

**The Gables of Vero Beach Condominium Association, Inc.
2700 Ocean Drive, Vero Beach, FL 32963**

Rules and Regulations – October 27, 2021

It is the desire of the Gables Board of Directors to serve the best interest of all residents and comply with local, state and federal laws and regulations. Being a beachfront community in Indian River County, we must comply with beachfront lighting standards set forth for the protecting of sea turtles by safeguarding hatchlings from sources of artificial light. For the period March 1 to October 31, lights from balconies, patios and windows should be directed or covered so that illumination does not reach the beach.

It is the obligation (duty) of all owners, their tenants and guests to be informed of and abide by the rules. Each owner is entitled to use his/her/their unit and the common elements, but such use must not conflict with the rights of others. Our beautiful outdoor spaces are to be enjoyed equally to ensure a peaceful, healthy and harmonious environment. Therefore, any outside smoke or fume creating activity is not allowed on the property except for Association-sponsored community grill activities. Consideration for our neighbors and guests apply for the comfort and safety of all.

Owners who wish to submit proposed changes to the rules and regulations must present a written request to the Board of Directors. It is the job of the Board of Directors and the property manager to enforce the rules. Residents, upon observing a violation, should notify the property manager, including who, what, where, when (dates and time).

Do not confront trespassers, but call the local non-emergency police line 772- 978-4600 for assistance.

Thank you!

The Gable Board of Directors

Elliott Merrill Community Management
835 20th Place, Vero Beach, FL 32960
Phone: 772-569-9853 Fax: 772-569-4300

General Rules

1. Smoking is prohibited in all common and limited common elements (including balconies, patios, walkways, cross-over, etc.). Smoking is only permissible inside closed owner units. Smoking includes vaping.
2. Owners are responsible for any staining, damage, defacing or trashing of property which they, their guests, tenants, contractors, visitors or their vehicles have caused.
3. All owners, including corporations, trusts, partnerships and LLCs, must provide to the property manager a primary resident (spouse included) as the contact person, representative and responsible unit owner. Primary resident is designated for a minimum period of 12 months, beginning in January. Leasing and family guest privileges apply for that year to the primary residents only.
4. Balconies and patios must be kept neat. Nothing may be attached to or hung from railings, including clothing, towels, or displays of any kind. Except for designated storage areas, personal items, including but not limited to, bicycles, toys, recreational equipment, clotheslines, racks and other similar devices are not permitted on the Common Elements. Carpets or rugs of any kind are not permitted on balconies, patios, or porches.
5. Residents shall operate their electronic devices and any musical instrument at a reasonable volume at all times.
6. Dispose of trash in appropriate containers. Garbage must be tied in plastic bags before being deposited in the garbage receptacles located in the enclosure on the North Parking Area. Recyclable materials only may be placed in the recycle receptacles. No plastic bags may be placed into recycling containers, and all cardboard boxes must be broken down before placing them in the containers. Contractors must remove all contract related waste (including packaging materials) from property; they may not dump it in the Gables' dumpsters. It is prohibited to discard cigarette and cigar butts anywhere on property, except in properly tied plastic garbage bags.
7. All work orders should be directed to the property manager, not the onsite maintenance person. Forms for suggested maintenance are available by the maintenance room in the South building. Owners, guests or tenants are not permitted in the maintenance room.
8. Upon leaving a condominium unit for more than 3 days, turn off the water supply, hot water heater, and lock windows. Close wind protecting shutters during hurricane season (June 1 to Nov. 30).
9. Grilling outside of the unit is only permitted at Association-sponsored community functions.

Rental and Guest Policy; Approval Requirements for Rentals and Sales

1. **Owners may rent their units and have family and non-family guests occupy the units as described below.**
 - a. **All rentals and tenants must be approved in advance by the Board.** An Application for Rental Approval is available on the Association's website and should be submitted to Elliott Merrill at least 30 days before the rental term starts, together with the name and address of the intended Lessee(s), such other information concerning the intended Lessee(s) and other occupants as the Association may require, the applicable transfer fee and an executed copy of the Lease. Numbers of rentals and occupants are limited (see paragraph 2 below.)
 - b. **All family and non-family guests must be registered in advance by** completing a Guest Registration Form (available on the Association website) and sending it to Elliott Merrill.

ALL OWNERS ARE RESPONSIBLE FOR COMPLETING THE RENTAL APPROVAL AND GUEST REGISTRATION FORMS AND TIMELY DELIVERING THEM TO ELLIOTT MERRILL. OWNERS ARE ALSO RESPONSIBLE FOR ENSURING THAT THEIR TENANTS AND GUESTS RECEIVE A COPY OF THESE RULES AND REGULATIONS AND COMPLY WITH THEM. OWNERS WILL BE FULLY RESPONSIBLE FOR THE CONDUCT OF THEIR RENTERS AND GUESTS DURING THEIR STAY AT THE GABLES.

