



## **Angler's Cove Condominium**

1456 NE Ocean Boulevard, Stuart, FL 34996

Phone: 772-225-3423, Fax: 772-225-3757

E-mail: anglerscovecondo@comcast.net

**ANGLER'S COVE CONDOMINIUM OF MARTIN COUNTY, INC.**

# RULES & REGS

Enclosed is your copy of the revised Rules and Regulations adopted and enacted by the Board of Directors at its Meeting on September 26, 2013. These revised Rules and Regulations will become effective as of October 31, 2013\*.

These Rules supersede all previous Rules. The "Foreword" section of the Rules and Regulations out-lines the need and purpose for restrictions and guidelines for condominium living. All unit Owners, lessees, and guests are required to read the Rules and Regulations carefully and abide by both the language and intent of such Rules and Regulations.

\*Members have the right to disapprove of any or all of the revised Rules and Regulations. The disapproval must be in writing and must be received by the BOD on or before the date the BOD adopted such.

These revised Rules and Regulations shall take effect thirty (30) days after enactment thereof, unless more than 50% of the entire membership within said 30 day period shall express disapproval, in writing, of such revised Rule and/or Regulation.



## Angler's Cove Condominium

1456 NE Ocean Boulevard, Stuart, FL 34996

Phone: 772-225-3423, Fax: 772-225-3757

E-mail: anglerscovecondo@comcast.net

\*\*\*\*\*

### **RULES AND REGULATIONS**

\*\*\*\*\*

<b>Section</b>	<b>Description</b>	<b>Page</b>
1.	Foreword	3
2.	General Rules	4
3.	Clubhouse Rules and Information	11
4.	Docks and Marina	12
5.	Leasing of Units	18
6.	Sale of Units	19
7.	Swimming Pool	20
8.	Hurricane Shutters	21
9.	Construction and Renovations	23
10.	Revisions	23
A.	Attachments (Forms)	



## Angler's Cove Condominium

1456 NE Ocean Boulevard, Stuart, FL 34996

Phone: 772-225-3423, Fax: 772-225-3757

E-mail: anglerscovecondo@comcast.net

### 1. FOREWORD

- 1.1. Each Owner, by accepting a deed to their unit, automatically becomes an Association Owner and is bound by its Rules and Regulations. Certain restrictions on the use of the individual units and the common elements are useful and necessary for all to follow to preserve the best interests of all Owners.
- 1.2. The Rules and Regulations that follow pertain to condominium property, the common elements, all piers and docks, condominium apartments, and the condominium in general. They shall remain in force until further amended by the Board of Directors of the Condominium Association. They shall apply to, and be binding upon, all Owners. **Owners shall, at all times, abide by said Rules and Regulations and shall see that they are observed by their families, guests, lessees, and any other person or persons for whom they are responsible or over whom they exercise control and supervision.**
- 1.3. Non-compliance with these Rules and Regulations may subject an Owner to any and all remedies available to the Condominium Association in accordance with the provisions of the Angler's Cove Declaration of Condominium, Bylaws and applicable laws of the State of Florida by injunction or other legal means, including fines and the Association shall be entitled to recover, in said actions, any and all damages, court costs, attorney fees, etc., from the Owner of the apartment unit.
- 1.4. The Board of Directors is, ultimately, responsible for the impartial enforcement of the Rules and Regulations, and is not empowered to grant waivers of any of the Rules and Regulations or the provisions of any other condominium documents.
- 1.5. The Board of Directors may, from time to time, and as conditions warrant, adopt new rules and/or amend previously adopted Rules and Regulations and such. The new and/or amended Rules and Regulations and/or amended rules shall become effective provided that more than 50 percent of the Owners do not object, in writing, and/or by E-mail to the proposed new and/or amended Rules and Regulations and/or amended rule within thirty days of the Board's enactment.



## Angler's Cove Condominium

1456 NE Ocean Boulevard, Stuart, FL 34996

Phone: 772-225-3423, Fax: 772-225-3757

E-mail: anglerscovecondo@comcast.net

## 2. GENERAL RULES

### 2.1. ALTERATIONS

- 2.1.1. No alteration(s) or modification(s), as described in Section VII, paragraph A.5. of the Declaration of Condominium, as amended, shall be permitted without the prior approval of at least two thirds (2/3) of the Owners.
- 2.1.2. Any alteration(s) or modification(s) to "individual" and "other" docks, the Indian River docks, and the windows, doors, screens, screen/storm doors, sliding glass doors, and hurricane shutters must be submitted to the Board of Directors for their approval prior to the alteration(s)/modification(s). Such alterations/modifications shall be consistent with the Angler's Cove "Alteration/Renovation Guidelines" The Board of Directors may withhold approval on purely aesthetic grounds.
- 2.1.3. All approvals by the Board of Directors are contingent upon receiving from the Owner copies of:
  - 2.1.3.1. Form (AC-012) for Marina Alterations
  - 2.1.3.2. Form (AC-016) for Unit Construction and/or Renovation Request
  - 2.1.3.3. Permits and approval from all government agencies having jurisdiction.
  - 2.1.3.4. Licenses of all Contractors performing the work.
  - 2.1.3.5. Contractors liability and workman's comprehensive proof of insurance
  - 2.1.3.6. Board Approvals will be a signed copy of the (AC-017) form
- 2.1.4. Owners must receive prior Board approval (Form AC-017) for any hard surface flooring installed. Noise is a factor to be considered. A sound absorbing material is required to be installed under all hard surface flooring, on all floors, including enclosed porches. "Hard surface flooring" is defined as any floor covering other than carpeting. Only Board approved sound absorbing materials shall be used. No flooring of any type shall be installed over any pre-existing flooring except, carpet which may be installed over hard surface flooring.
- 2.1.5. Wood, tile, sound absorbing materials, or any hard flooring, shall not be installed or used on unenclosed (screened) porches. No carpeting or rugs of any kind will be permitted on any porches, walkway porches or balconies. This rule applies to unenclosed porches only.



## **Angler's Cove Condominium**

1456 NE Ocean Boulevard, Stuart, FL 34996

Phone: 772-225-3423, Fax: 772-225-3757

E-mail: anglerscovecondo@comcast.net

### 2.2. APARTMENT USE

2.2.1. No unit is to be used for any purpose other than as a single family residence. A single family residence is defined in the current "Declarations of Condominium".

