

MARINER BAY RULES, RESTRICTIONS, & REGULATIONS

December 17, 2020

Paragraph 7 of the Declaration of Covenant of Mariner Bay contains full descriptions of the restrictions in place of Mariner Bay. All owners received a copy of the Declarations at the time of closing on their property. Owners are responsible for compliance with rules by tenants.

The Following in edited for brevity and clarity, are the rules established in the Declaration, as well as rules adopted by the Board of Directors under 7.31 of the Declaration. Declaration 7.31 Rules and Regulations, allows the Board of Directors to adopt additional rules and regulations relating to the use, maintenance, and operation of the subject property. The Association can grant exceptions to certain rules upon written application to and approval by the Board of Directors.

7.1 Air Conditioning Units

Only central air conditioning units are permitted and no window, wall, or portable air conditioning units are permitted

7.2 Automobiles, Vehicles, and Boats

Only automobiles, vans, pickup trucks, and other vehicles manufactured and used as private passenger vehicles may be parked within Mariner Bay overnight unless parked within an enclosed garage. In particular no truck with more than two axles, recreational vehicle, camper, trailer, boat, or vehicle other than a passenger vehicle, may be parked outside a unit overnight. No overnight parking is permitted on streets, lawns, or areas other than driveways, garages, and guest parking areas. The Owner and Residents of any unit may not keep more than two vehicles on site. All vehicles parked within the property must be in good repair and contain a current license plate and operate under its own power. Vehicles parked on site must be painted in a manner customary for private passenger vehicles and in a manner that is not distasteful or offensive. No motorcycle, moped, ATV, or other vehicle is permitted to be operated on site unless licensed for street use and equipped with appropriate noise muffling equipment. Guest parking areas are expressly for the use of Guests and not Residents. Residents shall park their two allowed vehicles in their garages or driveways. At no time shall the mailboxes be blocked by resident vehicles. Limited and temporary parking by residents for the purpose of accessing the mailboxes, clubhouse/gym/pool, or the docks is permitted for a limited time not to exceed two hours. Vehicles specified in leases and sales applications must fit in the garage and/or driveway of the unit to be occupied without protruding into the street thereby causing a safety hazard. If this requirement cannot be met, the application will be denied.

7.3 Basketball Backboards

No permanently installed basketball backboards are permitted. No portable basketball backboards may be kept outside a unit overnight or when not in use.

7.4 Business or Commercial Use

No trade, business, profession, commercial activity, or non-residential use shall be conducted, if in connection therewith customers, patients, or the like come to the outside of the unit or such non-residential use is otherwise apparent from the exterior of the unit.

7.5 Clothesline's and Outside Cloths Drying

No clotheslines or clothes poles shall be erected and no outside clothes drying is permitted.

7.6 Common Areas

Nothing shall be stored, constructed placed within, or removed from Common Areas.

7.7 Damage and Destruction

In the event a unit is damaged or destroyed, the owner of the unit shall repair and restore same as soon as is reasonably practical to the same condition that the unit was in prior to such damage or destruction.

7.8 Driveways

No asphalt or gravel driveways or sidewalks are permitted. All driveways, sidewalks, and walkways must be constructed with an upgraded, stabilized hard surface concrete, stamped concrete, or brick pavers approved by the Association. Paver repairs in areas deemed to be "common areas" such as guest parking areas shall be the responsibility of the Association. Maintenance and repair of UNIT driveway and sidewalk pavers shall be the responsibility of the UNIT Owner excepting the scenario where the cause of damages to UNIT driveways or sidewalks were caused by something under the Association's responsibilities such as community landscaping.

7.9 Easements

Certain drainage and utility easements exist on the site and are so designated on plats and appropriately recorded. There are rules covering use of these areas and legal rights granted to holders of the easements.

7.10 Exterior Changes, Alterations, and Improvements

No Owner shall make any exterior change to a unit without the prior approval of the Association as specified in Paragraph 6 of the Declarations.

7.11 Fences

Fences shall not be permitted on any Lot

7.12 Garages

No garage shall be permanently enclosed and no portion of a garage originally intended for the parking of vehicles shall be converted to living space or storage area. All garage doors shall be kept closed when not in use.

