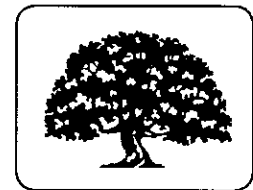


Rules and Regulations  
for Persons  
Owning  
Occupying  
or  
Renting  
Condominium  
Apartments  
at  
400 Beach Road



john's island

## TO ALL CONDOMINIUM RESIDENTS

Most of us came to John's Island to find quiet security in a beautiful setting with compatible friends and neighbors.

These qualities are highly fragile, particularly in the close quarters of condominium living. We can preserve them only by meticulous concern for the feelings and rights of others.

Therefore, the following Rules and Regulations have been voted by the Board of Directors to preserve our quality of life as owners, guests and renters who share our building and common facilities. We hope you will honor our rules in this spirit.

The Board of Directors  
400 Beach Road  
Condominium Association, Inc.

### NOTE:

For communication, or in case of a problem or need for further information, call First Service Residential, the property management company, at 772/562-9031 or John's Island Security at 231-2220.

## 1. NOTIFICATION OF ARRIVALS AND DEPARTURES

For public safety reasons and in the event of medical emergencies, notify the Building Superintendent, Randy Young, (321-749-6372) of arrivals and departures of owners, guests and renters.

To prevent damage to the elevator, please arrange deliveries/movers with the superintendent so that pads can be used and so that the superintendent can inspect the elevator before and after use. Large deliveries are permitted only through the garage.

## 2. OCCUPANCY

The 400 Beach Road Declaration precludes rentals of less than three (3) nights.

Each apartment is to be occupied by a maximum of two adults. Three persons are allowed only if:

One parent and two children;  
Two parents and one child

Renters and guests are not permitted in lobby washrooms, computer/library rooms, or storage areas.

## 3. PETS

Guests and Renters are not permitted to bring pets onto the property. Owners may apply annually to the Board of Directors for approval for their pet.

#### 4. GARBAGE

Trash and garbage should be placed in plastic containers and fastened securely. Trash barrels and plastic boxes for newspapers are located in four designated areas, two on each floor. Also, a dumpster is located at the loading dock. If used, place all trash in the dumpster. No trash of any kind is to be left outside the dumpster.

#### 5. ACCESS TO THE BEACH

Access to the beach is solely by means of either the platform or the steps provided. Access through vegetation and playing on the sand dunes is strictly forbidden.

#### 6. USE OF THE POOL

The pool rules are clearly posted at the pool and the attached separate brochure. They are to be read and observed in their entirety. To prevent damage caused by strong winds, umbrellas need to be closed upon leaving the pool area.

#### 7. LITTERING

Discarding or throwing papers, containers, bottles or trash of any kind, anywhere on the premises, including the pool area, the deck leading to the beach or on the beach is strictly forbidden.

#### 8. GENERAL APPEARANCE

To help maintain a pleasing and orderly appearance, it is not permitted to leave articles of any nature in

the common foyers, corridors, stairwells, stairways, OVER RAILINGS, on the lawn or otherwise in public view. Draping of towels or personal items over the balconies and railings is prohibited. No children's toys, strollers, shoes, beach attire, surfboards, etc. are to be left unattended outside apartments. Any such items left outside apartments are subject to being collected and placed in the lost and found area.

#### 9. BEHAVIOR

##### **NO SMOKING IN THE COMMON AREAS OF THE 400 BUILDING.**

The building corridors, stairways and sidewalks are not to be used as a playground for skate-boards, in-line skates, roller blades or bicycles. The roads in front of our building can be used for bicycles only.

No horseplay permitted.

Loud parties disturbing neighbors will be reported to John's Island Security Force.

Adults are required to wear shirts or cover-ups at all times except in the immediate pool or beach areas. This dress code is enforced throughout John's Island.

Children under the age of 8 shall not be permitted to play on common areas without direct adult supervision by parents, guardians, babysitters or caregivers of children.

#### 10. OUTDOOR COOKING

NO outdoor grilling is permitted anywhere on the premises.

#### 11. OBLIGATION OF OWNERS

Owners have an obligation to follow these rules and regulations and to INFORM their guests and renters of their importance whether or not the owner is in residence at the time. Copies of the rules should be readily available in the apartments at all times. OWNERS ARE RESPONSIBLE for the deportment of their guests and renters.

#### 12. AUTHORITY

The owners, Board of Directors, area manager and, in extreme cases, the John's Island Security Force has the complete authority to enforce all of the stated rules and regulations. If necessary, any guest or renter found in violation may be asked to vacate the apartment being occupied.