### 2.3. COMPLAINTS, SUGGESTIONS AND REPAIR REQUEST

2.3.1. All complaints, suggestions, and comments, from residents shall be in writing or email and addressed to the Board of Directors. The Board will not consider any unsigned letters. The names of those submitting such letters will be held in strict confidence by the Board of Directors if so requested by the residents. See form (AC-018)

2.3.2. All repair requests must be submitted in writing and on Angler's Cove "Repair Form" or to the manager via E-mail. See form (AC-019)

### 2.4. DRIVEWAYS AND PARKING

2.4.1. A speed limit of ten (10) miles per hour shall be strictly observed, for the safety of all concerned, when driving on condominium property.

2.4.2. The Board of Directors has set aside a portion of the Condominium Property (Open Storage Area) for the purpose of temporarily storing Owners' personal property which personal property shall be limited to currently permitted/licensed waterborne vessels, trailers, and road vehicles. The Open Storage Area is located at the south east corner of the Condominium Property and is contained within a perimeter fence.

2.4.2.1. The storage of an Owner's personal property shall be on a "first come first served" basis. In order to manage the limited space within the Storage Area, the Owner must, first, complete a "Storage Request" form (AC-013) and submit it to the Manager for Board approval. If approved, the storage period shall be limited to six months. The beginning date of the storage period shall be established by the date the Owner executes an "Indemnification Agreement" (AC-006) and must be signed by the Board of Directors and the Owner prior to the property being stored in the Open Storage Area.

2.4.2.2. Items stored in the Storage Area must not exceed height of six (6) feet, as stored, including all parts of the stored item. The location of the Owner's stored property shall be determined by the Manager in order to best utilize the Storage Area.



## Angler's Cove Condominium

1456 NE Ocean Boulevard, Stuart, FL 34996

Phone: 772-225-3423, Fax: 772-225-3757

E-mail: anglerscovecondo@comcast.net

- 2.4.2.3. In the event the Storage Area is totally fully occupied and other Owners are waiting for space, and an Owner does not remove their property when notified in writing, email or by telephone that their storage agreement has expired and they are required to remove their property, then in that event, at the end of the storage period, the Association will shall levy a fine in the amount of ten dollars (\$10.00) per day for every each day the Owner's property remains after the date set forth in the notification is stored beyond their storage period. In the event that an Owner's storage period expires and space is available, the Owner must complete another new "Storage Request Form" (AC-013) to renew their storage agreement. The "Indemnification Agreement" (AC-006) filed with the initial storage request is still valid and a new form is not required.
- 2.4.3. Boats and boat trailers shall not be parked on condominium property except as allowed in the Open Storage Area. The boats and/or boat trailers must meet the requirements of rule D.3 above.
- 2.4.4. No motor homes, trailers, trucks of any kind, commercial vans, motorcycles, mopeds, or water craft, shall be parked or stored on condominium property except in the Open Storage Area. Contractors and/or material men providing services to an Owner may park trucks and vans on condominium property during working hours.
- 2.4.5. Pickup Trucks that belong to guest of Anglers Residents may be parked in the spaces south of the Maintenance Shed only under the following conditions.
- 2.4.5.1. They must display a Anglers Cove Vehicle Visitors pass
- 2.4.5.2. The parking is temporary 36 hours or less, unless they have Property Managers permission.
- 2.4.5.3. This is not to be used by owners. This concession is for guest of Anglers Cove Residents only.
- 2.4.6. Rinsing and washing of vehicles (subject to County water restrictions) is permitted **only** at the Southwest corner of the storage building.
- 2.4.7. All vehicles parked on Angler's Cove property must have current registration and display a valid license plate. In the event of an emergency, it may be necessary to move vehicles. Therefore, Owners must arrange to have keys available to the Manager for vehicles left unattended on condominium property for more than 72 hours.
- 2.4.8. Cars with protective covers must be parked in the Storage Area. In the event that the Storage Area is full cars with protective covers shall be parked in the parking area south of the storage building.



## **Angler's Cove Condominium**

1456 NE Ocean Boulevard, Stuart, FL 34996

Phone: 772-225-3423, Fax: 772-225-3757

E-mail: anglerscovecondo@comcast.net

2.4.9. Owners, lessees and/or guests shall not park in a parking space assigned to another Unit Owner nor park more than two (2) cars in front of any building or adjacent parking areas. Request for parking of additional cars must be submitted in writing to the Board of Directors.

### 2.5. LAUNDRY

2.5.1. Dishwashers, washers, and dryers may be used only between the hours of seven (7:00) A.M. and nine (9:00) P.M., and should not be allowed to operate unattended.

### 2.6. LAWFUL USE

2.6.1. No immoral, improper, offensive or unlawful use shall be made of condominium property, or any part thereof

### 2.7. LIABILITY

2.7.1. Under no circumstances shall the Board of Directors or any Board member individually, be held responsible for any loss or damage to property kept or stored on the premises by any owner, lessee or guest.

### 2.8. NOTIFICATION OF ARRIVALS

2.8.1. Prior to periods of occupancy and for reasons of security, owners will notify the Manager of the arrival of lessees or guests who may occupy the apartment when the Owner is absent, giving names and dates of occupancy.

### 2.9. NUISANCES

2.9.1. Nuisances shall not be allowed nor any use or practice which is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the units by their residents.

2.9.2. Residents shall not make or permit any loud voices and/or other disturbing noises on condominium property that will interfere with the comfort of other Owners or residents. This applies in particular to barking dogs, musical instruments, stereos, television sets, and radio sounds that would disturb or annoy other residents of the condominium.



## **Angler's Cove Condominium**

1456 NE Ocean Boulevard, Stuart, FL 34996

Phone: 772-225-3423, Fax: 772-225-3757

E-mail: anglerscovecondo@comcast.net

### 2.10. OUTDOOR COOKING

2.10.1. Because of the obvious fire hazard, outdoor cooking, other than on grills provided by Angler's Cove, is prohibited. Gas-fired grills are located near buildings #1, #3, #10 and #12, and one grill is installed at the Clubhouse near the shower stalls. Grills, Gas timer and lights must be turned off after use. Grills must be cleaned with the brush provided. and gas supply valves must be closed

### 2.11. PETS

2.11.1. Pets shall not be permitted to be a nuisance. They shall be on leash and under control whenever outside.

2.11.2. Pets are allowed to be walked on the outside perimeter, and driveways of the Condominium property. All excrement must be contained to the outside perimeter and removed and properly disposed of by the Owner. At no time shall an Owner walk their pet around the pool area, between buildings and/or the grassy area behind building seven and eight. One exemption exists when an owner secures their leashed pet to the poles provided outside the gates to the pool area, for the purpose of collecting their mail.