7.13 Garbage and Trash

Garbage, trash, refuse, and rubbish will be regularly picked up under local government contract and shall not be allowed to accumulate or be dumped on any portion of the property. Disposal containers and other material for pickup shall be placed at the curb after 7:00pm on the day before pickup and shall be removed on the day of pickup. Except when so placed for pickup, all containers must be kept inside a unit. No noxious or offensive odors are permitted.

7.14 Lakes

No swimming or boating is permitted in the lake. No garbage or refuse shall be dumped in the lake.

7.15 Leases

All leases of a unit must be in writing and specifically subject to the Declarations, Articles, and Bylaws. Copies of leases shall be delivered to the Association prior to occupancy by tenants. No lease shall be for a period of less than six months.

7.16 Mailboxes

No mailboxes are permitted except the common mailboxes provided by the Association.

7.17 Nuisances

No nuisances shall be permitted within the property, e.g. barking dogs, loud radios, or TV's, and no use or practice which is an unreasonable source of annoyance to residents or which shall interfere with peaceful possession and use by residents shall be permitted. No unreasonable or unlawful action shall be permitted and all laws, zoning ordinances, and regulations of all governing bodies shall be complied with at all times.

7.18 Occupancy

No unit shall be permanently occupied by more than five persons for a two bedroom unit, plus two additional persons for each additional bedroom or den in the unit. Temporary guests are permitted so long as they do not create an unreasonable source of noise or annoyance to other residents.

7.19 Outside Antennas and Flagpoles

This rule is set forth in the Declarations and has been modified by action of the Board of Directors with respect to satellite TV antennas for compliance with applicable FCC requirements regarding restrictions on such antennas. No outside signal receiving or sending antennas, dishes, or devices are permitted which are visible from the exterior of the unit except for digital satellite receivers not exceeding one meter in diameter which are located on the exterior of the unit or which are located in an area approved by the Association prior to installation. No flagpoles are permitted without the written approval of the Association.

7.20 Outside Storage of Personal Property

Personal property shall be kept inside a unit except for tasteful patio furniture, accessories, Bar-B-Q grills, or playground equipment approved by the Association, and other personal property commonly kept outside, which must be kept in the rear of the unit and must be neat appearing and in good condition. No such personal property is permitted within "common areas" (see 7.6 above).

7.21 Pets

No animals, livestock, or poultry shall be permitted except common household pets. Only two cats or dogs, both weighing under fifty pounds, or one cat or dog weighing over fifty pounds, are permitted to OWNERS of a UNIT. LEASE TENANTS will not be approved to have a pet. No pit bull terriers are permitted. Only dogs or cats are permitted outside the permanently enclosed air conditioned space of a unit, and no pet other than a dog or cat shall be permitted outside such area, including, but not limited to screened patios or porches. No dog shall be kept outside of a unit or in any screened area unless someone is present in the unit. Any pet must be carried or kept on a leash when outside a unit or screened area. Any pet must not be an unreasonable nuisance to other residents. No pet shall be permitted to go on any other lot. Residents shall immediately pick up any solid animal waste deposited by his or her pet. No commercial breeding is permitted. THE ASSOCIATION MAY REQUIRE THAT ANY PET BE IMMEDIATELY REMOVED FROM THE PROPERTY FOR VIOLATIONS OF THIS RULE.

7.22 Playground Equipment

No sports, recreational, or toddler/children, equipment shall be installed on the exterior of a unit.

7.23 Portable Buildings

No portable storage, temporary, accessory buildings, structures, sheds, or tents shall be constructed, erected, or located on any lot for storage or for any other purpose.

7.24 Recreational Facilities

By law, the Mariner Bay swimming pool is open from dawn until dusk. Children under the age of 12 years are not permitted in or around the swimming pool unless accompanied by an adult. All persons must shower and remove suntan lotion, oil, or sand before entering the pool. No rafts or flotation devices are permitted when others are using the pool. No food or beverages are permitted around the pool and breakable containers are prohibited. No diving is permitted. Persons using suntan lotion or oil must cover lounges or chairs before sitting on them. Infants and toddlers must wear rubberized form fitting or waterproof garments over a diaper while in the pool.

7.25 Signs

No signs shall be placed on any lot or any other portion of the Mariner Bay Property, and no sign shall be placed in or upon a unit that is visible from the exterior of the unit. The Association has the right to remove any sign installed in violation of this rule without prior notice.

