



The Galleons' Association, Inc.
c/o Keystone Property Management Group, Inc.
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GALLEONS' MISSION STATEMENT

THE MAJOR GOAL OF THE BOARD OF DIRECTORS IS TO ENSURE THE GALLEONS IS AND CONTINUES TO BE THE FINEST CONDOMINIUM IN THE MOORINGS.

To ensure our mission we have implemented several rules and regulations. They are as follows:

RULES AND REGULATIONS

IMPORTANT: These Rules and Regulations must be provided by the Owner to any unaccompanied Guests or any Tenants. Furthermore, for Tenants, these Rules and Regulations must be attached to their leases and a complete copy of the lease with the form mentioned below must be provided to the Property Manager and the Board.

PREMISES

1. Owners and/or tenants are responsible for any damage or defacing of property which they or their guests have caused.
2. No nuisance shall be allowed on the common property or limited common property, nor any use or practice that is a source of annoyance to residents.
3. Smoking is prohibited in the Common Elements and Limited Common Elements (enclosed areas shared with other Unit Owners such as the garage spaces) of The Galleons. Smoking in Units and on their abutting balconies and terraces is permitted so long as Unit Owners are respectful of others.

CONDOMINIUMS – GROUNDS

1. Floor surfaces, other than terraces or balconies, shall be soundproofed or covered with carpeting except for first floor units. All balcony floors must be properly waterproofed. Units which do not currently conform to this rule need not make changes at this time, but Owners refinishing floors in the future must be in conformity.
2. Anything placed in the halls or on exterior walls by Owners or renters are subject to approval of the Board.
3. Personal property such as lounges or chairs must be stored in the external closets assigned to each unit. Beach chairs may remain at the beach and should be stored under the stairs. Upon leaving they should be returned to external closets. Do not leave anything under the walkway to the beach that could hinder the growth of the dune or the grass under it.

4. No communication equipment may be installed on the exterior of any building by a unit owner, tenant or guest.
5. Unit Owners must replace all hot water heaters in their Units that were manufactured ten or more years ago with new hot water heaters and overflow pans at their expense. The Resident Manager will create and maintain an inventory of all hot water heaters and their manufacturing dates. The Resident Manager will notify the Board of Directors of any hot water heaters that need to be replaced. The Board of Directors will notify Unit Owners of the requirement for the replacement of their hot water heaters.
6. Owners are responsible for the maintenance of their units, including outside doors and windows. The Association is responsible for maintenance of all outside areas including garages and painting of outside doors. Electrical garage doors and associated repairs are the responsibility of individual Owners.
7. With the exception of the garden areas at the back of first floor units, all landscaping outside the confines of the units will be done by the Association.
8. First floor Owners are responsible for the maintenance of the garden areas in back of their units. They may, however, avail themselves of Galleons' support. This support includes plant trimming, mulch and lawn mowing. Owners needing such support must advise the chairperson of the landscape committee of their needs.

Plantings in the first-floor garden areas should conform to the overall appearance and harmony of The Galleons' property. Any questions as to the propriety of plantings should be reviewed with the chairperson of the landscape committee.
9. If a property owner does not comply with hurricane preparation requirements as outlined in the Declaration of Condominium and Rules and Regulations and therefore it necessitates Galleons' staff to take action to secure the unit, the owner will be billed for the staff's time.
10. If a unit will be vacant for seven or more consecutive days, the main water valve to the unit must be shut off. Further, the electrical circuit breaker to the hot water heater should be turned off.
11. If a unit will be vacant for thirty days or longer the owner is expected to have a qualified individual inspect the unit monthly until the owner returns to ensure that all mechanicals in the unit are operating as expected and there are no issues. (This is a requirement of many insurance carriers.)
12. Cooking on grills of any type (such as charcoal or propane grills) outside of a unit is only permitted at the community grill located behind the pool area and in the first-floor units' rear garden areas, away from the building and overhang. First-floor unit Owners' grills and propane tanks cannot be stored inside the building or under the overhang of the building.

RECYCLING

Owners should recycle appropriate items. Blue recycling bins are located in the ground floor trash room. Recycling items include newspapers, office paper, magazines, cardboard, aluminum/tin/steel cans, plastics #1-7 with caps on and glass bottles and jars. Plastic bags, hoses, cords, heavy metals, shredded paper or loose bottle caps are not to be put in the blue recycling bins.

NOTE: NO PLASTIC BAGS ARE ALLOWED TO BE PLACED IN THE RECYCLE BINS.

RESIDENT MANAGER

1. WHEN AN OWNER IS NOT IN RESIDENCE, AND THEY WISH A GUEST TO USE THEIR APARTMENT AND ALL COMMON FACILITIES, THE OWNER SHALL GIVE THE RESIDENT MANAGER, IN WRITING, THE NAMES OF THE GUEST, THE LENGTH OF THEIR STAY AND THE TIME OF THEIR ARRIVAL AND DEPARTURE. If the owner is in residence, oral notice to the Resident Manager will be sufficient. Owners are responsible for advising guests of the Rules and Regulations of the Galleons and their adherence thereto. Any violations of the Rules by guests shall be the responsibility of the Owner of said condominium.
2. Owners must not ask the Resident Manager for personal services during normal business hours.
3. Requests for major maintenance (i.e. roof leaks) for individual units or common property must be made to the Property Manager at Keystone Property Management Group. All other maintenance requests should be made to the Resident Manager and board member designee, using the online system.