2.11.3. Only Two (2) domestic household pets per unit are permitted.

2.11.4. Pit Bull dogs are not permitted. The BOD may direct an Owner to remove any pet deemed dangerous and/or a nuisance

### 2.12. PROPERTY

2.12.1. No Owner or other person shall relocate or remove from condominium property any item owned by the Association, without written permission from the Board of Directors. For Clubhouse refer to section 3. of this document

2.12.2. No Owner or other person shall alter the common property by planting or removing shrubs, trees, plants, etc., or change the appearance of the common property without the prior written permission from the Board of Directors.

2.12.3. The use of Angler's Cove tools and equipment is The Angler's Cove inventory of nails, screws, Lumber etc. is not for use by the Owners

### 2.13. MANAGER

2.13.1. The Manager and/or other staff members shall not be called upon to do any interior maintenance of units during working hours except in an emergency. Cleaning of apartments, plumbing, electrical work, air-conditioning, etc., is the responsibility of the Owner. The Manager maintains a





## **Angler's Cove Condominium**

1456 NE Ocean Boulevard, Stuart, FL 34996

Phone: 772-225-3423, Fax: 772-225-3757

E-mail: anglerscovecondo@comcast.net

directory of companies where information about these services may be obtained.

2.13.2. The Manager is on or about the premises at such times as posted on the office doors. He is not to be disturbed on weekends and evenings unless there is an extreme emergency.

2.13.3. When the Manager is away from the office, any incoming phone calls made to the office will be intercepted by a message recorder. Please leave your message and he will return your call as promptly as possible. All Requests or Forms should be submitted in writing and signed.

### 2.14. RIGHT TO ENTER

2.14.1. In the case of an emergency, regardless of whether or not the Owner or resident is present at the time of the Emergency, the Board of Directors, or any person authorized by it, shall have the right to enter any unit.

2.14.2. Each apartment may be entered monthly to permit spraying for pests.

2.14.3. When the Owner is absent, it is the Manager's responsibility to inspect the unit for malfunctioning equipment, water leaks, etc. on a monthly basis and, record his observations on the "Record of Inspection" form (AC-021). Therefore, Owners are required to provide the Manager with an entrance key to their unit which key is maintained in a lock box in the office.

### 2.15. ROOF

2.15.1. Except in an extreme emergency, no person is permitted on the roof except authorized maintenance personnel.

### 2.16. SIGNS

2.16.1. The display of signs of any nature is strictly prohibited including political and/or solicitation signs with the following exceptions:

2.16.2. One name plate not more than 6" high and 18" long may be placed on or adjacent to the unit main entry door. Placement and content shall be submitted to the Manager for his approval before installation.

2.16.3. Bulletin boards at the Clubhouse are to be used for Association notices. The bulletin boards may also be used for communicating other matters of interest to Association Owners.

2.16.4. Real Estate Agents or Owners are allowed to post a single "OPEN HOUSE" directional sign at the entrance of Angler's Cove property. Placement is allowed two days a month, four (4) hours a day. The sign must be removed by the Agent each day or the Angler's Cove Manager will remove and dispose of it. Agents are prohibited from placing any other signs.



## **Angler's Cove Condominium**

1456 NE Ocean Boulevard, Stuart, FL 34996

Phone: 772-225-3423, Fax: 772-225-3757

E-mail: anglerscovecondo@comcast.net

### 2.17. SOLICITATIONS

2.17.1. There shall be no solicitations permitted anywhere on the condominium property and/or common elements for any cause or reason whatsoever. Any violations should be reported to the Manager or a board member.

### 2.18. STORAGE

2.18.1. One storage locker for each unit is provided in the Storage Building. Flammable and/or hazardous materials are strictly prohibited in the lockers. Owners are prohibited from placing anything in the aisles within the building. Angler's Cove Management will remove any item placed in the aisles and dispose of it.

### 2.19. STORM PRECAUTIONS

2.19.1. All unit residents who plan to be absent from their apartment unit(s) for a week or more during the hurricane season (June through November) must, prior to departure, remove all furniture, plants and other objects from open balconies and/or open porches or must designate an individual to act in their behalf to accomplish the above.

2.19.2. At the Owner's expense, an Owner may employ an Angler's Cove employee as the individual to act in their behalf. The employee will only do so on his private time and shall first complete all storm preparation/procedures required by Angler's Cove. In this case, the employee is acting on behalf of the Owner and not the Association.

### 2.20. WALKWAYS, RAILINGS, STAIRS AND LANDINGS

2.20.1. Walkways, railings, Stairs and landings must not be obstructed in any way. In addition, personal clothing, towels, etc. shall not be hung on railings. Placing other personal property such as, but not limited to, plants, chairs, and bicycles, on walkways, stairs or landings is strictly prohibited.

### 2.21. FEEDING OF WILD ANIMALS

2.21.1. Residents and guests are prohibited from feeding wild animals on Angler's Cove property. Feeding reduces the animal's need to forage for themselves and makes them bold to a point where they become a nuisance and dangerous to children and pets. Garbage can lids should be secured by the straps provided.



## **Angler's Cove Condominium**

1456 NE Ocean Boulevard, Stuart, FL 34996

Phone: 772-225-3423, Fax: 772-225-3757

E-mail: anglerscovecondo@comcast.net

### 2.22. WATER SUPPLY

- 2.22.1. Owners or others using a unit must turn off the outside valve controlling the water supply to their unit or arrange for others to do so when said resident will be absent for a period of more than 72 hours. If assistance is needed to turn off the water, the Owner may request the Manager to do so.

## 3. CLUBHOUSE RULES AND INFORMATION

### 3.1. USE FOR PRIVATE FUNCTIONS

- 3.1.1. An Owner or lessee wishing to use the Clubhouse for a private function must complete, sign and submit a "Clubhouse use Request Form" (AC-005) to the Manager at least one week in advance of the function. The purpose and number of persons expected to attend must be stated. The Manager will post a notice of this reservation on the bulletin board. It should be understood that other residents and their guests have the right and therefore may use the pool and pool chairs during the function.
- 3.1.2. A deposit of \$50 will be required at the time of reservation. The Manager will return the deposit within one week after the function, provided, the Clubhouse has been left in the condition in which it was prior to the function. Cost to repair or replace any equipment and/or repair any part of the club house will be billed to the unit Owner.
- 3.1.3. The signor of the "Clubhouse use Request Form" (AC-005) request form is responsible for cleaning or arranging the cleaning of the stove, counters, floors, carpets, linens, towels and the patio area after use. Should this not occur the deposited will be forfeited, a cleaning service will be employed and the unit Owner will be billed for all cost incurred by the Association.
- 3.1.4. The Clubhouse gas grills must be cleaned and the fires extinguished after use.
- 3.1.5. All equipment, e.g. heat, ceiling fans, lights, ovens, etc., must be turned off after use and the air conditioning thermostat set at 80°.
- 3.1.6. No bait is to be stored in the club house refrigerator at any time. Perishable items are to be removed from the Club-house refrigerator within 24 hours after the function. There is a separate bait freezer provided in the Clubhouse storage closet.
- 3.1.7. All sliding and entrance doors must be locked upon leaving.