7.26 Surface Water Management

No owner shall do anything to adversely affect surface water management and drainage, including but not limited to excavation or filling in of lake area, or changing the elevation of any portion of the property.

7.27 Personal Swimming Pools and Spas

No personal below or above ground swimming pools, spas, or the like shall be installed on the property.

7.28 Termites

In the event it is determined that any unit is infested with termites and must be tented, owners of other units in the same building shall permit their units to be tented, owners of other units in the same building shall permit their units to be tented, and the Owners of those units shall share the cost of tenting and treatment equally.

7.29 Utility Services

All utility wires, piping, lines, equipment, and boxes for electricity, telephone, water, sewer, and cable television must be installed underground.

7.30 Window Treatments

Window treatments shall consist of drapery, blinds, shutters, decorative panels, or other tasteful window covering, and no newspaper, aluminum foil, sheets, or other temporary coverings are permitted except for periods not exceeding 90 days after an Owner or Tenant first occupies a unit or when window treatments are being cleaned or repaired.

Paragraph 7.31 of the Declarations grants the Association the right to adopt

reasonable rules and regulations relating to the use, maintenance, and operation of Mariner Bay in addition to these rules. This authority was used to establish new guidelines, set forth above, for the installation of satellite TV antennas. Additional rules and regulations adopted by the Association are contained in the following appendices:

Appendix A

Additional Rules and Regulations of Mariner Bay

1. Advertising of a UNIT for rental

Regarding the advertising of UNITS for rent in violation of Paragraph 7.15 regarding leases: Owners may not advertise availability of a UNIT for rent in any forum, whether print or electronic, for less than the minimum time period of six months specified in the governing documents without prior approval of the Board of Directors. Violations are subject to the maximum fines provided by the documents for each violation.

2. Common Area Docks and Limited Common Area Right to Use Leases for slips.

Rules and Regulations pertaining to the Docks are contained in Appendix B of this document.

3. Food bearing plants

Due to our proximity to the water and related rodent issues, plants that attract rodents, including but not limited to, plants that produce fruit, vegetables, or nuts, may not be planted in a pot outside of a unit unless within a screened in patio.

4. Potted plants

Section 5.1.2 of the Declarations states that the Association shall be the sole source of any landscaping or plantings. Over time potted plants have appeared on UNIT Owners lots. These potted plants are to be restricted in number and where they are located. The layout specified in Appendix C of this document specifies the approved number and location standard for the community. No potted plants are permitted outside of the designated placements or within common areas such as community landscaping. All potted plants need to be healthy, and well maintained in appearance with no debris around them.

5. Exterior modifications

The exterior of the buildings are the responsibility of the Association. As such, UNIT Owners shall not attach anything to the outside of their unit. For example, attached hose reels are not permitted. Similarly, other such items may not be attached to the buildings.

6. Mangroves

The mangrove area to the west of the property is a protected area. Any damage to the mangroves is punishable by a \$10,000 fine. The launching of kayaks, canoes, and any other activity within the protected area is prohibited. Watercraft can be launched at the Jaycee Park beach and access is available at the southwest corner of our property.

7. Clubhouse

The club has a reservation process, form and a deposit of \$200 is required. The deposit is refundable upon satisfactory inspection after the event. The clubhouse reservation does not include the pool. Reservations are to be solely for "social" events of the community and it's residents.

8. Screen Porch Kick-Plate Standard

No screened porch may have a kick-plate, other than a kick-plate on the exterior ingress/ egress door not to exceed 12 inches in height from the bottom of the door. All screened porches require an Architectural Modification Request form in advance and maintenance of said screening remains the responsibility of the owner, both per the Mariner Bay Declaration of Covenants and Restrictions.

Appendix B

DOCK RULES

SLIPS consist of the water area contained within the dock and pilings surrounding the numbered area assigned under a lease to a Slip Owner. Under the terms of the state underwater land lease and the Conditional Use Permit from the City of Ft. Pierce for construction of the docks, all slip owners must be Owners of a Unit in Mariner Bay, and slips must be held as Limited Common Element appurtenances to the Owner's Unit. They are for the exclusive use of the Owner and his guests subject to the requirements of local, state and federal permits and licenses and Association rules of use.

