

Landmark Condominiums on St. Andrew Bay

Rules and Regulations - The following rules and regulations have been established in the best interest of the community. Any infraction of the rules may incur a penalty. 1st occurrence written notice by certified letter. 2nd occurrence a fine levied on the basis of each day of a continuing violation up to \$100.00 per day fine per violation, \$1,000.00 maximum. On second occurrence, a written notice will be given within 14 days with the fine and an opportunity for a hearing to the unit owner and/or its occupant. The hearing will be held before a committee of other unit owners who are not board members or members of their household. If the committee does not agree, the fine or suspension may not be imposed. The association may suspend for a reasonable period of time, the right of a unit owner, or a unit owner's tenant, guest, or invitee, to use the common elements, common facilities, or any other association property for failure to comply with any provision of the declaration, the association bylaws, or reasonable rules and regulation.

Assigned Parking Spaces - Each unit has an assignment of at least one parking space with each purchase of a condominium unit. Please use that space. If you own a second vehicle it should be parked in a guest parking space. You should instruct your guests, **contractors, servants, agents, or any others to obey parking regulations posted at the private streets, parking areas and drives and obey regulations promulgated in the future for safety, comfort or convenience of the owners and** to use the guest parking spaces. You should have a parking permit and it should be displayed in your vehicle. Any vehicle parked in the Landmark parking lot MUST be identified with a hanging tag on the mirror or sticker on the window for owners and tenants or a guest card on the dash of the car for visitors and vendors. **No vehicle which cannot operate on its own power shall remain on the property for more than twenty-four (24) hours and no repair of vehicles shall be made within the common areas. Parking spaces are adequate. All cars, trucks and vans must fit within one parking space and be no greater length than 21" in length. Parking of boats, trailers, personal watercrafts recreational vehicles and MPV is strictly prohibited. All responsibility rest with the owner.** Upon move out from Landmark, parking identification must be returned to the office, owner or management company. Failure to return it will result in a possible \$25.00 replacement cost. If you see any vehicle without proper identification **in your designated parking space**, you may call the towing company to have it removed. Each unit will be given ten cards to keep in their units to start for visitors or vendors. More can be picked up at the office as needed. If you have vendors working at your unit without business identification on the vehicle, they must have a card on their dash. In the event, you reserve the clubhouse, an event tag which will only be used for clubhouse reservations will be given to you for attendees and you will be responsible for the return of all cards.

Balconies - Plants pots, receptacles and other moveable objects must not be kept, placed or maintained on ledges of balconies. No objects shall be hung from balconies or window sills. No clothing or rugs etc. shall be hung from balconies (not even temporarily). Members shall remove all loose or moveable objects from balconies during the hurricane season. Do not throw cigars, cigarettes, or any other object from your balcony. No cooking shall be permitted on any balcony of a condominium parcel. Members shall not allow anything to be thrown or to fall from windows, doors, balconies or the interior of the building from hall doors. Antennas are not to exceed the height of the balcony, and they are not to be mounted on the balconies. Items stored on balconies shall not exceed the height of the balcony railings. No bathing suits, clothing, towels, rugs, mops, brooms, signage, or other shall be hung from balconies.

Breezeways - All areas of the breezeways including the walkways, stairs, under stair areas, railings, columns and open center areas shall be free from all personal property. The rectangular area beneath the landing is available to put personal items. All items must be within 6 inches inside the area opening. Doormats are allowed.

Children - Children are not to play in public halls or stairways. Reasonable supervision must be exercised when children are playing on the grounds. No roller skates, bicycles, roller blade or big wheels activities are permitted. All toys should be picked up at all times.

Cleanliness - All garbage and refuse from the condominium shall be deposited with care in the garbage containers intended for such purposes only at such times and in such manner as the Association will direct. All disposals shall be used in accordance with instructions given to owner by the Association. All garbage should be in properly closed garbage bags.