## **Angler's Cove Condominium**

1456 NE Ocean Boulevard, Stuart, FL 34996

Phone: 772-225-3423, Fax: 772-225-3757

E-mail: anglerscovecondo@comcast.net

### **3.2. EQUIPMENT AND PROPERTY**

- 3.2.1. No clubhouse equipment or property of any kind shall be removed from the Clubhouse without the permission of the Manager or a Board member. A receipt shall be given for all borrowed items, and such property shall be returned by the user as promptly as possible.

### **3.3. SHOWERS**

- 3.3.1. Under no circumstances should beach sand or tar be washed off one's person or personal belongings in the showers. This should be done with the hose and tar remover provided at the southwest corner of the storage building.

### **3.4. CHILDREN**

- 3.4.1. All children under 18 years of age, using the Clubhouse, must be supervised by a parent or responsible adult.

### **3.5. ICE MACHINE**

- 3.5.1. Use of the ice machine is strictly limited to Owners lessees, and their guests. You are urged to use this equipment properly and sparingly, to help conserve energy and prevent costly repairs.
- 3.5.2. Anyone observing unauthorized persons using this any Association facility and/or property should immediately report the incident to the Manager.

## **4. DOCKS AND MARINA**

### **4.1. GENERAL**

- 4.1.1. The term "dock" and "dock space" are herein used interchangeably and are the same and equal. "Other docks" and "Individual docks" are used herein as defined in the Declaration of Condominiums.
- 4.1.2. Dock and dock space shall be defined as the water area directly adjacent to an Owner's pier, in which area the Owner may moor their boat. The pier is defined as the wooden structure.
- 4.1.3. Where two adjacent dock spaces exist, the width of each shall be one-half of the distance between the concrete pilings that support the piers.



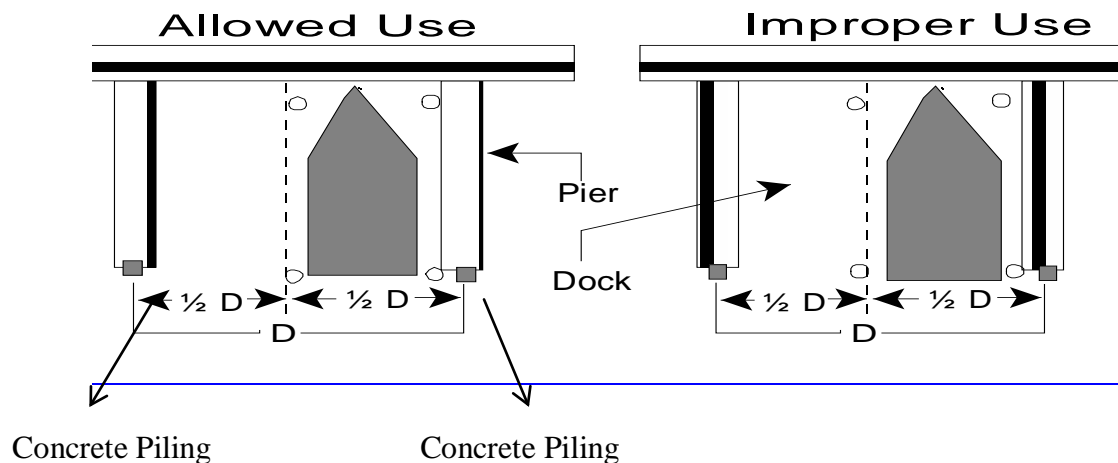
## Angler's Cove Condominium

1456 NE Ocean Boulevard, Stuart, FL 34996

Phone: 772-225-3423, Fax: 772-225-3757

E-mail: anglerscovecondo@comcast.net

- 4.1.4. "In the case of the IRD docks, if one or both finger piers defining two adjacent docks is/are not centered on the old concrete piles or if the concrete piles are missing, and, as of the date of this amended rule, no boatlift is installed in either dock, then the centerline between the adjacent docks shall be one-half of the distance between the centerlines of both two adjacent finger piers. This amended rule shall not apply to any boatlifts installed prior to the date of this amended rule. All such existing boatlifts shall be subject to the existing rule that was in effect prior to this amendment."
- 4.1.5. An Owner shall have the exclusive use of their dock space but shall not have the right to infringe on an adjacent Owner's dock space i.e. all pilings, lifts, supports and moored vessels must be placed (contained) within the Owner's own dock space.
- 4.1.6. The following illustration is incorporated in the rule as examples of both allowed use and improper use of an Owner's "dock space" for those docks other than the Indian River docks described in Para 4 above.





## **Angler's Cove Condominium**

1456 NE Ocean Boulevard, Stuart, FL 34996

Phone: 772-225-3423, Fax: 772-225-3757

E-mail: anglerscovecondo@comcast.net

### 4.2. MAINTENANCE, REPAIR AND APPEARANCE

4.2.1. All Owners of the piers in the canal, basin and the Indian River are responsible for the maintenance and appearance of their piers. Piers must be maintained and in good repair. The Association will notify the Owner of any disrepair. If, in a reasonable time, the owner does not correct the problem, the Association will do so at the expense of the Owner.

4.2.2. Allowable Permanent Fixtures on piers.

4.2.2.1. Dock box with or without back rest

4.2.2.2. Fish cleaning station

4.2.2.3. Water piping

4.2.2.4. Electrical conduit

4.2.2.5. Mooring cleats

4.2.3. Allowable Non-Permanent (not affixed) Items

4.2.3.1. Water hoses

4.2.3.2. Chairs (only allowed on "Other Docks")

4.2.3.3. Mooring lines and fenders

4.2.3.4. Bait wells

4.2.4. No fixtures are allowed to be mounted in any way to the seawall and/or building pilings

4.2.5. Notwithstanding the above, all items affixed and/or not affixed to the piers must be approved by the Board of Directors prior to installation and/or placement, except for water hoses, mooring lines, fenders, cleats and piling bird caps which caps must be black in color.

### 4.3. LIVING ON BOARD BOATS

4.3.1. No person or persons shall reside overnight aboard boats moored in the marina area, canal or at the Indian River docks.