SLIPS may be sold or transferred only to other Unit Owners in Mariner Bay as appurtenances to the Buyer or Assignee's Unit.

DOCKS consist of all structures including ramps, decking, finger piers, utility and lighting pedestals, fish cleaning stations, benches, buoys and buoy lines, underwater rock swales, pilings and other structures in the marina area are Common Areas available for the use of all Owners of Units in Mariner Bay. Boat slips are Limited Common Element appurtenances to the slip Owner's Unit and are not Common Areas. All modification to docks, including but not limited to boat lifts, dock boxes and ladders, shall be approved by the Association prior to changes being made. This includes an ARC, government permits and final approved inspections.

The Association strongly encourages all unit owners to respect the dock owners' rights to use their boat slip. To further this objective the Association requests that unit owners refrain from using or accessing the Finger Piers that provide access to the slips for slip owners. Under certain circumstances, slips under the control of the Association and not an individual owner may exist. These slips become Common Areas. Such slips will be available for use by all

Mariner Bay Unit Owners under rules and arrangements established by the Association, which may include rental charges.

SLIP OWNERS must register vessels in their assigned slips with the Association and/or Property Manager for safety and security reasons. Owners shall provide the vessel manufacturer, model, and overall length (not length at water line or manufacturer's advertised length), Hull Identification Number, State Registration Number, insurance information including liability coverage of at least \$300,000, and emergency contact information. Information on guest boats must be provided prior to arrival of the vessel.

GUEST BOATS may occupy an owner or lease holder's slip for a maximum of ten days in any thirty day period. The owner of the slip is responsible for actions of the guest boat owner or damage caused by the guest boat. Guest boats must meet all other requirements, dock rules, and Section 16 of the Mariner Bay Association by-laws.

SLIPS MAY BE RENTED ONLY to Mariner Bay Unit Owners or Unit Lessees holding approved Unit Lease Agreements meeting the requirements of Mariner Bay governing documents, INCLUDING A SIX MONTH MINIMUM TERM. A lease agreement needs to be submitted to the HOA for approval. The State Registration Numbers of boats not registered with the Association

will be checked and if the slip owner is not an owner of the vessel it will be assumed to be either trespassing or an unauthorized rental of the slip and will be dealt with accordingly.

BOAT OWNERS HAVE SOLE RESPONSIBILITY FOR THE SAFETY AND SECURITY OF THEIR BOATS WHILE IN THE MARINA. BOAT OWNERS WILL BE LIABLE FOR DAMAGES TO THE MARINA OR OTHER BOATS FROM IMPROPERLY SECURING THEIR BOAT, LOOSE GEAR OR OTHER CIRCUMSTANCES. BY DOCKING A BOAT IN THE MARINA, A BOAT OWNER MUST PROVIDE WRITTEN DOCUMENTATION AND ACKNOWLEDGES HIS LIABILITY INSURANCE. FLORIDA LAW CURRENTLY PREVENTS THE ASSOCIATION FROM REQUIRING REMOVAL OF A BOAT FROM THE MARINA IN THE EVENT OF A HURRICANE THREAT. HOWEVER, WE STRONGLY URGE OWNERS TO REMOVE THEIR BOATS TO SAFER LOCATIONS BEFORE IMPENDING STORMS PRODUCE DANGEROUS WINDS OR WAVES. ADVERSE WEATHER CONDITIONS DO NOT REDUCE AN OWNER'S LIABILITY FOR DAMAGE TO THE MARINA, OTHER BOATS OR SHORESIDE STRUCTURES.

VESSELS must be positioned in the slip in compliance with applicable local, state and federal permits, which require that no portion of the boat extend beyond the vertical plane of the pilings at the open end of the slip and no portion of the boat, including bow pulpits, extend over the dock decking.

FUEL may not be dispensed to boats in the marina by any means including fuel trucks operating within Mariner Bay, from fuel vessels secured to any dock structure, or from hand containers. No flammables may be stored on docks or finger piers.

DISCHARGE of oil, oily water, sewage (black water), oil or fuel spills, hydraulic fluid, hazardous chemicals including paint chips and fiberglass sawdust or sanding debris is prohibited by the Association and by law and will be reported to the appropriate authorities. Batteries, used fuel and oil filters and containers must be disposed of properly and must not be discarded in dock trash containers. Garbage and other waste should be discarded in containers provided for that purpose or hauled away by Owners.