2. **Rental Limits** -- No owner may lease his condominium for transient or hotel purposes. Owners are permitted to rent their units no more than three times per calendar year for a minimum term of 30 consecutive days each. No more than two people per bedroom are permitted to occupy any unit (for 2 bedroom units, maximum of 4 persons; for 3 bedroom units, maximum of 6 persons.)

3. **Guest Limits**— In the absence of the unit owner, occupancy of the condominium unit, including use of the Common Area facilities, is limited to fourteen (14) cumulative days per calendar year for all “non-family guests” in the aggregate. “Non-family guests” are defined as one or more persons paying no rent, other than “family guests.” “Family guests” are the unit owner’s spouse, parents, sibling, children or grandchildren (accompanied by spouses and children.) This 14-day limit does not apply to family guests. Owners who have family or non-family guests staying in their unit, in their absence, must send the Property Management Company a completed Guest Registration form (available on the Association’s website) including the dates of stay.
4. **Restrictions on Tenants and Guests** -- When present, tenants may have family guests (defined above) for temporary visits and may have non-family guests, limited to fourteen (14) cumulative days per calendar year prorated based on lease period. Tenants may not sub-lease. Tenants and guests are not permitted to have pets of any kind at any time on the Condominium Property.
5. **Visitors** -- Only owners, approved tenants and/or registered guests that are in residence may have day visitors that use the facilities. Visitors may only use the Association facilities if the Owner, tenant or guest is present with them at the facility (pool, etc.) at the time.
6. **Sales** – No “For Sale” sign, other signs, or advertising is permitted on the Condominium Property without prior approval of the Board of Directors. **Owners selling their condominium must obtain written approval of their purchasers from the Board of Directors in advance. This requirement would also apply to any other change in ownership of the condominium. An Application for Purchase is available on the Association’s website.**

Pet Policy

1. **Pet Policy** -- Owners may have one dog or cat per unit, weighing no more than twenty pounds. Tenants and guests may NOT have dogs or any other pets at The Gables.
2. **Animal Etiquette Rules:**
 - Animals may not be left on balconies or decks unattended;
 - Animals must be on a leash at all times while on Condominium Property outside the unit, and must be walked off the property and cleaned up after;
 - Animals are not permitted in the common areas of the property. Common areas include the community room, fitness center, dune crossover, lawn areas, pool deck and fenced-in pool area. The prohibition of animals in the pool area is posted on the Pool and Spa Rules sign at the pool and is consistent with Health Department policy;
 - Animals can however be walked in front of the building to enter or exit the property;
 - Animals that become a nuisance may no longer be permitted on The Gables property.

Pool and Hot Tub

1. The pool and hot tub hours are from 7 am to 10 pm. Only proper swimwear is allowed.
2. All persons using the pool and hot tub do so at their own risk. No diving allowed.
3. Use the crossover from pool area to beach (no persons are allowed on the dunes). Sand and tar from the beach must be removed prior to entering the pool area. Please close the gates quietly.
4. Persons with an infectious disease, vomiting, diarrhea, bleeding wound, head lice or ringworm are not permitted in the pool or hot tub. Incontinent swimmers (adult or children) must wear a swimmer’s diaper when in the pool or hot tub. Any accidents requiring cleaning or repair will be charged back to the owner.
5. Small flotation devices may be used. No large flotation objects, except for those used for safety or exercise are permitted. Scuba diving equipment is not allowed. Diving, running, boisterous conduct and ball throwing is not permitted.
6. Children under 13 years of age using the pool or hot tub must be accompanied and closely supervised by an adult. Infants and young children are susceptible to over-heating, therefore children under the age of 5 years are not allowed in the hot tub.
7. Loungers and chairs cannot be reserved. Pool furniture may not be removed from the pool area. It is requested that furniture items be returned to their original location and tilt position, and that umbrellas be closed-up.

8. **No food or food services are allowed in the pool area. Drinks must be in non-breakable containers.**
9. Personal items may not be left on or under the dune crossover, on or around the pool or on other common use areas. Any items left in those areas will be subject to removal.
10. Sound producing electronic devices are not permitted unless equipped with ear or headphones.