### 4.4. USE OF PIERS AND DOCK SPACES

4.4.1. Indian River piers/docks are on State land controlled by a lease. All piers, including the Indian River piers, are privately owned. The Indian River piers/docks may not extend beyond the perimeter of the land lease. No Owner or other person shall use another person's pier and/or dock space without prior permission from the Owner. When an Owner leases or loans the use of their pier and/or dock space they shall sign the Mooring request form (AC010) this acknowledges the use of their Dock space by another individual, (if leased, provide a copy) with the name of the permitted user and the period of use. Piers and/or docks spaces on Angler's Cove property may not be loaned or rented to other than another unit Owner, lessee or house-guest of Angler's Cove. Indian River docks may be loaned, rented or leased only to unit Owners of Angler's Cove, Little Ocean Place or Little Ocean Club.



## **Angler's Cove Condominium**

1456 NE Ocean Boulevard, Stuart, FL 34996

Phone: 772-225-3423, Fax: 772-225-3757

E-mail: anglerscovecondo@comcast.net

### 4.5. MOORING AND NAVIGATION

4.5.1. Due to the limited width and length of the piers, width and water depth of the dock spaces and the Cove channel, the Board of Directors shall carefully monitor and control the size and type of vessels that are allowed to be moored. Therefore, the use of all piers, dock spaces, including those in the Indian River, and the size of vessels must be approved by the Board of Directors by use of form (AC-010) so there will be adequate access and safe passage through the channel and to and from the piers and dock spaces.

#### 4.5.2. Length of boats moored:

4.5.2.1. At "Individual docks" appurtenant to interior units, (units that have units on both sides), with no exception, shall have a maximum boat length equal to the width of the Owner's unit.

4.5.2.2. At "Individual docks" appurtenant to exterior units (units on the end of a building) shall have a maximum boat length equal to the width of the Owner's unit plus five feet and only with a specific review and written approval of the Board of Directors on a case by case basis. In no case, however, shall a moored vessel infringe on a neighbor's dock space or its access or cause a hindrance to the safe navigation of other vessels. Notwithstanding the above, the boat moored at the "Individual dock" at building 11, unit 101 shall not extend beyond the building.

4.5.2.3. At "Other docks" the maximum overall length of a vessel shall not exceed the length of the pier and no part of the vessel shall protrude over the seawall unless specifically approved in writing by the Board of Directors which approval shall be on a case by case basis. The "Other docks" between Buildings 11 & 12 shall in no case extend beyond the pier length or over the seawall except Dock #1 where a vessel length can extend to the seawall adjacent to the north wall of building 12.

#### 4.5.3. Width of boats moored:

4.5.3.1. At "Individual docks" vessels shall have a maximum beam/width of ten (10) feet, unless the Owner moves the pier toward their unit to compensate for a larger beam. Such compensation shall not exceed two and one-half (2½) feet. This exception requires a specific review and written approval by the Board of Directors prior to mooring the vessel. In no case shall a moored vessel infringe on neither a neighbor's dock space nor its access or cause a hindrance to the safe navigation of other vessels.

4.5.3.2. At "Other docks" vessels shall have a maximum beam/width which is less than the dock space as defined in rule A paragraphs 3 and 4 of this Section IV, Docks and Marina. However, vessels moored at the pier extending due west from the pool area shall have a maximum beam/width of ten (10) feet.



## **Angler's Cove Condominium**

1456 NE Ocean Boulevard, Stuart, FL 34996

Phone: 772-225-3423, Fax: 772-225-3757

E-mail: anglerscovecondo@comcast.net

4.5.3.3. At Indian River Docks, the width (beam) of boats moored or on lifts shall not be greater including the lift structure) than the width of the dock space as defined in rule A.3 and 4 of this Section IV Docks and Marina.

4.5.4. Depth of boats (draft):

4.5.4.1. All boats are limited to a draft limitation of 42 inches.(3.5 feet) The 42 inch limitation shall include the lift where lifts are allowed i.e. only Indian River docks.

4.5.5. Height of vessels:

4.5.5.1. Vessels moored at "Individual docks" shall not have any permanent structure, including Bimini tops that extend above the floor level of the second story units. This does not apply to masts, outriggers, or antennas.

## 4.6. ALTERATIONS AND INSTALLATIONS

4.6.1. Alterations of any pier must have prior approval of the Board of Directors. This includes, but is not limited, to installation of dock boxes, and piling replacement. All pilings installed at any "Individual Dock" or "Other Dock" must have a maximum height above the pier upper surface of six (6) feet. However, the top of the pilings installed at an "Individual Dock must not exceed the height at the bottom of the lower floor unit windows.

4.6.2. Lifts, davits, mooring whips, and/or other mechanical devices are not permitted on the piers or in the dock spaces associated with the "other docks" or "individual docks". This limitation does not apply to the "individual docks" appurtenant to Building 1, Unit 101 and Building12, Unit 104.

4.6.3. Piers at "Individual docks" must not exceed eighteen (18) feet in length and four (4) feet in width except for the "Individual dock" appurtenant to Unit 101 in Building 4 which shall have a maximum length of 25 ft. In the interest of architectural conformity and navigational practicality, all plans for alterations/modifications must be presented to the Board for approval prior to construction.

## 4.7. SAFE MOORING

4.7.1. All boat owners are responsible for the safe mooring of their boats at Angler's Cove and at the Indian River docks. The Manager and his staff may not be called upon to address this need. Any damage caused is the responsibility of the boat owner.





## **Angler's Cove Condominium**

1456 NE Ocean Boulevard, Stuart, FL 34996

Phone: 772-225-3423, Fax: 772-225-3757

E-mail: anglerscovecondo@comcast.net

### 4.8. SEA WALL AND BUILDING PILINGS

- 4.8.1. Boat owners are prohibited from installing cleats or any other mooring device to the sea walls of Angler's Cove. The integrity of the sea wall is of utmost importance.
- 4.8.2. Owners may wrap a mooring line and/or a mooring device to a building piling with the approval of the Board of Directors and must first submit the mooring configuration plan to the Marine Committee for approval before installation. In any case, the mooring configuration shall not cause deterioration or loss of structural integrity of the building piling.

### 4.9. FISH CLEANING

- 4.9.1. All fishermen are responsible for the proper disposal of fish remains and a thorough washing down of the fish cleaning areas.

### 4.10. DOCK STORAGE BOXES

- 4.10.1. One Storage box may be installed on each pier in Angler's Cove and on the Indian River piers. All storage boxes must be approved by the Board prior to installation and have the following maximum dimensions: 84" long X 24" high X 24" wide. They must be constructed of wood or fiberglass, and be of a white color. In no case shall a storage box be mounted in any way to the seawall.

