

E RACQUET CLUB OF VERO BEACH CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS

OWNERS, LESSEES & GUESTS

APPROVED NOV. 15, 1994, UPDATED NOV. 1, 1997; AUGUST 21, 2010; Updated and adopted July 12, 2022 and November 2022

I. OWNER'(S), LESSEE'(S), AND GUEST'(S) RESPONSIBILITIES:

The successful operation of a condominium requires the understanding and cooperation of all Owners, Lessees, and Guests. It is, therefore, important that each Owner, Lessee, and Guest be thoroughly familiar with and observe all the Rules and Regulations, the requirements of the Association By-Laws and the Declaration of Condominium and ensure that the members and/or their families, Lessees and Guests, including children and personal employees or contractors, understand and observe the rules that pertain to them.

II. PETS:¹

Pets are strictly prohibited in the Units or on Racquet Club property.

III. USE OF CONDOMINIUM UNITS:

1. Persons under 18 years of age shall not reside permanently in a unit unless a responsible adult is in residence.
2. A maximum of four persons may reside in a two-bedroom unit and no more than six in a three-bedroom unit.²

IV. GUESTS:

1. A Guest is a person visiting with the permission of, and without compensation to the Owner or Lessee. Family members and relatives of the owner are considered Guests. Each Owner is responsible for the registration of any overnight guest occupying a unit more than one night. Registration in the Club House will include provision of name, address, vehicle information and an acknowledgement that the guest is not a tenant or other permanent occupant of the unit.
2. Any Guest occupying a unit in excess of sixty (60) consecutive days shall be deemed a tenant.³
3. Non-resident guests may not authorize additional guests. Only Owners, Lessees and resident Guests may authorize guests to use the recreational facilities.⁴

¹ Article XI (E)

² Article XI (A)

³Article XI (D)

⁴Article XI (B) (1) (a) and Article XI (F)

V. LEASING:⁵

1. A copy of a proposed lease along with the required transfer fee, must be delivered to the Association at least fourteen (14) days prior to the start date of the lease. The Association will act on the proposed lease within (14) days after receipt.⁶
2. After approval by the Association, entire units may be rented or leased, for a period of not less than thirty (30) consecutive days, provided that occupancy is only by the Lessee and his family and guests. Subleasing is prohibited.⁷
3. The rights of the Owner to use or sponsor Guests in the use of the facilities shall be transferred to the Lessee during the term of the lease.⁸
4. Leases must include an agreement between the Owner and Lessee granting the Association the right to evict the Lessee for violation of the Rules and Regulations after notice to the Owner of the Board's intention to do so.⁹
5. Copies of the "Racquet Club Information Brochure" are available in the Registration Desk in the Club House and on the Bulletin Boards. They are also available from Racquet Club Board members.

VI. SALE OR TRANSFER OF CONDOMINIUM TITLE:¹⁰

An Owner intending to sell their unit shall give the Association notice of such intention, together with the name and address of the intended purchaser and other information concerning the intended purchaser as the Association may reasonably require.

VII. ATTIRE:

1. Proper attire, minimally shirt, shorts, and foot covering, is required at all times in the lobbies, elevators, walkways, Club House and all common areas. Wet attire is prohibited in the Club House without cover-ups and shoes.
2. Tennis courts require appropriate tennis attire including proper tennis shoes.

VIII. SECURITY:

1. The building entrance keys are also for access to the ground floor trash rooms, Club House, stairwells, pool area and the Bike Room. All doors are to be kept locked at all times. Lobby doors should not be propped open and left unattended. All stairwell doors and walkway doors must be kept closed tightly at all times. Owners are asked to close any door found open if unattended. This is of vital importance in severe windstorms, hurricanes and for security reasons.
2. Entrance keys shall not be furnished to domestic help, service help or others who are not residents of the unit. This is essential for the security of all.
3. No solicitors of any type will be permitted in the buildings at any time, except by individual appointment with the Owner or Lessee.