BOAT LIFTS may be installed only as a free standing boat lift and separate piling system, if necessary, that does not attach in any way to the Common Area dock structure or pilings without prior approval of the Association, but will be liable for any damage to dock structures caused by installation, use, misuse, storm damage, or removal of the lift. Owners must be responsible for State and local approvals and furnish copies to the ASSOCIATION prior to construction and after final inspections. Owners must restore the dock structure to its original "as built" condition upon removal of any lift so installed. THE ASSOCIATION IS NOT RESPONSIBLE FOR INSURING LIFTS INSTALLED BY OWNERS. OWNERS MUST OBTAIN THEIR OWN INSURANCE.

ONE DOCK BOX may be installed on the main dock adjacent to the utility pedestal serving a slip provided such dock box is factory built fiberglass, white, and does not exceed 27 inches in height, 26 inches in depth, and 96 inches in length. Home built storage containers are not allowed. Dock boxes shall be secured to the dock with adequate strength marine grade stainless screws or bolts on the inside of the box. At least four (4) bolts or screws shall be used. If through-bolted to the dock, adequate blocking or fender washers shall be used.

DOCK LADDERS may be installed on finger piers. Dock ladders shall be marine grade aluminum or stainless steel. Ladders shall have hoop handles at the top, be at least 21" wide, have a capacity of at least 500 pounds, be mounted to the dock using marine grade stainless

hardware though-bolted to the decking with adequate blocking. Swing ladders or straight handle ladders are not allowed. When installed, the bottom rung of the ladder shall not extend into the water at mean high tide.

ROD HOLDERS and HOSE REELS may not be installed on docks or finger piers. DOCKS MUST BE KEPT CLEAR at all times and, with the exception of an authorized dock box, no lockers, chests, coolers, cabinets and similar structures shall be stored on docks except while loading or unloading a boat. Loose gear, supplies, debris and similar materials are not permitted at any time. No materials of any kind may be left on finger piers shared between two slips.

REPAIR OR REMODELING WORK above the rub rail or deck or in the interior of a boat may be performed if it does not present a hazard or create a nuisance for other marina users. No work may be performed on walkways, docks or finger piers. Hull repairs, major engine repair/overhaul, sanding, painting, carpentry, rebuilding projects, and similar activities are prohibited. COMMERCIAL OPERATION of vessels for any purpose is prohibited. THE AREA BETWEEN THE MAIN DOCK AND SHORE is a designated wildlife conservation area and may not be entered by any boat of any kind, whether or not buoy lines are in place to designate the area.

ADVERTISING AND OTHER SIGNS of all types are prohibited.

A LIVE ABOARD under current Florida law is defined as five or more consecutive nights or ten days in a month. No living aboard in excess of these limits is allowed under any circumstances. Owners or owner's guests meeting the definition of a live aboard will be charged additional utility assessments at the discretion of the Association. Living aboard a boat less than thirty feet in length is not permitted.

FISHING is not permitted in any Limited Common Element slip or finger pier except by the Owner and his guests. Unit Owners who do not own slips may fish from the ends or sides of the main dock opposite the slips but may not block the dock or interfere with use of the dock while fishing. Cast netting is not permitted in slips or from the docks. Fish may not be cleaned on the docks except at designated fish cleaning stations, if such stations are provided, and all refuse and debris must be removed by the fisherpersons.

SWIMMING, DIVING, LAUNCHING OF CANOES OR KAYAKS and similar activities are not permitted from the docks or finger piers, except for insured professional hull cleaning service providers engaged in paid services for a boat owner.

CHARCOAL GRILLS may not be used on docks or on boats in slips. No grills are allowed on the docks or finger piers.

NOISE must be kept to a minimum at all times, including radios, TVs, engines, generators, power equipment and other noise producing devices. Lines, rigging and halyards must be secured to eliminate noise. Slotted masts must have noise protection devices.

PROPER FOOTWEAR, protecting from splinters, must be worn at all times.

SPOTLIGHTS on radar arches and similar high intensity exterior lighting must be discontinued at 10:00pm. Courtesy lights may remain on for safety and security.

PETS on the docks must be on a leash. Owners are responsible for cleaning up after pets.

LAUNDERING AND DRYING of laundry on docks, finger piers, decks or boat rigging is not permitted.