### 4.11. BOAT COUTESY

- 4.11.1. The "NO WAKE" sign at the end of the Indian River dock must be observed at all times. A "NO WAKE" speed should begin at the entrance to the channel as a courtesy to Angler's Cove and Hutchinson House West. Boat Owners are responsible for any damage caused by their wake or boat operation.
- 4.11.2. Because the marina/basin area and the entrance channel are confined areas, boat operators should be especially careful and considerate of their neighbors, regarding engine noise, exhaust fumes, loud voices, etc... Engine "warming up" may not exceed ten (10) minutes.

### 4.12. COMMERCIAL USE

- 4.12.1. There shall be no commercial use of any pier or dock space. This includes, but is not limited to, the rental of boats, fishing guide service, and chartering.

### 4.13. FUELING OF BOATS

- 4.13.1. Fueling of boats while moored in Angler's Cove and the adjoining Indian River Docks is prohibited and no fuel containers may be stored on the piers or adjacent to or under the buildings.



## **Angler's Cove Condominium**

1456 NE Ocean Boulevard, Stuart, FL 34996

Phone: 772-225-3423, Fax: 772-225-3757

E-mail: anglerscovecondo@comcast.net

### 4.14. PARKING

4.14.1. Parking of vehicles is not permitted between buildings #1 and #2 by users of the Indian River docks unless they are Owners or lessees and or guests of Angler's Cove Condominium. Due to limited parking spaces in this area everyone must give consideration to Building 1 and 2 residents. While loading or unloading use the loading zone provided.

## 5. LEASING OF UNITS

- 5.1. Entire units may be leased for a minimum of ninety (90) consecutive days. Any such lease must be approved by the Association, through its Board of Directors and provided that occupancy is only by the single family of the Lessee. There may be more than one such lease during a twelve (12) month period. No rooms may be rented and no transient tenants are allowed.
- 5.2. An Owner intending to make a bona fide lease of their unit, shall give written notice to the Association of such intention, together with the name of the intended lessee and such other information as the Association may reasonably require of the intended lessee, including the names and addresses of all corporate stockholders, officers, and directors of potential corporate lessees, and the full terms of the proposed transaction. Such notice should be given as early as possible, and the Association shall have thirty (30) days after receipt of the notice with complete information for action. A \$50 processing fee shall accompany the notice to the Association regarding the proposed rental.
- 5.3. An "Application Information Form" (AC-014) & (AC-008) must be furnished together with a copy of the Lease Agreement to the Association. Such lease must contain a provision preventing the sub-letting of the unit.
- 5.4. Maximum occupancy during any lease shall be two persons per bedroom, i.e. Two bedroom units - four (4) persons Three bedroom units - six (6) persons
- 5.5. Owner or their Realtor must notify the prospective lessee that they must meet with the "Orientation Committee" or a Board Member for an interview prior to occupancy of a unit. The Realtor must provide the prospective lessee with a copy of the current Rules and Regulations prior to the required interview. Lessee will be required to sign a "Compliance with the Rules and Regulations Form" see from (AC-008). If, in the opinion of the Board, special circumstances create an undue hardship, the Board may postpone the requirement of a personal interview and conduct a telephone interview. Every effort should be made to conduct the interview before completion of the Lease Agreement.

Lessee must be approved by the Association prior to occupancy, form (AC-008).



## **Angler's Cove Condominium**

1456 NE Ocean Boulevard, Stuart, FL 34996

Phone: 772-225-3423, Fax: 772-225-3757

E-mail: anglerscovecondo@comcast.net

5.6. The Owner must insure that all occupants are familiar with the Rules and Regulations, and the Owner shall be responsible for compliance by the occupants. In the event of a violation by the occupants that cannot be readily resolved by a verbal or written notice to the occupants by the Association, the Board of Directors shall notify the Owner by certified mail of all details of the violation, and the Owner shall correct or cause to be corrected the violation within ten (10) days of receipt of the notification.

## **6. SALE OF UNITS**

- 6.1. No Unit Owner may sell their unit without the approval of the Association through its Board of Directors, except to another Unit Owner. See form (AC-011),
- 6.2. No signs listing a unit for sale shall be placed on the apartment building, the other buildings or the condominium property except as provided in Section 2.16.4 of this document.
- 6.3. An Owner intending to make a bona fide sale of their unit, shall give written notice to the Association of such intention, together with the name of the intended buyer and such other information as the Association may reasonably require of the intended buyer, including the names and addresses of all corporate stockholders, officers, and directors of potential corporate buyers and the full terms of the proposed transaction, see form (AC-014). Such notice should be given as early as possible, and the Association shall have thirty (30) days after receipt of the notice with complete information for action.
- 6.4. An "Application Information Form" (AC-014) must be furnished together with a copy of the Sales Agreement to the Association.
- 6.5. A \$50.00 processing fee is to be paid by the seller to the Association and such fee payment shall accompany the above referred documents as required by the Declaration of Condominium.
- 6.6. Upon approval of the sale of the unit, the Owner shall be promptly notified by the Association.
- 6.7. Further information regarding the sale of units may be found in Declaration of Condominium, Section VII, Paragraph I subparagraph 1.
- 6.8. Prospective buyers must be given a copy of the Rules and Regulations (AC-020) by the Unit Owner at the time of intent to purchase.
- 6.9. All prospective buyers will be personally interviewed by the "Orientation Committee" or a board member. (Unit owner shall be responsible for notifying the prospective buyer and the Realtor of this required interview).
- 6.10. All prospective buyers, prior to their interview, will be expected to read and sign the "Compliance with the Rules and Regulations Form" form, (AC-014) stating they have received a copy of the current Rules and Regulations, understand and will abide by said Rules and Regulations.



## **Angler's Cove Condominium**

1456 NE Ocean Boulevard, Stuart, FL 34996

Phone: 772-225-3423, Fax: 772-225-3757

E-mail: anglerscovecondo@comcast.net

## **7. SWIMMING POOL**

### **7.1. HOURS**

7.1.1. The pool will be open daily between the hours of 8:00 A.M. and 10:00 P.M. Use of the pool is restricted to Owners, lessees, and their guests.

### **7.2. LIABILITY**

7.2.1. Anyone using the pool does so at their own risk. Neither the Association, or the Board of Directors, nor any individual Director, shall be responsible to anyone for bodily injury, loss of or damage to property of any kind. No liability whatsoever is assumed by the Association.

### **7.3. SHOWERS**

7.3.1. All persons using the pool must take a soap shower at the clubhouse showers immediately before entering the pool, to assure removal of suntan lotion and for general body cleanliness.

### **7.4. MODE OF DRESS**

7.4.1. Only persons in appropriate swimming attire are permitted to use the pool.

7.4.2. Infants must be dressed so as to avoid contamination of the pool.

### **7.5. CONDUCT**

7.5.1. Conduct of an unseemly nature and loud sounds of any kind (radios, voices, etc.) are not allowed in the pool area. The use of floatation devices which insure the safety of bathers will be permitted. Scuba equipment, flippers, balls, air mattresses, toys, etc., are not permitted in the pool.