⁵ Article XI (H) and Article XIII

⁶ Article XII (B)(1)(b) and Article XII (B)(2)(b)

⁷ Article XI (H)

⁸ Article XI (H)

⁹ Article XI (H)

¹⁰ Article XII (B)(1)(a)

4. No for sale or for rent signs shall be displayed by any individual unit owner, or their realtor, in any dwelling unit nor on any of the condominium premises. Florida Law Section 718.111(5), as amended from time to time.¹¹
5. In accordance with Florida Law Section 718.111(5), as amended from time to time, "The Association has the irrevocable right of access to each unit during reasonable hours when necessary for the maintenance, repair or replacement of any common elements or any portion of a unit to be maintained by the association or as necessary to prevent damage to the common elements or to a unit or units. Each owner must provide a key which will be stored in a locked key cabinet under exclusive control of the Association."

IX. EMERGENCY:

1. FIRE ALARM pull boxes/horns are located on each end of each floor. Following activation of the Fire Alarm Pull Box, there is an automatic response. Building C has additional pull boxes and fire alarms at the center of each walkway. Only the Fire Department is able to silence an alarm and will do so following a search to assure there is no emergency.
2. In the event of a fire alarm, residents are to leave the building via the stairways and congregate at least 300 feet away from the building.
3. In case of any emergency Dial 911.
4. For service calls which are not emergencies, e.g., leaks, lost keys, etc., call Elliot Merrill, 772-589-9853.
5. SMOKE ALARMS are located in each unit and responds in that unit only. In order to turn off the alarm it is necessary to remove the source of the smoke, e.g., open doors, windows, etc. The fire department does not respond to smoke alarms. If you need emergency assistance, dial 911.

X. PARKING AREAS:¹²

1. Only licensed and registered vehicles are allowed on condominium property.¹³
2. Covered parking areas are marked with unit numbers and are limited common elements assigned for the use of Individual Owners. These spaces shall not be used by others without the specific permission of the Owners to which they are assigned.
3. All vehicles shall be parked within the limits of the lined parking spaces.
4. Owners should instruct Lessees to use the Owner's numbered parking space when in residence.
5. Owners and Lessees should instruct their Guests to use designated Owners' parking spaces or park outside the garage.

¹¹ Article XII(F)

¹²Article II (E) and Article V(C)(2)

¹³ Article XI(J)

6. The parking of oversized vehicles such as RV's, campers, boats and boat trailers must have prior approval of the Board of Directors and may only be in designated areas.¹⁴ Commercial and service vehicles shall park in the outside parking areas while rendering service or making deliveries. All commercial vehicles, including those of Owners, Lessees or Guests are prohibited from overnight parking.¹⁵
7. Automobiles shall not be parked at or near the entrances of the buildings or trash rooms. These spaces must be available for emergencies and trash removal.
8. For Owner/Lessee convenience, a car wash area is on the west side of C Building and the east end of B Building.
9. Except in emergencies, vehicle repairs shall not be made in the parking areas.

XI. NOISE TRANSMISSION.¹⁶

1. Our buildings are not soundproof. Reasonable consideration of your neighbors is, therefore, most important. Loud radios, televisions or musical instruments should not be played except at reasonable sound levels. This is particularly so at pool side.
2. Be considerate when using tools with a disruptive sound level. Trash should be dumped at times when others would not be disturbed. Particular care must be exercised in this respect, between the hours of 10:00 PM and 8:00 AM.
3. Except in emergencies, contractors or other repair persons may only work Monday through Friday between the hours of 8 a.m. to 5:00 p.m. Saturday work is permitted from 8:00 a.m. to 12:00 p.m., provided such work is quiet and not disturbing to the occupants of other dwellings. See Contractors Rules and Regulations at elliottmerrill.com.