SATELLITE OR OTHER ANTENNAS may not be mounted on Common Area docks or pilings without the prior approval of the Architectural Review Committee. Antennas mounted on boats are permitted.

MODIFICATIONS to Common Area dock structures and Limited Common Elements or utility pedestals or equipment on or pertaining to the docks may not be made without prior approval of the Architectural Review Committee.

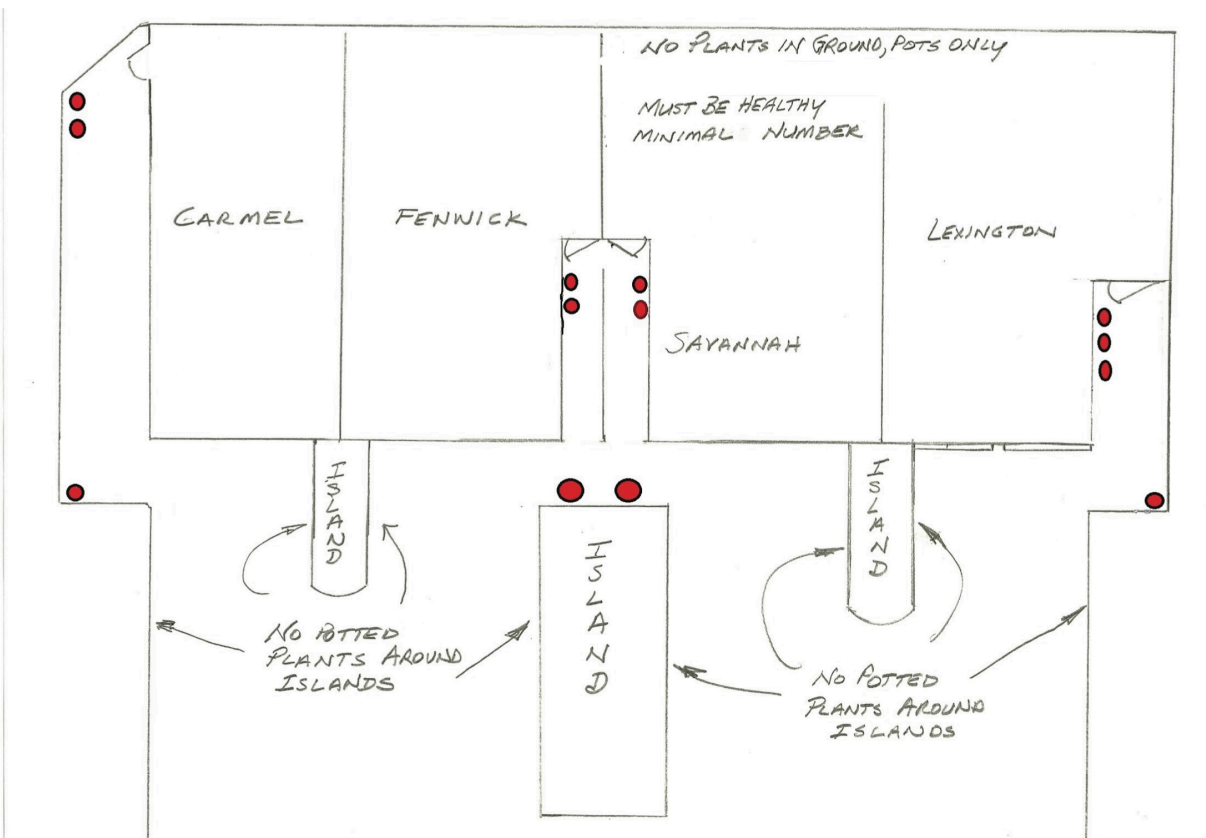
AUXILIARY EQUIPMENT such as bicycles, motorcycles, skateboards, roller blades, etc. shall not be ridden on the docks. All such equipment must be stored on boats or off the docks in appropriate areas. Dinghies may be tied in the Owner's assigned slip if they do not interfere with other slips.

CHILDREN are the sole responsibility of their parents or legal guardians and parents or legal guardians are responsible for supervision of children within the marina at all times including compliance with these rules. Unaccompanied children under the age of 15 are not permitted on docks.

