marinersboathouserestort.net.
13. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any unit or common area except as required for normal household uses.
14. No roller blades, skateboards, roller skates or the like may be used on the association property.
15. Pool & Spa rules and regulations as posted and stated as follows. The hours are from 9:00am to 10:00pm. Glass containers of any kind are not allowed at the pool or spa. Pool rules must be always adhered to. Children under 12 must be always accompanied by an adult. Lounge chairs and tables may not be reserved with towels or other articles of clothing.
16. No occupant shall take possession of his or her unit earlier than 3:00pm of the day on which his or her occupancy period commences and shall depart no later than 10:00am on the last day of occupancy.
17. Unit occupancy limit is six (6). No unit shall sleep more than six (6) people at any one time.
18. No pets shall be allowed on condominium property. MBH is covered under the ADA Title III, as a "Place of lodging". The Resort must provide reasonable accommodations for ADA animals only. The ADA only recognizes Service animals, not emotional support/comfort animals. (10/17)
19. There shall be a fee charged for each trip an employee makes to the resort after hours to open a unit. There shall also be a fee charged for lost keys.