Club House - The Club house is available to you on a reservation basis. It is available between the hours of 9 am to 11pm. A deposit of \$250.00 is required. **The deposit will be forfeited for any of the following violations. Clubhouse is not cleaned properly, event last past the designated time, damage to clubhouse including items taped to walls or pinned to walls(or other items not honored in the agreement by those attending), guest in other common areas such as pool or beach area. See full agreement when reserving/renting.** Please patrol the grounds for litter or debris from your gatherings. For those in need of use of the Clubhouse after hours on a last-minute basis a key is in a lock box by the office door and you can call Stan to get the access number. A 250.00 deposit must be paid in the drop box if you do not have one on file and you must clean up the clubhouse as well. Please be aware there is a condominium unit attached to the club house. Instruct your guests to be considerate of this homeowner. All activities should end promptly 11:00pm **on weekends, 10:00pm on weekdays** and should be contained at the clubhouse and its immediate area. While it is understood, everyone likes to have a good time no yelling or bellowing or foul language are acceptable behavior on the premises. No exceptions. You are responsible for your guests and tenants.

Common Areas - There are to be no changes affecting Structure, Plumbing, or Electrical without consent of the Association and Structural changes must meet the Architectural Committee approval. **The small beds that are next to the patio may have flowers or plants planted that are on the approved plant list. Any other items must be approved by the landscaping committee. All other items must be removed. Small landscaping items such as but not limited to small flags, decorative rocks etc. must be approved by the committee. No planter containers are allowed. No other areas by the patios shall have any other plantings or other items planted or installed.**

Exterior Appearance - The exterior of the condominiums and all other areas appurtenant to the Condominium shall not be painted, decorated or modified by any owner in any manner without proper consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association. No awnings, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices shall be used in or about the condominium except as shall have been approved by the Association, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association. **Door wreaths only, shall be permitted and no larger than 24" X 24" and subject to the discretion of the Board on aesthetic appearance.**

Fitness Center and Laundry Facilities - No one under the age of 18 is to be left unsupervised in any recreational facility on this property. Available hours are from 8:00am to 9:00pm

Grills and Outside Cooking - There are grills available for your enjoyment in a designated area adjacent to the pool and club house and away from the buildings. Grilling under breezeways, patios or on balconies is strictly prohibited. Feel free to avail yourselves of these amenities. You are expected to clean up after yourselves.

Hurricane Preparation - Each member who plans to be absent from his condominium unit during the hurricane season must prepare his condominium unit prior to departure by designation a responsible firm or individual to care for his condominium unit during his absence in the event that the condominium should suffer hurricane damage, and furnish the President of the Association with name of such firm or individual. The designated firm or individual shall contact the Association for permission to install or remove hurricane shutters. **Any hurricane preparation, sand bags, tape, coverings etc. must be removed within 48 hours after landfall of storm.**

January 13, 2018

Noise Control - Please be considerate of your neighbors. Homeowners and tenants are requested to control the volume of stereo's, televisions, and musical devices within the condominium to the extent that they do not disturb homeowners of the condominiums. Noisy or disorderly conduct annoying or disturbing the other residents will NOT be permitted. This includes controlling animal noises by your pet. Quiet time is 10:00pm to **8:00am** and no excessive noise will be tolerated after this time inside or outside the unit.

Occupancy - The permitted use of the condominiums is for housing living strictly. No commercial, professional or any other type of activity allowed. Any suspicious activity will be reported to the proper authorities. The number of residents allowed in each condominium (relative to the fire codes) is as follows: 1 bedroom – 2 residents, 2 bedrooms – 4 residents, 3 bedrooms – 7 residents.

Pets - As of November 1st, 2010, any pet which is currently at the property must be registered at the office. Any pet larger than or will be larger than 24lbs when fully grown must provide the LHOA with a picture of the pet with front and side views. Any pet not registered will be brought to the Board of Directors attention to be removed from the property. As of November 1st, 2010, there will be NO more pets added on property that weigh more or will weigh more than 24 pounds when fully grown that were not registered. This includes renters as well as owners. No more than two pets per unit are allowed. Pets must be kept on a leash at all times while outside your unit for everyone's safety. Owners must pick up after their own pets when using our grounds for exercise and /or toileting. *Pets are not allowed on the beach or in the pool area for health reasons.