### **7.6. HEALTH**

7.6.1. Persons with infectious or contagious health conditions such as colds, fungus, skin disease, etc., are not permitted to use the pool. Spitting, spouting of water, clearing the nose, etc., are strictly prohibited.

### **7.7. CHILDREN**

7.7.1. All children under the age of twelve (12) years must be accompanied and supervised by a parent or other responsible adult.



## **Angler's Cove Condominium**

1456 NE Ocean Boulevard, Stuart, FL 34996

Phone: 772-225-3423, Fax: 772-225-3757

E-mail: anglerscovecondo@comcast.net

### **7.8. FOOD AND BEVERAGES**

7.8.1. Only unbreakable containers may be used in the pool-patio area.

### **7.9. PETS**

7.9.1. No pets are allowed in the fenced area around the pool or in the Clubhouse.

### **7.10. FURNITURE**

7.10.1. Pool-side chairs and lounges must be covered with toweling or other material prior to use, to assure that sun screen or lotion, perspiration, etc., does not damage or soil the frame or straps.

### **7.11. FENCE**

7.11.1. No towels, clothing or other objects may be hung on the fence which encloses the pool.

### **7.12. GATES**

7.12.1. Persons entering the pool area are responsible to ensure that the gates are closed and latched at all times.

### **7.13. POSTED RULES**

7.13.1. Persons using the pool must abide by the Angler's Cove rules as posted in the pool area.

## **8. HURRICANE PROTECTION**

### **8.1. GENERAL**

8.1.1. All units must have hurricane protection. It is the Owner's responsibility not the Association's to properly protect all windows, glass doors and fixed glass panels in the event of a named storm. Plans and specifications for all proposed hurricane protection installations including wiring plans if applicable must be submitted to the Board of Directors for their written approval prior to installation. All installations must conform to applicable building codes and requirements in force at the time of the request and must meet the rules set forth below.

8.1.2. In addition, all hurricane protection panels roll down and or accordion shutters shall not be used as sun shades. When an owner or lease is in residence all storm protection must be removed or fully



## **Angler's Cove Condominium**

1456 NE Ocean Boulevard, Stuart, FL 34996

Phone: 772-225-3423, Fax: 772-225-3757

E-mail: anglerscovecondo@comcast.net

opened unless there is a named storm threatening the Treasure Coast/Stuart area.

8.1.3. Owners that do not intend to be in residence during hurricane season as such season is defined by the National Oceanic and Atmospheric Administration as June 1 through November 30, must install or make arrangements to install their hurricane protection system(s) prior to their departure. If the Owner's return is after November 31, the Owner must make arrangements to remove their hurricane protection system(s) on or before December 10th

8.1.4. In the event an Owner does not remove their hurricane protection system(s) on or before the date mentioned above, the BOD will arrange to have a licensed/insured contractor remove their system(s) and assess the Owner for all related costs.

8.1.5. Accordion style shutters are no longer approved. Those installed prior to 2009 may remain until such time as they are replaced. They must be replaced by a board approved hurricane protection system based on the rules at the time of replacement.

## 8.2. STREET SIDE

8.2.1. Surfaces to be protected, including non-hurricane proof windows, doors, or opaque glass panels may be covered only with approved plywood and/or metal panels, metal or PVC roll down or accordion shutters. They must be affixed to the wooden frames and/or building surfaces surrounding the area to be protected. Skylights may be covered on a permanent basis with approved clear plastic panels, such as Lexan. Roll down shutters must have a hand crank for use in the event of a power failure.

## 8.3. WATER SIDE

8.3.1. Screens are mandatory on all porches that are not otherwise enclosed, with the exception of porches on the second and third levels of buildings 7, 10 and 12. For uniform appearance, the screens must be black in color. Porches which are enclosed must use fixed or movable glass panels, and/or double hung windows Opaque panels/windows are not allowed. Surfaces to be protected from named storms, including sliding glass doors, windows or fixed glass panels, may be covered only with approved metal or plywood panels, metal or PVC accordion or roll down shutters. These may be installed next to the inner surfaces to be protected or next to the outer walls of the screened or enclosed porch, inside the railings, screens, windows or other enclosures.

## 8.4. COLOR

8.4.1. For uniform appearance, the color of all protection plywood or other approved coverings systems must match, as closely as possible, the building color adjacent to the surface being protected. Roll down and Accordion shutters must be white.



## Angler's Cove Condominium

1456 NE Ocean Boulevard, Stuart, FL 34996

Phone: 772-225-3423, Fax: 772-225-3757

E-mail: anglerscovecondo@comcast.net

### 8.5. PLYWOOD PANELS

- 8.5.1. Plywood panels must be pressure treated, ½ inch thick or greater, precut and predrilled, and labeled for correct installation. They must be installed next to the surfaces to be protected. Anchoring devices must be made of stainless steel. Those installed into concrete porch floors will require drilling each hole (no ram set tools) and sealing the anchor into the hole to prevent moisture penetration into the concrete floor of the porch. The anchoring system must be installed in a manner which will provide for easy disassembly of the shutters if the need arises for repair of the concrete slab.

### 8.6. SIDE WINDOWS

- 8.6.1. Plans and specifications for the protection of side windows must be submitted to the Board of Directors for approval prior to installation of said protection.

### **8.7. Hurricane shutters installed prior to December 1, 1997 are exempt from these rules. However, any future replacement, change or painting must comply with these rules.**

## 9. Construction and Renovations

### 9.1. General

- 9.1.1. These items require Board Approval, for information on how to submit and apply for board approval. Please refer to the Construction and Renovation Guidelines (AC-025) for more information.

### 9.2. Windows (excludes porch enclosures & canal/river side windows)

- 9.2.1. Windows may be either single or double hung sash the exception being clear Story Windows.  
9.2.2. Windows must be the exact size and Style of the windows they are replacing. End unit dining room windows may be replaced with a non louvered window.  
9.2.3. Windows must be Hurricane resistant as defined by Martin County Building code (MCBC) with Impact Resistant Glass.  
9.2.4. Window Color will be as follows:  
9.2.4.1. Parking lot windows and side windows will be WHITE.  
9.2.4.2. Rear Windows color still to be determined.  
9.2.4.3. Clear Story windows BRONZE except units 12-201 & 12-204 which will be White.  
9.2.4.4. Mansard windows third floor buildings 7, 10 & 12 will be WHITE.  
9.2.5. Windows will be Aluminum with a baked on or vinyl clad finish  
9.2.6. All glass will have a GREY/Smoke tint

### 9.3. Doors

#### 9.3.1. Entry, Kitchen, HVAC

- 9.3.1.1. These doors are maintained by the Association. Owners wishing a repair/replacement must fill out a maintenance request form (AC-019)  
9.3.1.2. Locks and keys must be compatible with our current system. All owners must assure that



## **Angler's Cove Condominium**

1456 NE Ocean Boulevard, Stuart, FL 34996

Phone: 772-225-3423, Fax: 772-225-3757

E-mail: anglerscovecondo@comcast.net

our Property Manager has copies of all keys and necessary alarm codes to their unit.