RULES OF THE ROAD AND NAVIGATION LAWS OF THE UNITED STATES APPLY TO ALL VESSEL OPERATIONS IN AND AROUND THE MARINA. VESSEL OPERATORS ARE RESPONSIBLE FOR DAMAGE CAUSED BY THEIR WAKES.

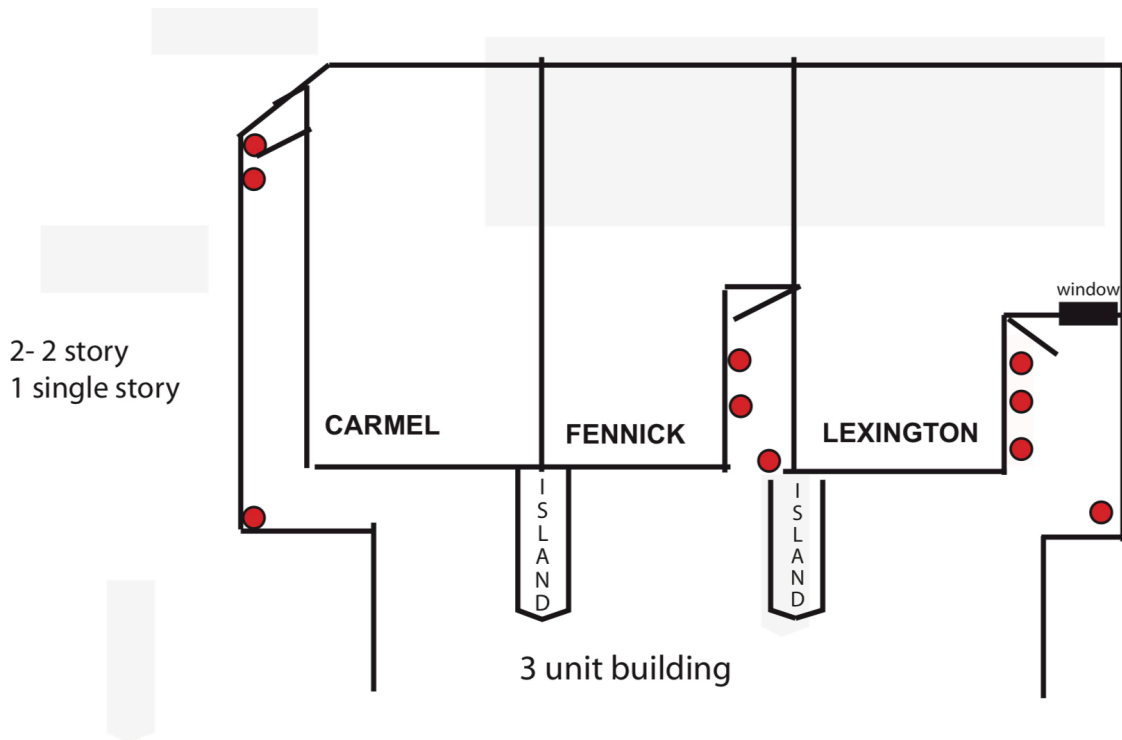
Appendix C Potted Plants

Red Circles indicate one potted plant each.
No plants in ground, or outside of designated areas.
Must be healthy and well maintained.
No outdoor fruit, vegetable, or nut bearing plants outside of screened in patios.



There are no size or height restrictions, however it is advised by the Board that 30 inches of space be available from front entryways all the way to the street for the access of emergency services.

Appendix D Violation Procedure



1. A violation of the official Rules or current Amended Declaration of the Covenants and Restrictions of Mariner Bay occurs when it is observed by the Board of Directors, Management Company or is reported to the Association by a Mariner Bay Owner. Anonymous reports are not accepted. The management company issues all emails, letters and tracks all violations except those referred to attorney. Any Owner concerned about and wishing to report a violation of the rules must report it to the property manager along with their name and unit number.
2. STEP ONE: The Management Company issues a friendly email requiring correction within 7 days depending on violation.
3. STEP TWO: If the violation is not corrected, Board of Directors makes initial decision to process violation through management company or refer to attorney. If management company is processing, a violation letter is issued stating the violation and citing the Rule or Covenant/ Document violated along with time period for corrective action, generally 14 days. As long as the Owner accused of a violation responds to the property manager within the 14 days and shows that corrective action is being taken, no further actions will be deemed necessary. If there is a dispute as to whether or not a violation has actually taken place, the Owner will be afforded the opportunity to appear before the Board of Directors at the following monthly board meeting to make his/her case. The following steps are then followed by management company. If attorney is processing, The Board follows up with attorney.
4. STEP THREE: If the Owner requests to appear before the Board, He/She will be provided with any evidence against them, as well as where it was gathered from, or who it was reported by. The Board will make a determination as to whether the violation is valid, and if it deems the violation valid, the Board will set a mandatory timeframe for correction of the issue, after which time violation fine proceedings will move forward.