Community Room

1. Owners or tenants may reserve the community room for private functions, subject to the following conditions:
 - a. Request for reservation is required, at least 7 days prior to the event. Contact the property manager with event information including date, hours, number of people, and event purpose for Board approval.
 - b. Notice of reservation is to be posted by owner or tenant specifying date and hours of use on the entrance doors of community room 48 hours prior to the event.
 - c. Owners or tenants reserving the room are held responsible for any damage and for leaving the room clean (removing trash) and orderly.
2. Activities sponsored by the Gables Condominium Association have precedence over private use.
3. The community room is available for owner and tenant activities (for example: reading, book exchange, card games, etc.) without prior approval if the room is not in use at the time or if no notice of reservation has been posted.
4. The community room may not be used for outside organized religious, political, private or fraternal club meetings or for commercial or soliciting purposes.
5. Wet bathing suits/clothing/towels are not allowed on the furniture.
6. Upon leaving the community room, please lock the doors and return the air conditioning to the standard setting (posted at thermostat).

Exercise Room

1. Persons 13 years and older may use the equipment at their own risk.
2. Exercise equipment must be cleaned after use and cannot be removed from the room.
3. Food or beverages (except water) are not permitted.
4. Upon leaving turn off the power to the treadmill, return the air conditioning to the standard setting (posted at thermostat) and lock the door.

Parking and Storage

1. A private indoor parking space may only be used by its owner, the owner's tenant or a guest with the owner's express permission.
2. Move large items in or out of The Gables by using the parking garage and elevators only. This applies to contractors, delivery and maintenance personnel, owners and guests. The property manager must be notified 48 hours in advance of any large item deliveries, so that the elevator walls can be protected. Carts, baskets, and luggage racks are provided and should be returned to the garage elevator areas promptly after use.
3. A private parking space may only be used by its owner, the owner's tenant or guest or with the owner's written permission. Only passenger vehicles and motorcycles may be parked within a parking space. Any vehicle or other items considered unsightly or a nuisance in the garage or outside may be removed at owner's expense.
4. No commercial vehicles are permitted except contractors performing approved work. "Commercial vehicles" means any vehicle that displays any signage, tools or equipment that is of a commercial nature, or any vehicle with or without signage, tools, or equipment that is primarily designed to be used for commercial purposes, regardless of whether or not it is presently being used for commercial purposes. Non-commercial trucks or trailers are prohibited, except standard two axle pickup trucks, utilized for personal use only, with no dual wheels, raised chassis, or commercial signage/lettering.
5. Mobile homes, motor homes, truck campers, commercial vehicles not being used by contractors performing approved work, vehicles with more than two axels, vehicles with dual wheels, vehicles with raised chassis, and boats, shall not be kept, placed, stored, parked, maintained or operated on any portion of the Condominium Property.

6. Vehicles which are not mechanically operable or not currently licensed for use are not permitted on Condominium Property. Vehicle repairs (including but not limited to oil changes) are not permitted. Any vehicle parked in violation of these provisions may be towed away by a commercial tow truck at the expense of the violator. Vehicles are not permitted to be parked on the lawn.
7. Vehicles may only be washed in the designated parking area immediately south of the entrance. A hose has been provided for this purpose. No washing of vehicles is allowed in the covered parking areas.
8. The use of skateboards, roller skates/blades/scooter and BMX type bikes are not permitted anywhere on Condominium Property. Bike riders are only allowed to enter or exit the parking lot. .
9. No personal items may be stored or placed anywhere in the garages outside of the owner storage units.
10. Every floor has a small storage room, located by the elevators, which is shared by the owners (on that floor) for temporary storage. No owner may claim ownership, use for permanent storage or change locks on these or any other common storage areas.

Renovation of Condominium Units

1. Approval – Owners contemplating renovations of their Units must submit an Application for Approval of Construction and/or Renovation (available on the Association’s website) to the Property Management Company for approval by the Board of Directors at least two (2) weeks prior to the beginning of the work. The Owner is responsible for complying with all relevant building codes, permit and inspection requirements as well as the Gables Rules and Regulations. There are minimum standards which the owner must comply with for maintaining and renovating properties for floor coverings, waterproofing, storm shutters, screened areas, etc. The property management company will assist owners in complying with any standards.

2. Timing – No renovation, remodeling, alteration or similar construction work may be performed from November 1st through May 15th. Interior painting, carpeting replacement, installation of prefabricated closets, emergency repairs and other projects not likely to create noise or a disturbance outside of the Unit are exceptions and may be performed during that period, but shall still require the submission to the Property Management Company of an Application for Approval of Construction and/or Renovation at least two (2) weeks prior to the beginning of the work (except for emergency repairs which simply require as much notice as possible to the Property Management Company). In all cases, Owners and Contractors are limited to normal weekday working hours, 8:00 a.m. to 5:00 p.m. for any renovation, remodeling, alteration, similar construction or maintenance work.

Violations of Rules

Violations of these Rules and Regulations are subject to penalties as provided by the Declaration of Condominium. As permitted by Florida law, Section 5.8.1 of the Declaration (as amended) provides that violations may be subject to fines of up to \$100 for a single offense, levied for each day of a continuing violation, up to a maximum of \$1,000, following notice and opportunity for hearing.