

The Jensen Beach Club Rules & Regulations

1. The sidewalk, entrances, passages, stairways and all other Common Elements must not be obstructed, encumbered or used for any purpose other than ingress and egress to and from the premises.
2. All persons using the swimming pool shall do so at their own risk. A shower is required before entering the pool. Ball or Frisbee playing is not permitted at the pool area. Chaise lounges shall not be reserved. Under no circumstances is GLASSWARE, FOOD, DIAPERS, FLOATABLES or PETS permitted in or about the pool area. Unless otherwise determined by the Board, there shall be no lifeguard or other pool attendant employed to supervise the use of the swimming pool. Resident identification may be required for pool use.
3. The personal property of all Unit Owners shall be stored either within their Condominium Units or in the storage spaces provided in the Condominium to each unit owner for such purpose; provided, however, that no unit owner may store any personal property on, or make any use of, the balcony or patio appurtenant to his unit or the Condominium property which is unsightly nor shall he make any use of the same which interferes with the comfort and convenience of other Unit Owners.
4. No garbage cans, supplies other articles, including, but not limited to, flags and banners, shall be placed on the patios or balconies or common elements, nor shall any linens, cloths, clothing, curtains, rugs, mops or laundry of any kind be shaken or hung from any of the windows, doors, stairways, patios or balconies, nor hung outside the unit, nor exposed to or on any part of the Common Elements or porches within any Unit. The Common Elements, Limited Common Elements, and' Condominium Property shall be kept free and clear of rubbish, debris and other unsightly material.
5. No person shall allow anything whatsoever to fall from the window, balcony or doors of the premises.
6. All garbage and trash shall be properly disposed in trash receptacles provided for that purpose. For sanitary reasons, all trash except newspapers, shall be placed in plastic bags and tied securely before being placed in trash receptacles (No garbage or trash shall be left outside dumpster). All boxes must be broken down. If dumpster is full, use one that is less full.
7. No person other than an Association Officer shall direct, supervise or in any manner attempt to assert any control over the employees of the Association.
8. The parking facilities shall be used in accordance with the regulations adopted by the Association. Association's assignment of parking shall be final. No vehicle which cannot operate on its own power shall remain on the Condominium Property for more than twelve hours, and no repair, except emergency repair of vehicles shall be made on the Condominium Property. No commercial vehicle, truck or recreational vehicle (except

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drivable recreational vehicles up to 21 '5" may be kept in the project if they are used by the Owner on a daily basis for normal transportation) shall be parked on the Condominium Property (this exclusion shall not include clean "nonworking" commercial vehicles such as pick-up trucks, vans or cars carrying advertising signs). No boat, boat trailer, camper or like vehicle shall be left or stored. on the Condominium Property. Bicycles shall be parked in area, if any, provided for that purpose. Absent such parking areas, bicycles shall be kept in the Unit. Washing of vehicles shall only be done in the vicinity of the exterior hose bib provided by the Sponsor within each parking cluster (if any).

9. No Unit Owner shall make or permit any disturbing noises by any person, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of others.
10. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Condominium Unit or Condominium Property that is visible from outside, nor shall tinfoil or other material be used to cover any windows or doors so as to be visible from outside the Unit. Window coverings must be light in color and kept in good repair.
11. This Association may retain a pass key to all Units. No Unit Owner or occupant shall alter any lock or install a new lock without the written consent of the Board. Where such consent is given, the Unit Owner shall provide the Association with an additional key for use of Association pursuant to its right of access to the unit.
12. No cooking shall be permitted nor shall any goods or beverages be consumed outside of a Unit excepting in areas designated for those purpose by the Association. No cooking of fires shall be permitted on patios or balconies.
13. No flammable, combustible or explosive fluid, chemical or substance shall be kept in any Unit, except those required for normal household use.
14. Each Unit Owner who plans to be absent from his Unit during the hurricane season must prepare his Unit prior to his departure by (1) removing all furniture, plants and other objects from his patio or balcony prior to his departure; and (2) designate a responsible firm or individual to care for the Unit, should the Unit suffer hurricane damage, and furnishing the Association with the name of said firm or individual. Such firm or individual shall contact the Association for clearance to install or remove hurricane shutters.
15. No commercial or business activity shall be conducted in any Unit or on the Condominium Property. No Unit Owner may actively engage in any solicitations for commercial purposes on the Condominium Property, nor shall any solicitor of a commercial nature be allowed on the Condominium Property without the prior written consent of the Board.

16. Each Unit Owner shall park his automobile in his assigned space. All parking spaces not assigned shall be used by guests of the Unit Owners only, except such spaces as may be designated for the temporary parking of delivery Vehicles, or vehicles operated by handicapped persons.
17. No Unit Owner shall, in any way, interfere with the construction, sale or rental of any Unit by Sponsor.
18. Jensen Beach Club Owners may harbor a single pet. **Renters are not allowed to harbor pets and NO visiting pets.** All pets must be registered with the property manager; registration forms are available at the office and owners will be asked to include a Proof of Registration (license) by the governing body of the unit owner's primary residence. No pet whom at mature age would be over 25 pounds is allowed. Any pet that is a nuisance (as solely determined by the Board of the Association) must be removed within 48 hours. All pets outside the Owner's unit must be under control and on a leash at all times. Pets are not allowed under any circumstances in the pool area or in the interior area including the path around the lake. All pets shall defecate only in the "pet walking" areas on the Condominium Property designated for such purposes. The unit owner shall clean up all such matter created by his/her pet.
19. All vehicles parked on the property must be registered and have either a sticker or a banner displayed on the vehicle. Owners must have a blue sticker, long term renters (1 year or longer) must have a red sticker. Short term renters, visitors and rental cars must have a permit banner with the building and condo unit number displayed. Stickers are to be placed on the rear window, driver side. Banners to be hung on the rearview mirror or set on the dashboard and be visible from outside the vehicle. Any vehicle without a sticker or banner displayed will have a note placed on the windshield that requests the vehicle owner report to the office to have the vehicle registered. Non-registered vehicles' will be subject to towing at the owner's expense.

I HAVE READ AND UNDERSTAND FULLY THE RULES AND REGULATIONS OF JENSEN BEACH CLUB AND AGREE TO ABIDE THEM.

Date: _____

Signature: _____

Signature: _____

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