



Rules & Regulations

Revision Number 14
September 1, 2023

IT IS THE RESPONSIBILITY OF EVERY UNIT OWNER to insure that ALL of their guests are familiar with the current rules and regulations of SummerWinds Owner's Association.

Rules & Regulations

SummerWinds Owners Association

OVERVIEW

The pleasantness of condominium living is greatly enhanced by a congenial atmosphere in which all residents have proper regard for the comfort of others. For this reason, these rules and regulations have been adopted by the SummerWinds Owners Association, Inc in order to assure owners and their guests that the condominium property will be properly used for the benefit of all residents. All owners are requested to cooperate with each other in seeing that the rules and regulations are observed. These rules and regulations apply to all owners and their guests.

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ANNOYANCE

- Owners are to regulate their behavior in their units to avoid disturbing other residents. No nuisances are to be allowed, nor any practice followed, that is the source of annoyance to other residents
- Sound from any unit or balcony, as from radios, musical instruments, stereos, television and conversation, should be low enough so that an annoyance is not created.

BALCONIES

Except in the case of temporary festive holiday decoration, no unit owner is to decorate any part of the unit or the building so as to change the appearance of any balconies. Decorations include but are not limited to:

- Painting balconies
- Illuminating the exterior ledges
- Carpeting the balconies, rugs or other fabric floor covering.
- Sweeping water or debris off balconies is prohibited.
- Except in the case of temporary festive holiday decoration, items are not allowed to hang from balconies or balcony railings. The hanging of bathing suits, clothing, rugs, towels or other items from or upon railings, balconies or windows is prohibited. However, any unit owner may display one portable, removable United States flag in a respectful way and, on Armed Forces Day, Memorial day, Flag Day, Independence Day and Veterans Day, may display in a respectful way portable, removable official flags, not larger than 4 ½ feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps or Coast Guard. Regardless of any declaration rules or requirements dealing with flags or decoration. [FL 718.113(4) chg. 2008]
- Feeding of birds and other wildlife from balconies and common areas is prohibited.
- Owners are prohibited from installing awnings, blinds, shades, hurricane shutters, sunscreens, tile or flooring to the balconies without written approval of the Association. The color and style of hurricane shutters must be consistent with the guidelines approved by the Association. Balconies with existing tile that is to be removed must be professionally waterproofed with the current waterproofing system in use throughout the common area before re-tiling. Balconies that have not been tiled or balconies that will be retiled must have written approval from the Association.

BEACH CHAIRS

- No beach vendor rental chairs shall be allowed on SummerWinds beach unless specifically requested by a SummerWinds owner or guest. After said owner or guest has no further need for the chairs, the chairs must be immediately removed from SummerWinds beach.

CABLE & INTERNET

- Whenever Summerwinds Owners Assn has entered into a contract with a TV Cable and Internet provider to furnish these services to Summerwinds Owners Assn, the cost of said service is to be included in the quarterly fees to each owner. Each owner then assumes the full responsibility of any equipment furnished to that owner by the Cable/Internet provider. The Association will not be responsible for anything the provider has put into any owner's unit.

CLUBHOUSE USAGE

- The clubhouse use is restricted to owners and their guest. Owners who reserve the club house for personal use are required to sign a responsibility form and are responsible for damages and/or cleanup costs incurred in the use of the clubhouse.
- Users of the clubhouse are required to clean the clubhouse and return the furniture to its original arrangement after use.

ELEVATORS

- During hurricane or severe weather warnings, the elevators will be operated and or secured according to the manufacturer's recommendation. This is for the safety of all concerned and protection of the equipment and any warranties applicable.

ENFORCEMENT

- Owners are subject to a fine of \$50 for the first incident and up to \$100 for subsequent incidents of violations of the Rules and Regulations. Owners are responsible for any and all violations by their guests. All violations should be reported to the manager or an Association Board Member. At the first appropriate time the Grievance Committee will be responsible for imposing fines.

EXERCISE ROOM USAGE

- The exercise equipment is provided for the use of SummerWinds owners and guest only. Use of the exercise equipment is at users own risk. No supervision is provided and SummerWinds Owners Association is not responsible for any injury to anyone using the equipment.
- No person under the age of 14 is permitted in the exercise room. Children under the age of 16 must be accompanied by an adult.
- Proper attire, including shirt and shoes are required at all times. No wet bathing suits or wet clothes are allowed.
- No food is allowed in the exercise room.
- Anyone using the exercise equipment must wipe off their body perspiration when finished. Towel and sanitary wipes are provided and must be put in the proper containers after use.

- Be sure all equipment used and TV are turned off when finished.
- No smoking in the exercise room.
- No pets allowed in the exercise room.

