

EAGLE CAY RULES & REGULATIONS

- A. Each unit shall be used only for residential purposes and may not be used for any business or commercial purposes whatsoever.
- B. Unit Owners shall not use or permit the use of their premises in any manner which would be disturbing or be a nuisance to other Unit Owners, or in such a way as to be injurious to the reputation of the property.
- C. The use of the units shall be consistent with existing law, and these restrictions, and shall not constitute a nuisance.
- D. Units may be rented monthly -- 30-day minimum.
- E. The total number of residents and guests permitted overnight in a unit or permitted to reside in a unit during any 24 hour period, shall not exceed five (5) persons in a two bedroom unit and seven (7) persons in a three bedroom unit.
- F. Common Elements and Limited Common Elements shall not be obstructed littered, defaced or misused in any manner. Cost of repair to the Common Elements as a result of damage by owners or persons using their units will be charged to the unit owner.
- G. No structural changes or alterations shall be made in any unit, except upon approval of the Board of Directors.
- H. Unit Owner or occupant of a unit shall post any advertisement or posters on the bulletin board located on ground level in each building

Owners wishing to post notices may use bulletin board located at the large pool.
- I. Owners and occupants of units shall exercise extreme care to minimize all noises and noises from the use of musical instruments, radios, television sets, and amplifiers so as not to disturb the other persons and parties occupying units.
- J. No garments, rugs, towels or other items may be hung from the windows or railing of the units. No rugs, etc. may be dusted from the windows of the units; rugs, etc. may only be cleaned within the units and not in any other portion of the Condominium property.
- K. All garbage and trash shall be tied in plastic bags and deposited in disposal installations provided for such purposes.
- L. No Owner or occupant of a unit shall install wiring for electrical or telephone installations, nor install any type of television antenna, machines or air conditioning

- L. No Owner or occupant of a unit shall install wiring for electrical or telephone installations, nor install any type of television antenna, machines or air conditioning units, except as authorized, in writing, by a majority of the Board of Directors.
- M. Bicycles may be used on the Condominium property provided that they are used giving due regard for pedestrians on sidewalks and walkways; due regard is given is given that they are not used, kept or parked on grass or landscaped areas; and that they do not obstruct any walkway, sidewalk, street, roadway, or entrance to building. Bikes must be kept in racks located at the base of each stairway.
- N. No motorcycles, motor scooter, motorized bicycles, commonly known as "mopeds" or any like vehicles, and jet skis, wave runners or similiar "personal water craft, shall be allowed on Condominium property.
- O. 1.11 Unit owners may, at the discretion of the Board of Directors, be allowed to live with one pet of twenty-five (25) pounds or less adult weight provided that:
- 1.11.1 An owner shall submit a written request for pet possession and a full description and picture of the animal.
- 1.11.2 The Board of Directors shall issue a written statement of approval before a pet may be in residence in a unit.
- 1.11.3 The Board of Directors may deny permission for pet possession if there is cause to believe the pet would create a disturbance or be a nuisance.
- P. owners pets must be walked with a leash and the owner must pick up and dispose of all solid waste matter from the animal immediately after excretion.
- Q. No boats, boat trailers, house trailers, mobile homes, commercial trucks or travel trailer of any kind are permitted to park on the premises. If any of the above are the only means of transportation for a guest or renter, special permission must be obtained from the Board of Directors in advance, but such parking is never to exceed 10 days, and said vehicles must be parked in designated areas. Under no circumstances will overnight occupancy of any vehicle or vessel be allowed.
- R. Renters and guests must register with the manager in persons within 24 hours of arrival at the condominium to receive a copy of the rules and regulation. Managers name and phone number are posted in the elevators. Owners are asked to register after prolonged absence.
- S. All common elements are for the exclusive use of unit owners in residence or their resident tenants, and their guests. Non-resident guests not accompanied by an owner in residence or resident tenant, will be denied use of any association facilities.

Further, Florida statutes forbid dual usage of association property by a unit owner and the unit owner's tenant.

- T. All boats must be registered with the Manager.
- U. Fish cleaning is allowed only at the cleaning tables.
- V. NO NOTICES SHALL BE POSTED ON BULLETIN BOARD LOCATED ON GROUND LEVEL IN EACH BUILDING, EXCEPT FOR ASSOCIATION BUSINESS.

OWNERS WISHING TO POST NOTICES MAY USE BULLETIN BOARD LOCATED AT THE LARGE POOL.

- W. No unit owner may construct a boat lift in his or her assigned boatslip without obtaining the prior written approval of the Board of Directors. The Board may condition said approval on the following:
 1. Submission of detailed plans, specifications, and product information containing the specifics of the proposed installation; and
 2. An agreement by the requesting owner to use a duly licensed and insured contractor for installation of the lift; and
 3. An agreement by the requesting unit owner to install only lifts which meet the specifications generated by the board; and
 4. An agreement by the requesting owner to execute a separate agreement indicating that the owner will maintain and insure the lift, will hold the association harmless for any damage or liability arising out of the construction or use of the lift and such other conditions as the board deems appropriate.
- X. Automobile washing is prohibited on Eagle Cay Condominium, Inc. property except for the established carwash area identified by a sign in the vicinity of the tennis courts.
- Y. Park Regulations (Covered) - Owners and guests must register with the manager. Parking permits or owner decals will be issued accordingly and must be displayed at all times. Each unit is assigned one covered parking space. This space may not be used by others without written authorization from the owner. Unauthorized vehicles will be subject to towing without notice.

Parking Regulations (General) - Owners and guests using the general lot for more than a 2 hour period must obtain a parking permit. Owners may obtain in advance permits for their guests who are staying longer than a 2 hour period. Unauthorized vehicles will be subject to towing.

Z. Pool Rules

1. Pool hours 9:00 a.m. - Dusk.
2. No Children unless accompanied by an adult.
3. Non-swimmers when entering pool must wear flotation devices.
4. No diapered babies allowed in the pool (provision will be made for a small wading pool).
5. Radios are not permitted unless privacy ear phones are used.
6. Serving food or drinks in any type of container or or any type of plate is prohibited within 10 feet of the pool.
7. Do not remove pool furniture from the pool deck.
8. No running in the pool area.
9. No admittance to pool enclosures or tennis courts after dark, except as authorized by the Board of Directors.