Pier vs. Homeowners Association - The pier is established under a separate holding company. It belongs to the Landmark Marina Association and is a complete and separate legal entity from Landmark Homeowners Association. One has no relationship with the other, bearing no costs to Landmark Homeowners Association whatsoever. For the right of ingress and egress to the pier Landmark Marina has agreed to allow ingress and egress for the enjoyment of fishing. **Anyone entering the pier area must have their key and be wearing the orange Landmark Wristband.**

Plumbing/Mechanical Closet - Water heater closets and other plumbing shall not be used for any other purpose than those for which they are constructed, and no sweepings, rubbish, rags or foreign substances shall be thrown therein. This area is not to be used as additional storage space. Flammables and hazardous materials, garbage, and air obstruction are strictly prohibited in this area. The Association will bear no responsibility for lost or damaged personal goods under any circumstance.

Garbage Disposals – Garbage disposals should be removed to help prolong the life of the plumbing in and under the buildings. The HOA will remove your disposal and re-plumb at no cost to the homeowner. Please call the office to get this completed. No new disposals are to be put in at any time.

Roof - No unauthorized person(s) are permitted on the roof for any purpose.

Sea Walls and Bulkhead - Under no circumstance is swimming, jumping or diving permitted off the Sea walls or Bulkhead. The Association bears no responsibility for accidents resulting from irresponsible behavior.

Meeting Notices - All meeting announcements will be posted in the box outside the office at the Clubhouse.

Landmark Condominiums Pool Rules

The Board of Directors, in establishing these rules has considered the safety and enjoyment of those using the pool: The care of the pool and its appurtenances, and liability insurance cost.

1. Persons entering the pool do so at their own risk. There is no lifeguard on Duty!!!!
2. Entry to the pool and pool area is restricted to residents & their guest only. Resident: (a) Adult 18 and over: (b) child under 13 years of age must be accompanied by an adult resident. Non-resident (local area): All ages: must be accompanied by an adult resident. Guest number is limited to three guest total. Non-local house guest (overnight): (a) All others, under 13 must be accompanied by adult resident. (b) Anyone over the age of twelve entering the pool area must be wearing a Landmark wristband, NO EXCEPTIONS! Each unit will be given two for the number of bedrooms in the unit. Future wristbands if lost or broken can be replaced in the office and can cost \$5.00 each. Important Note: It is unsafe for an individual, whatever age, to swim alone. This means when there is no other person in the fence enclosed pool area. Parents should caution their children not to go in the fence enclosed area unaccompanied.
3. Running, pushing, wrestling, jumping from furniture or any unsafe practice is not allowed. Skates, skateboards, rollerblades, bicycles, scooters or other vehicles are not allowed inside the pool fence.
4. All swimmers must rinse off thoroughly before entering the pool
5. Swimming parties of any kind are not allowed. The pool and fenced in area cannot be reserved.
6. Hours and capacity: Pool hours are from 8:00am to 10:00pm. Pool capacity is 20 persons at a time.
7. Be considerate of others. Keep noise to a minimum. Radio volume must be maintained at a level that can be heard in the pool area only.
8. Health requirement: Common sense and current health regulation will dictate. By health regulations the Landmark Homeowners Association assumes no liability for diaper clad children. All infants and toddlers in diapers must wear swimmies to maintain a healthy pool balance.
9. Pets are not allowed in the fence enclosed pool area.
10. Only conventional swimming attire may be worn at the pool.
11. Pool furniture is provided for the comfort and enjoyment of the residents and their guest. It is considered unsafe to place the furniture in the pool, on the raised edge of the pool or immediately adjacent to the pool. The furniture should be kept away from poolside to allow unobstructed access to the pool by the swimmer.
12. Drinks and food in the pool area: (1) No glass containers are allowed in the pool area. (2) Drinks and food must not be carried into the pool! (3) Use only the tables provided for eating. (4) Clean up food residue from tables and pool deck. Containers for trash and cigarette butts are provided.
13. All residents have the right and obligation to assist the Board of Directors in enforcing these rules. Violators of these rules at the discretion of the Board of Directors may lose pool privileges. Landmark Homeowners Association will charge the member for cost of the repair or replacement, or other expenses resulting from violations of rules, or other acts by owner, their family and guest and by tenants, their family and guest.
14. Persons on Landmark Condominiums property who are non-residents and are not authorized are trespassing and will be asked to leave the premises. If they refuse, the police will be called