EXTENDED LEAVE

- The Association defines extended leave as “an unoccupied units 3 days or longer”. The following check list is suggested with the exception of turning water off, which is mandatory. Owners leaving water lines open while the unit is unoccupied for the extended leave period could be liable for any damages to their neighbor’s property.

EXTENDED LEAVE CHECK LIST

- Move all patio furniture, electric grill & doormats inside lock sliding doors
- Close all shutters – make sure they are tight, leave switch in neutral (middle) position
- Move electric grill to the garage
- Remove all perishable items from refrigerator
- Run garbage disposal
- Put an ounce or two of bleach in the toilet
- Check a/c lines for water leaks & check air filter
- Check water heater lines for leaks
- Turn water heater off
- Turn refrigerator ice maker off (lift up bar)
- Turn off ice maker appliance empty ice bin (if applicable)
- **Turn water off from main water supply**
 - **01/06 units shut off valve is located in the kitchen cabinet between the refrigerator and the oven**
 - **02/05 units shut off valve is located in the foyer closet**
 - **03/04 units shut off valve is located in the master bedroom closet**
- Leave cable box connected both power and coax (if disconnected a signal will be lost & a reconnection will be necessary upon return)
- Unplug TV from power
- Leave internet modem connected both power and coax (if disconnected a signal will be lost & a reconnection will be necessary upon return)
- Turn off/unplug wireless router
- Unplug all computers, printers and backup systems
- Turn thermostat to 78 degrees for cooling and humidistat at 50%
- Remove trash
- Leave ceiling fans on low
- Make sure all lights are off
- Stop newspaper delivery
- Notify Association Manager of extended leave from property
- Lock door and deadbolt

GARBAGE REMOVAL

- Owners and guests are not to dispose of refuse on or from balconies, halls, stairways or walkways.
- Owners and guests are responsible for their own trash removal. Garbage is to be sealed in plastic garbage bags and disposed of in the dumpster located in the first garage unit of the A & F garage building.
- If discarded items cannot be placed in the dumpsters, the items must be removed by the owner from the premises. All boxes must be broken down and flattened.
- All packing material such as Styrofoam peanuts and shredded paper must be bagged and sealed tightly.

GRILLS

- NO GAS OR CHARCOAL GRILLS ARE ALLOWED IN THE BUILDINGS. The State of Florida has adopted the Florida Fire Prevention Code (Rule 69A-60, Florida Administrative Code, which applies to all building and structures throughout the State. This code includes the NFPA code, which states that, other than one or two family dwellings, no hibachi, no gas fired grill, no charcoal grill, or other similar devices used for cooking, heating or any other purpose shall be used or kindled on any balcony or under any overhanging portion or within 10ft of any structure.
- **NFPA 1:10.10.6.1.1 Electric Portable, Table top grills, not to exceed 200 square inches of cooking surface, or other similar cooking apparatus shall be permitted.**

LOBBIES

- Lobbies on floors 2-12 may be decorated with majority agreement of owners on that specific floor.
- First floor lobbies will be decorated by the SummerWinds Association unless owners of lobby units make other arrangements. (Decorating includes furnishings and accessories, but no wallpaper or paint)

LUGGAGE CARTS

- Luggage carts are for the use of owners and guests only.
- There is one luggage cart and three grocery carts provided for each building.
- All carts must be returned immediately to the appropriate lobby storage area after use.

MAINTENANCE & REPAIRS

- As authorized by the Condominium Documents, the Board of Directors has determined that the unit owners have the following maintenance and repair responsibilities:
 - Maintenance and repairs of all items interior to the unit.
- Maintenance, repairs and replacement of the windows and doors, except in cases for which insurance proceeds are available.
- Maintenance, repair and alterations within an owner's unit should not commence before 8:30 AM and should stop not later than 5:00 PM. Noise from hammering, drilling, grinding and sawing directly on the concrete frame of the building is transmitted to the rest of the building. Limiting these activities to the stated hours will reduce the impact on residents in other units in the building.

- Sawdust, paint chips, sanding dust and debris, dust and chips from tile cutting and other similar residue from work performed on balconies outside the units must be contained to prevent blowing/falling onto other unit balconies.
- No one is permitted to make any purchases for SummerWinds or make any changes to the buildings or grounds without first clearing it with the manager of SummerWinds.
- Maintenance and repairs of the condominium building is the responsibility of the Association. No work of any kind is to be done on any part of the building that is maintained by the Association.
- Regardless of the responsibility for maintenance and repairs, residents are encouraged to report the need for maintenance work to the SummerWinds Manager, who can assist in obtaining prompt service. Service provided by the management staff for which the unit owner is liable will be charged to the owner.
- A soundproofing barrier must be included for all flooring modifications except carpeting.
- Owners and guests are restricted from entering maintenance rooms.
- Owners are to contact the SummerWinds Manager for creation of work orders for any maintenance or repair involving common areas or items inside the owner's unit.
- Whenever Owners have private work done in their units by any SummerWinds employee, they must sign a waiver that relieves SummerWinds Owner's Association of all responsibility and liability created by the work done.
- Work inside an owner's unit is permitted subject to availability of the maintenance staff. Work order labor is chargeable as follows:
 - Minimum charge: \$20
 - Chargeable rate: \$40 per hour
- All water heaters over 12 years of age must be replaced by the owner at the owner's expense.

