

Welcome to
Sussex
On The Bay

Rules & Regulations

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Revised 2012
Revised 2020

We hope you have an enjoyable stay at the Sussex. Please take a few minutes to read the following.

Thousands of dollars in maintenance fees are paid by the owners to maintain and improve the building and grounds. These rules have been established to protect the rights and privileges of all owners, their families, guests and renters. We ask for your cooperation in following these rules.

- **All owners, renters, non-renters and any guests staying overnight with any resident must fill out a registration card located in the pool house.**
- **Minimum rental stay at the Sussex is one month; this is strictly enforced.**
- **Subletting by renters is strictly prohibited; guests allowed only during rental stay.**
- **All cars staying overnight must be registered.**
- **No pets are allowed on Sussex on the Bay property.**
- **Motorcycles or commercial trucks (with lettering, signs, ads, etc.) are not allowed to be parked overnight.**
- **Guests and renters are limited to parking no more than two (2) vehicles overnight on Sussex property.**
- **The use of scooters, skateboards or rollerblades are not allowed on Sussex on the Bay property.**
- **No objects of any kind (i.e., buckets, shoes, fishing rods, furniture, plants, shells, towels or personal shopping carts) are to be left on the walkways or railings, or anywhere in the parking areas.**
- **No fires or any type of private charcoal or gas grills are allowed anywhere on the property, with the exception of the Sussex installed grill.**
- **Please observe quiet hours between 10 p.m. and 8 a.m.**
- **All occupants must also exercise care to minimize noise at all times.**
- **Please open and close the lanai doors slowly and easily as the noise travels throughout the building.**
- **All bicycles kept on Sussex property must be tagged, kept in roadworthy condition and are limited to two (2) per unit.**
- **If you have any problems, please call Spinnaker Cay Management Company at 239-642-8872.**

POOL RULES

- **Pool hours are from 9 a.m. to Dusk.**
- **No food, beverages or glass containers allowed in the pool or the pool area.**
- **Cover up footwear is required going to and from pool area. Towel off excess water before entering elevator.**
- **No sound producing equipment may be used without ear buds.**
- **No running or diving is allowed.**
- **No large flotation devices are permitted in the pool.**
- **Infants must wear a swim diaper in the pool and children under 12 must be accompanied by an adult.**
- **Do not remove deck furniture from pool area. Please close umbrellas when not using them; they are very susceptible to wind damage. Pool lounges & chairs may not be reserved. If you leave the pool area, your chair is open for others to use; please return them to normal location when leaving the pool.**
- **Use of pool is for Sussex owners, guests and renters only.**
- **The pool area is designated as a non-smoking area.**
- **Anyone making or receiving cell phone calls must leave the pool area.**

TENNIS / PICKLEBALL RULES

- **Tennis courts are reserved for Sussex occupants and are for tennis and pickleball use only.**
- **Register for court use in the pool house.**
- **Pickleball equipment is available in pool house.**
- **Use condo key to open door to access tennis court.**
- **Tennis shoes or soft soled shoes only are required for use on the court.**

DOCK RULES

- **All boats, including those moored at the private docks must be registered with the management company.**
- **Any owner, guest or renter wishing to use the temporary slip on the Western end of the Sussex property adjacent to dock number 8, on a temporary basis, is limited to a stay of one week { 7 days }, after which an application for an additional one-week reservation would be accepted with a starting date of no less than thirty {30 } days following the last day of the previous reservation.**
- **If multiple requests are received for use of this slip for the same time period, a lottery will be used to determine the order of use.**
- **Owners, guests or renters must apply to the Sussex association before using this slip.**
- **Boat owners mooring in this and all slips must show proof of liability insurance and a waiver of damage. Please contact the management company.**
- **All major repairs to boats and engines in the dock area are prohibited.**
- **Children are not permitted on the dock or sea walls unless supervised by an adult 18 years or older.**
- **Swimming in the canal from the docks is strictly prohibited.**

Thank you for your cooperation!