9.3.1.3. If door hardware is changed, it must match all existing hardware. Owners must seek prior approval from the Property Manager before any lock or door hardware change.

### 9.4. Storm/Screen Doors

9.4.1. Doors will be Aluminum frame construction.

9.4.2. Doors will be bronze in color, glass tinted Grey/Smoke with matching hardware.

9.4.3. Door design must be Triple Track.

9.4.4. Kitchen and entry door must match if doors have been added to both rooms.

### 9.5. Sliding Glass Doors

9.5.1. Removal of these doors is optional (with the exception of units 7-202, 7-203, 10-202, 10-203, 12-202 & 12-203) when a unit has a Porch enclosure that meets all current hurricane standards. Owners are advised to discuss any plans with the Cove Property Manager and Building Committee before signing any contracts for door replacement or removal. If these sliders are replaced they will be aluminum with aluminum colored frames and glass tinted grey/smoke.

### 9.6. Porch Enclosures

9.6.1. All porch enclosures must meet MCBC hurricane standards.

9.6.2. All windows and doors must be hurricane resistant and impact resistant.

9.6.3. Enclosures must be constructed of Bronze colored aluminum with grey/smoke tinted glass. The lateral definition of the enclosure must be the same height as the bedroom windows.

9.6.4. First floor units will have 4 equal size windows, sash or sliders and a door.

9.6.5. Second floor units will have 4 or 5 equal size windows, sash or sliders.

9.6.6. Wooden railing and fencing must be replaced at the owners' expense. Installers must set enclosures back \_\_\_ inches from the porch edge to allow for railing installation.

9.6.7. Enclosures are not allowed on third floor porches.

### 9.7. Hurricane & Storm Shutters

9.7.1. The Cove discourages the installation of storm shutters. Owners seeking greater storm protection are encouraged to replace their windows with Hurricane resistant windows with impact resistant glass.

9.7.2. Those owners desiring to install storm shutters must follow the following guidelines:

9.7.2.1. Shutters must be designed and installed in such a way as to be as unobtrusive as possible.

9.7.2.2. Shutters may only cover the windows of your units.

9.7.2.3. Shutters must be attached only to your unit, and have no fasteners drilled into the concrete without written approval.

9.7.2.4. Shutters must be set against your windows and cannot protrude more than 6 inches from the window.

9.7.2.5. The owner is responsible for keeping the shutters in good repair; damaged shutters must be repaired or removed as quickly as possible.

9.7.2.6. Refer to section 8 (Hurricane Protection) of this document for more information regarding Hurricane and storm Shutters.





## Angler's Cove Condominium

1456 NE Ocean Boulevard, Stuart, FL 34996

Phone: 772-225-3423, Fax: 772-225-3757

E-mail: anglerscovecondo@comcast.net

### 10. Revisions

- 10.1. Revision A, released, September 26, 2013
  - 10.1.1. Updated format
  - 10.1.2. Added Logo and Header, Footer and assigned form Number (AC-020)
  - 10.1.3. Updated Index Section
  - 10.1.4. Added form Numbers where appropriate is sections listed below
    - 10.1.4.1. 2.1.3.1
    - 10.1.4.2. 2.1.3.2
    - 10.1.4.3. 2.1.3.6
    - 10.1.4.4. 2.1.4
    - 10.1.4.5. 2.3.1
    - 10.1.4.6. 2.2.3
    - 10.1.4.7. 2.4.2.1
    - 10.1.4.8. 2.4.2.3
    - 10.1.4.9. 2.4.5 Added
    - 10.1.4.10. 2.14.3
    - 10.1.4.11. 3.1.1
    - 10.1.4.12. 3.1.3
    - 10.1.4.13. 4.4.1 Revised wording to state "sign the Mooring request form (AC010) this acknowledges the use of their Dock space by another individual"
    - 10.1.4.14. 4.5.1
    - 10.1.4.15. 5.3
    - 10.1.4.16. 5.5
    - 10.1.4.17. 6.1
    - 10.1.4.18. 6.3
    - 10.1.4.19. 6.4
    - 10.1.4.20. 6.8
    - 10.1.4.21. 6.10
  - 10.1.5. Added sections 2.1.3.1, 2.1.3.2, and 2.1.3.6
  - 10.1.6. Removed reference to third story windows Old Document section A6
  - 10.1.7. 2.3.1 Added word "email"
  - 10.1.8. Removed Old Document section D2
  - 10.1.9. Updated wording 2.4.2.3
  - 10.1.10. 2.11.3 Changed number from 1 to 2
  - 10.1.11. 2.11.4 Added word "any"
  - 10.1.12. 2.12.3 Revised Wording
  - 10.1.13. 2.13.3 Revised Wording
  - 10.1.14. 2.14.3 Revised Wording
  - 10.1.15. 2.16.4 Added word "owners"
  - 10.1.16. 2.17.1 Revised Wording



## **Angler's Cove Condominium**

1456 NE Ocean Boulevard, Stuart, FL 34996

Phone: 772-225-3423, Fax: 772-225-3757

E-mail: anglerscovecondo@comcast.net

- 10.1.17. 3.1.6 Added reference to bait freezer
- 10.1.18. 4.2.3.2 Added "(only allowed on "Other Docks")"
- 10.1.19. 4.4.1 Added "(if leased, provide a copy)"
- 10.1.20. 4.13.1 Added "no fuel containers may be stored on the piers or adjacent to or under the buildings"
- 10.1.21. 5.4 removed word "rental"
- 10.1.22. 7.4.1 Revised "bathing" to "swimming"
- 10.1.23. 7.10.1 Revised "oil" to "Sun Screen or lotion"
- 10.1.24. 7.13.1 Revised Wording
- 10.1.25. 8.1.2 Revised and updated wording
- 10.1.26. 8.4.1 Added "Roll down & Accordion Shutters must be white"
- 10.1.27. Added section 9 (Construction and Renovations)
- 10.1.28. Added section 10 (Revisions)
- 10.1.29. Added "or Board Member" to section 5.5 and 6.9