VEHICLES – PARKING

1. Commercial type vehicles, boat trailers, house trailers, motorcycles and motor homes are not to be parked on the condominium property.
2. Garage doors shall be kept closed at all times.
3. Other than bicycles, personal property shall not be stored in garages except in assigned garage closets.
4. Flammable materials shall not be stored in any portion of the condominium property.
5. IN JANUARY, FEBRUARY, MARCH AND APRIL, EACH OWNER SHOULD PARK THEIR CAR IN THEIR GARAGE to ease traffic congestion.
6. A 15-m.p.h. speed limit must be adhered to on condominium property.

POOL- HOT TUB

1. Individuals use the pool and hot tub at their own risk.
2. Non-resident guests must be accompanied by a condominium owner or registered occupant while using the pool, hot tub and pool deck.
3. Children under the age of twelve (12) may not use the pool and/or hot tub unless they are accompanied by a responsible adult.
4. Be mindful of others while in the pool area. Running, unruly conduct, unnecessary splashing and ball throwing are not permitted in or around the pool deck. No skateboards, roller skates or roller blades are permitted on the pool deck
5. Under no circumstances should glass bottles or any glassware be taken to the pool area.
6. Persons who are not toilet trained or who are incontinent may not use the pool or hot tub. All children under three (3) years old or who are not potty trained must wear water-resistant swim diapers or the like.

7. Scuba equipment is not permitted in the pool. Floating objects should not be used if the pool is crowded.
8. Upon returning from the ocean, all persons must rinse off at the boardwalk. Tar must be removed from feet. Toys, rafts and chairs should also be hosed down to eliminate sand on the pool deck. If entering the pool immediately upon returning from the beach, a shower is required beforehand. A warm shower is available by the gazebo bathrooms.
9. Do not use the hot tub if the water temperature is 104 F degrees or higher.
10. No diving into the pool.
11. Per the Association's Animal Rules, dogs or other pets are not allowed in the pool area, hot tub, pool deck or any area east of the building.
12. Gates to the pool area, unless being used for entry or exit, must remain closed.

RIGHT OF ENTRY

1. When it is necessary to enter a unit for maintenance, alteration or repair of a common element, the Owner of the unit shall permit the Association to enter the unit at a reasonable time with reasonable advance notice.
2. In case of an emergency regardless of the presence or absence of the Owner, the Association shall have the right to enter the unit, and such right shall be immediate.
3. The Resident Manager shall at all times have a master key/access code to each condominium unit.
4. No condominium owner shall alter any lock on any door leading to the unit without the knowledge of the Resident Manager. If a lock is altered, the Resident Manager shall confirm that the new lock works with the master key and/or if an electronic keypad is installed that it is programmed with the required emergency code plus an access code known to Keystone Property Management Group
5. The Property Manager is to be contacted before any locks or keypads are changed or installed so that it is handled by the Association's designated vendor to ensure conformance.

ANIMALS

Common household animals, limited to domesticated dogs and cats, owned by the Owner (with a maximum of two in any one Unit) may be kept in the Units subject to the conditions outlined below. The Board reserves the right to prohibit certain canine breeds or mixes of breeds in its sole discretion. No exotic or un-domesticated animals are allowed. **THE RENTER OF ANY UNIT WILL NOT BE ALLOWED TO HAVE ANY ANIMALS, AND ANY LEASE MUST SPECIFICALLY STATE THAT NO ANIMALS ARE ALLOWED.** Owners can allow guests with an animal to visit as long as the Owner is in residence and the Association's Rules for Animals are followed. The Board and the Property Manager must be notified in writing by the Owner of any-animals in residence.

1. The Owner of an animal assumes full liability for all damages to all persons or property and to the Condominium Association caused by such animal. Owners must notify the Board if they have an animal in residence.

- a. In no event shall animals be permitted in any part of the common area of the Condominium unless under leash or carried by Owner. Animals must be on a leash no longer than the (10) feet when outside a condominium unit.
 - b. Owners must promptly collect and clean up any feces from their animals, using ~~plastic~~ scented waste bags made for this purpose, double bagged, and use the dog waste station, located at the northwest corner of the parking area.
 - c. Animals are not permitted at any time on the east side of the building, in the pool area or ~~grass~~ areas surrounding the pool.
 - d. Excessive dog barking or dangerous behavior shall not be permitted.
 - e. To access the beach with animals, the Moorings Beach Access, north of the Galleons, off Reef Road, must be used and not the Galleons crossover.
2. All dogs must be licensed by the proper authorities, and the owner is responsible for getting their dogs properly and fully inoculated. At the request of the Board, an animal's veterinary record dated within 12 months shall be provided showing the animal has been appropriately inoculated and complies with applicable pet health laws.
 3. All animals shall be covered by an animal liability endorsement/rider on the owner's insurance policy for their Galleons' residence. A copy of these Rules and Regulations must be signed and attached to the insurance policy. A copy of the policy must be provided to the Galleons' Property Management Company. The unit owner shall indemnify the Condominium Association and hold it harmless against any loss or liabilities of any kind or character whatsoever arising from or growing out of having any ~~pet~~ animal in the Unit or other portions of the Condominium.
 4. The right to have an animal in residence is subject to termination by the Board at any time for cause when, in its sole discretion, the animal is either dangerous or annoying other Owners or the Owner fails to comply with these pet regulations.