XII. TRASH:

1. For health and sanitary reasons all trash must be fastened into plastic bags. When using the chute it must be small enough to fall freely without spilling contents on the way down. When using the chute, paper bags burst on hitting the bottom causing serious odor and pest control problems. Items too large for the trash chute must be taken to the trash room in each building.
2. Bones, grease, eggshells, pits, tough or fibrous food scraps such as potato or citrus peels must NOT be placed into the garbage disposal.
3. The City of Vero Beach has provided recycle bins that are located in the trash rooms. Plastic containers, newspapers, cans, and bottles are comingled in the bins. NO PLASTIC BAGS ARE TO BE LEFT IN THE RECYCLE BINS. Cardboard boxes must be broken down and placed in recycle bins. For oversize objects, hazardous liquids, or materials, contact City of Vero Beach Solid Waste at 772-978-5300. Owners, Lessees and Guests are encouraged to help us recycle.

¹⁴ Article XI(J)

¹⁵ Article XI(J)

¹⁶Article XI(C)

XIII. COMMON AREAS – WALKWAYS, ELEVATORS:

1. Common areas of buildings such as walkways, lobbies, stairwells, etc., must not be used for storage purposes at any time by order of the Fire Marshall.
2. Smoking is strictly prohibited in the Club House, elevators, and pool areas.
3. Holiday lights can be displayed on balconies from Thanksgiving until January 15th. No other lights can be displayed at any other time.
4. Protective pads must be used to protect the elevator when having furniture, appliances and other large items delivered. These must be requested from maintenance 24 hours prior to delivery time.

XIV. INDIVIDUAL UNIT BALCONIES:

1. The American Flag (maximum size: 4.5' x 6') may be displayed at any time from a unit balcony if properly mounted. See Florida Statue 718.113(4) for detailed description of official holidays, flag sizes and other types that are permitted. Unless specifically listed, all other flags, banners, ads, etc. are strictly prohibited.¹⁷
2. Mops, cloths, brooms, vacuum cleaner bags, etc., shall not be shaken from unit windows or balconies, nor in halls, stairwells, or trash chutes.
3. Sweeping or throwing material or items from balconies or walkways is strictly prohibited as is washing of a balcony floor or any item if it results in runoff.
4. Balconies and walkways must never be used for hanging garments, towels, or bathing apparel. Attaching items to walkway or balcony railings is strictly prohibited except for flag mounts.
5. Electric cooking apparatuses such as CharBroil or Weber are permitted on balconies if they meet Fire Underwriter approved electric appliance requirements. All flammable liquids are prohibited. Open flames are strictly prohibited.
6. During severe windstorms and with approaching hurricanes, it is essential that all moveable objects be removed from the balconies. Each Owner is responsible for damage caused by objects blown from his balcony.

XV. ANTENNAS, AWNINGS, SHUTTERS, ETC.:

1. Except where exempted by law, installation of aerials, antennas, satellite dishes ¹⁸ or temperature probes of any kind on the outside of a unit is prohibited, as are outside shades, awnings, window guards (except authorized hurricane shutters) or anything which attaches to the outside walls of the building.
2. All Owners are required, at their own expense, to have installed, maintain, repair, and replace hurricane shutters on all balcony doors and windows. Specifications regarding the design, color, and style of the hurricane shutters have been adopted by the Board of Directors of the Association and must be followed.
3. All Owners shall close or have closed, all hurricane shutters within 48 hours of the issuance of a hurricane warning for the area.
4. Any Owner planning to be absent from the unit for more than two (2) days from June 1 to November 30 shall close, or have closed, all hurricane shutters before departure.

¹⁷ FL Statute 718.113, (4)

¹⁸ 45 C.F.R. 1400

5. Hurricane shutters must be left open during the season from December 31st to April 30th.

XVI. TOYS, FIREWORKS, ETC.:

Fireworks, the use of skates, scooters, and skateboards are strictly prohibited anywhere on common element property.

XVII. BICYCLES, TRICYCLES AND MOTORCYCLES, ETC.:

1. Bicycles, tricycles, and motorcycles may be ridden only on automobile driveways. They are strictly prohibited on walkways. Motorcycle operators shall take precaution to minimize noise.
2. Bicycles and tricycles shall be stored only in the Owner's individual unit or in the official "Bike Room" at the north end of "C" Building. There is a charge for Bike Room storage. Storage in stairwells or storerooms is prohibited.
3. Bicycles may be parked in Owners' individual parking spaces beside their cars. Care should be taken not to block access to the car in the next parking space. The owner assumes full responsibility for theft or damage caused to their bike(s) or by their bike(s) when parked in the garage.
4. Motorcycles may use unnumbered parking spaces if available. Motorcycles shall not be started under the buildings or operated in the covered garages at any time.