PARKING AREA

- Parking is allowed in lined parking spaces only.
- Parking is not permitted in the portico area in front of the clubhouse; this area is for vehicle loading and unloading only.
- Parking in handicap spaces is restricted to vehicles with visible permits.
- Speed limit is restricted to 15 mph in the parking lot.
- Parking in loading/unloading spaces is restricted to vehicles actively being loaded or unloaded. Time in these spaces is restricted to 20 minutes.
- Owners and guests are to wash their vehicles at the north end of the garages only.
- All trailers and recreational vehicles must be parked at the north end of SummerWinds parking lot. All parked vehicles in the north end of the SummerWinds parking lot should be positioned away from the ends of garages to permit access to the car washing areas.
- Parked trailers must be detached from towing vehicle.
- Trailers and recreational vehicles may not be parked in the parking lot for a period of more than 14 continuous days.

- Owners or guests of owners may not leave cars parked adjacent to any of the buildings while they are out of town or away from SummerWinds for a period of more than two days.
- **Owner vehicles should have a Summerwinds Decal displayed in the left front window;** Guest's vehicle must display a parking registration permit on their vehicle to avoid towing.
- Living in trailers or recreational vehicles on SummerWinds property is strictly prohibited.

PETS & ANIMALS

- Florida law prohibits pets on the beach.
- The only pets allowed at SummerWinds are dogs and cats. Pets are restricted to the Owners of record, with the exception of Guests with documented service dogs or cats. Owners may not have more than two pets on the SummerWinds premises at any one time. We ask that Owners have their Guests with service animals please notify the manager upon arrival.
- Pets are limited to a weight not exceeding 25 pounds.
- When in elevators, the owners must carry pets in hand or in a pet carry.
- No Pit Bull or mixed breed Pit Bull dogs will be allowed on the SummerWinds premise at any time.
- Guests are NOT allowed to have pets on the SummerWinds premises at any times.
- While on property, pets are to be on leash or carried at all times. Pets may be walked in the pet walk areas closest to Thomas Drive, in the grassy areas around the drainage retention ponds.
- Owners are required to clean up after their pets and properly dispose of all fecal waste in the dumpsters.
- No pets are allowed in the clubhouse or pool areas.

POOL RULES

Quiet Hours Pools Closed	Quit Hours Adults Only	Open to All Quiet Hours	Adults Only
Midnight-7:00am	7:00am-8:00am	8:00am- 10:00pm	10:00pm-Midnight

- The swimming pools and all other SummerWinds facilities are for use by owners and their guests only. Guests using the swimming pools must be overnight guests in the SummerWinds unit or be accompanied by the owner.
- Children under 12 years of age are not permitted in the pools or pool area unless accompanied by an adult who is responsible for the children.
- Children who are not toilet trained must wear swim diapers when in the pools.
- Owners or guests are not to tamper with the pool chemical treatment or heating system.
- Infant floats and water noodles are the only flotation devices allowed in the pools. These items are to be rinsed before placing them in the pools.

- Owners and guests must wear proper swimming attire. Thong bathing suits, cutoffs, etc. are prohibited.
- Glass containers are absolutely prohibited in the pool area.
- Radios in the pool area are prohibited except as used with earphones.
- Diving into the pools and running in the pool area are prohibited.
- Gates to the beach are to be closed and secured at all times.
- The clubhouse restrooms are to be accessed from the outside restroom entrances only.
- The placement of towels or clothing does not reserve the use of chairs, tables or lounges.
- Any items left at the pool area will be placed in the "Lost & Found" area in the clubhouse.

RENTAL & REGISTRATION OF GUESTS

- The SummerWinds condominium is a **non-rental** condominium. Both short and long term rental of units at SummerWinds are **absolutely** prohibited.
- Guests not accompanying owners are to register with the SummerWinds Manager when first arriving on property. Vehicles are to be registered and must display a vehicle registration card.

SATELLITE DISHES

- The installation and use of satellite dishes and external antennae is restricted as follows:
- Satellite dish placement is restricted to the owner's private balcony area.
- Satellite dish size is restricted to forty inches or less.
- Satellite dishes are not to be mounted to balcony railings.
- The satellite dish installation is to be harmonious with the building aesthetic.

SECURITY & SAFETY

Individual owners are prohibited from entering any association file, books or computer. Any information or Association record desired by an owner should be requested from the Manager during normal office hours. It should be recognized that some information can be sensitive or confidential nature, and should not be indiscriminately released.