ASSISTIVE/SERVICE ANIMALS

The Galleons' Association follows all Federal and State laws related to Service Dogs and requires that the Owners with a Service Dog provide proper certifications to the Property Management Company.

The owner/lessee must submit the following completed forms to the Board of Directors.

- A completed Assistive/Service Animal application.
 - A verification of Medical Necessity form completed by a licensed professional.
 - Letterhead or a prescription indicating credentials of the professional.
 - Written proof the animal is licensed and vaccinated. Owners that are not Florida residents may have their animal licensed in their home state.
1. When written approval has been given by The Board, the unit owner/lessee may then be permitted to bring the animal onto condominium property and into the condominium unit.
 2. An approved assistive/service animal application must be updated annually.
 3. The owner/lessee must adhere to the following rules applying to service/assistive animals:
 - a. Assistive/service animals are prohibited on the oceanside of The Galleons. Should the owner/lessee wish to use the beach with their assistive/service animal they may use the Moorings' beach access north of The Galleons building. Owners must adhere to the Moorings Property Owners Association dog use rules for the beach property

- b. An assistive/service animal using the beach should be hosed down at the Moorings Property Owners Association's dog wash station ~~access~~ prior to returning to the Galleons.
 - c. Assistive/service animals need to be on a leash not longer than ten (10) feet when outside their condominium unit.
 - d. Owner/lessee must have full control of their assistive/service animal.
 - e. Owner/lessee must exit the Galleons onto Reef Road for waste elimination. Waste must be picked up with a scented waste bag and then double bagged before being put in the dog waste station. First floor units may use their back patio, but waste needs to be picked up immediately.
 - f. Owner/lessee must keep their assistive/service animal quiet.
 - g. Exercising assistive/service animal on condominium property is prohibited.
4. In the event of a violation of these rules, the Association will correspond with the violator and seek compliance. In the event the violation continues, the Association will levy a fine. The fines may be up to the highest amounts permitted by law.

SALE OR RENTAL

1. The rental or purchase of any condominium unit requires approval of the Board of Directors.
2. Rental periods must be for a minimum of fifty-nine (59) consecutive days. Units may not be leased more than one time during any twelve-month period.
3. Owners wishing to sell or rent are required to fill out an appropriate form 60 days in advance. This form, along with the signed lease agreement, will be sent to the Board Chair of The Galleons' Association c/o of the Property Manager. Each form requires a \$100 processing fee. This application fee shall be waived for repeat renters.
4. The failure to submit a complete Association rental form and obtain the Association's written approval will result in the lease being voidable by the Association.
5. No more than six (6) people may occupy a rented unit at any one time. Renters may not bring guests to the pool and pool deck unless the guests are staying with the renters.

RENOVATIONS

1. Major renovations include:
 - Removal or reconstruction of an interior wall.
 - Gutting interior of condominium unit
 - Replacing tile or permanently affixed flooring.
 - Permanent enclosure of porches and balconies.
2. Minor renovations include:
 - Replacing Hurricane Shutters
 - Screening replacement
 - Window and door replacement.
3. Thirty days or sooner prior to renovation commencement, a renovation application must be submitted to Keystone Property Management Group, Inc. Attached to renovation application should be plans for minor renovation and blueprints for major renovations. Plans or blueprints must be approved prior to renovation commencing.
4. Renovations may not:
 - Adversely affect the uniform scheme and appearance of The Galleons. Windows and doors must be replaced with similar style windows and doors to maintain the exterior integrity of the Galleons buildings.

- Involve the utilization of materials, designs or procedures which may adversely affect the integrity of any building. Balcony surfaces must be weatherproofed prior to installation of floor coverings.
 - Diminish the Galleons as a first-class residential development.
 - Violate any of the architectural standards and requirements set forth in the Galleons' Condominium Documents.
5. Major renovations to condominium units must be completed during the months of May through November. If a major renovation is necessary because of an emergency, arising from December through April, the work may be done subject to the Board of Directors' prior written approval, in its sole discretion.

THE DIRECTORS ARE CONFIDENT ALL MEMBERS RECOGNIZE AS OUR PROPERTY ON THE OCEAN AGES, EXPENDITURES FOR DEFERRED MAINTENANCE MAY BE HIGHER AND MORE FREQUENT THAN IN EARLIER YEARS. THE DIRECTORS ALSO BELIEVE THAT TIME AND REGULAR ATTENTION PLUS SELECTIVE ADDITIONS ARE THE BEST WAY TO ENHANCE THE APPEARANCE, REPUTATION AND VALUE OF THE GALLEONS.

Approved September 15, 2025