XVIII. MAINTENANCE AND REPAIR – SERVICE PERSONNEL:

1. Only Directors of the Association have authority to give instructions to service personnel doing Association work.
2. Personnel providing services inside individual units may not use the walkways for their work areas, i.e., walkways, elevators, and parking areas, etc. Materials temporarily stored in walkways must not block passage (See also Contractors' Rules & Regulations.)

XIX. STORAGE:

Use of an assigned storage area in the storage room is entirely at the Owner's or Lessee's own risk. The Association assumes no responsibility, whatsoever, either directly or indirectly for any property kept in the storage rooms by Owners or Lessees. Locks are recommended. Items of value should not be put in the storage rooms. Storage of any flammable item is strictly prohibited. Any item found outside of the storage cages will be discarded without notice.

XX. UPON LEAVING A UNIT:

1. To prevent water damage to your own or adjoining Units, residents must tightly close all windows and balcony doors when leaving the Unit and building. In this area, heavy winds and rainstorms often occur with little warning.
2. When leaving a Unit for more than two days, please notify a friend or neighbor and call Management at Elliott Merrill (1-772-569-9853) to leave a message as to just how long you will be gone and where you can be reached in case of an emergency.
3. If a unit is to be unoccupied for over 48 hours, between June 1 and November 30, it is mandatory hurricane shutters be closed and secured. It is the Unit Owner's responsibility to close, or have the shutters closed, at the appropriate times. Shutters may be left open for a maximum 48 hours during a period of non-occupancy, provided there is no current storm warning.

4. If a unit is to be unoccupied for more than 30 days, the main water valve must be turned off. It is also suggested toilet bowls be covered with plastic wrap to retard evaporation and insect infestation. A/C settings must remain on and be left at 75 to 80 degrees, to avoid mold growth. When a unit is vacant, for more than thirty (3) days, the unit balcony must be completely cleared of all moveable objects. Owners are responsible for any damage caused by objects blown from their balconies.

XXI. TRESPASSING

In order to assist in enforcing the "No Trespassing" signs on Racquet Club property, each resident, upon observing a trespassing violation should immediately notify management at Elliott Merrill 772-569-9853 or 911. Residents should not confront any suspected trespasser.

XXII. OTHER IMPORTANT RULES AND GUIDELINES:

1. Rules governing use of the Club House and Pool Tables are posted in the Club House and all Owners, Lessees and Guests must abide accordingly. Request for exclusive use of the Club House for private parties or gatherings are made with the Social Chairperson who will provide the regulations governing such. An adult must be present in the Club House at all times when children under twelve (12) are present.²⁰
2. Rules governing use of the swimming pool are posted at Pool side and on the Club House Bulletin Board. Children under three (3) years of age are not permitted in the pool at any time without specific child-sanitary clothing. Florida State Law requires strict compliance with these requirements.
3. The swimming pool constitutes a potential hazard and adults are encouraged to pay strict attention to their children.
4. Rules governing use of the tennis and pickleball courts are posted on the gates. A more complete set of rules is available in the Club House as is the "Sign-up" Book for court reservations. Children are not permitted on the Tennis Court without an adult.
5. Under no circumstances is the court to be used for a short cut from B Building to the Pool. Only suitable tennis attire including tennis shoes is permitted on the courts by adults and children.
6. Rules governing the exercise equipment are posted in the exercise room.
7. Club House and Grill Area Poolside is only available from 8:00 AM to 10:00 PM unless specific written authorization is granted by the Board of Directors.

XXIII. RESPONSIBILITY FOR DAMAGE:²¹

Unit owners shall be liable for the expense of any maintenance, repair or replacement rendered necessary by any member of their family or their guests, employees, agents, or lessees.

²⁰ Article XI (L)

²¹ Article XIII(A)