Doors to the elevator lobbies on all floors are to be closed at all times when not in use.

- Residents are to supply the Manager with a key for all exterior doors to their unit. If a key is not available when the Association must enter the unit, the owner will be responsible for any costs, such as the cost of a locksmith or door repairs.
- In accordance with fire code, residents are not to store items in or in any way block the stairwells on either side. Items found in the stairwell will be cleared by Management.
- The use of skates, skateboards, hover boards, roller blades, and any motorized or remote-control toys/items (example: Drones) and similar devices are prohibited on Summerwinds property. Garage doors are to be down when possible.
- When winds are predicted to be 40 mph or more, each owner must remove all items from their balcony. If the owner or guest is not present, balcony items may

be removed by the Association for a minimum charge of \$75 which will be assessed to the owner.

SIGNS

- Residents are prohibited from displaying signs which advertise the property or unit for sale.
- Signs are not to be posted in the elevators, elevator lobbies or on common property doors.
- Only the Summerwinds' Condominium Broker of Record is allowed to display signs which advertise property or unit for sale. Unauthorized placement of for sale signs by individuals other than the broker of record is strictly prohibited.

SMOKING

- Smoking is prohibited in the following areas:
 - Clubhouse
 - Exercise Room
 - Clubhouse restrooms
 - Elevators
 - Elevator lobbies
 - Pools & Pool
 - Courtyard
- Cigarette butts are to be disposed of in approved containers only.

STORAGE CLOSETS:

- There is one storage closet off the lobby of each floor above the first floor for the use of the three units on that floor.
- Each unit has the use of one third of the space in that closet.
- Owners must be considerate of the others using the same closet.
- NO Locks are allowed to be put on any of these closet doors.
- All stored items must be neatly stored so that access to any part of the closet is available at all times.
- All closets must be available to maintenance and service personnel at all times.
- These closets are for the storage of items that are used during the year (such as beach items, fishing gear or similar items.)
- These closets are not to be used as long term storage for personal items.
- All stored items must be identified by owner's name or unit number.
- Any items not stored neatly, are unidentified, or stored in such a way as to inhibit access will be discarded by Summerwinds maintenance staff.

CONTRACTORS:

- Work may begin 8:30 am and must stop not later than 5:00 pm.
- No work involving drilling, chiseling, hammering, or any other work which creates disturbing noises may be done between the hours of 5 p.m. and 8 a.m., and NONE at all on Saturdays and Sundays.
- Sawdust, paint chips, sanding dust and debris, dust and chips from tile cutting and other similar residue from work performed on balconies outside the units must be contained to prevent blowing/falling onto other unit balconies.
- Subcontractors are not allowed to use the luggage carts or grocery carts
- Subcontractors must unload their equipment, tools and material and move their vehicle to the center parking area or the north parking area
- Utility trailers are not allowed to be parked along the main buildings; trailers must be moved to the north parking area.
- Utility trailers are not allowed to be parked overnight on the property
- Smoking is prohibited in the following areas:
 - Clubhouse
 - Exercise Room
 - Clubhouse restrooms
 - Elevators
 - Elevator lobbies
 - Pools & Pool
 - Courtyard
 - Parking area near East and West lobbies
- Cigarette butts are to be disposed of in approved containers only & not thrown down on the ground.
- Paint cans must be carried off the property and disposed of off the property.
- Lobby doors must not be left open.
- Debris, trash, sheetrock dust and other material from the worksite must be cleaned daily from the elevators, main lobby and floor lobby. A daily cleaning fee of \$50 will be assessed to the owner for any violation of this rule. The owner can and is encouraged passing this assessment onto the subcontractor.
- The clubhouse bathrooms are provided for the use of the owners and their guest at the POOL. This is not a public building but a residential community. Any subcontractor given the rights to use of the clubhouse bathrooms is considered a privilege and can be revoked at any time. Please enter the bathrooms from the outside of the building and avoid entering from the main clubhouse doors. Please be considerate of the next person that will use the bathroom.
- Loud music is prohibited.
- If water sources, electrical sources and other assistance is needed the Association staff will gladly accommodate.
- **Prior to commencing any construction/renovation project in any unit at Summerwinds, the owner and/or contractor should meet with the manager and discuss the general plans. Re-flooring with tile and wood require a sound proofing barrier, any retiling of showers requires a waterproofing barrier, and any tile placement on a balcony will require a waterproof barrier.**
- **The manager shall be informed in advance of any activity that will result in significant noise so that a two-day advance Notice of Noise can be posted in the tower lobby as a courtesy to other owners.**

Construction Begin Date: _____ Estimated Construction End Date: _____

Unit #: _____ Contractor Contact #: _____ Date Signed: _____

CAM: _____ Contractor: _____ Owner: _____