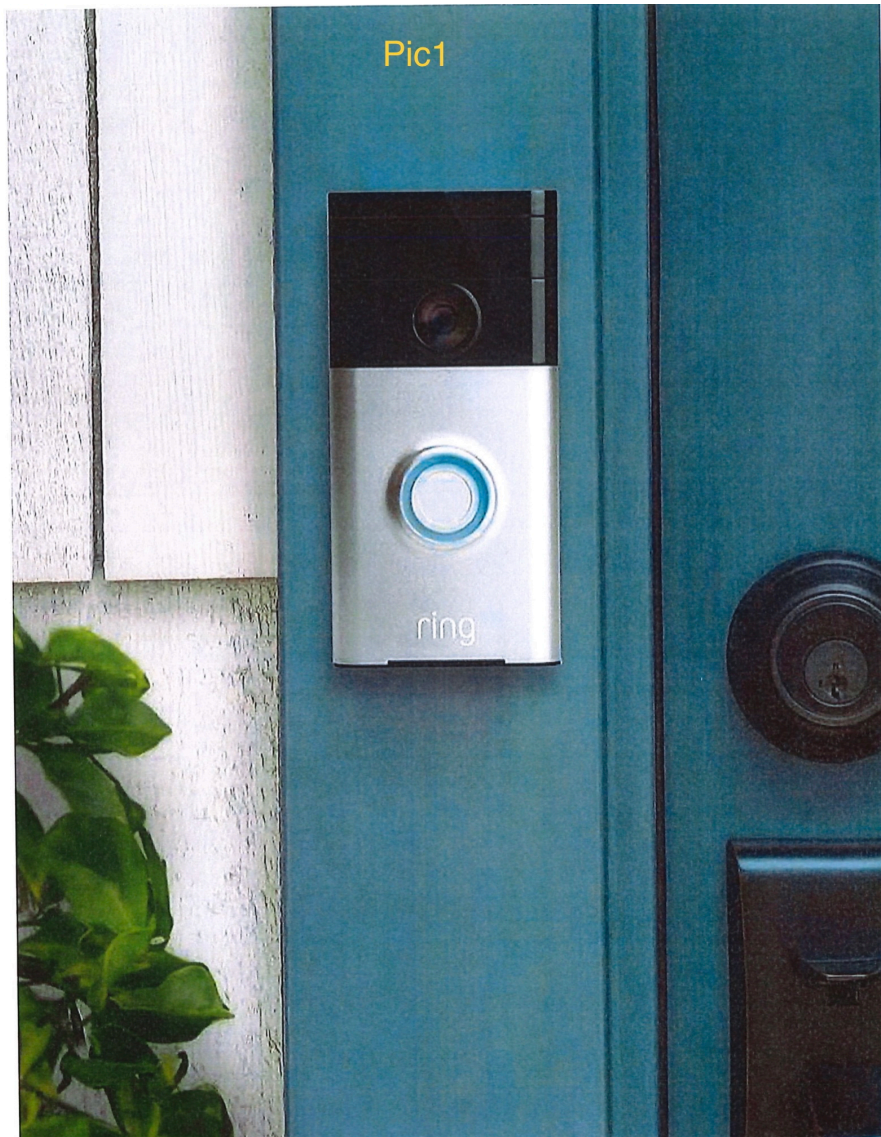
5. STEP FOUR: If the violation is not corrected, a fine letter is issued with a fine committee meeting date. Letter to include: (1) Unit Owner/Tenant failed to correct the violation or rule citing the violation; (2) Unit Owner is being fined an initial \$50.00 and an additional \$50 per day until the violation is corrected; (3) that the Unit Owner has the right to ask for a hearing in writing within fourteen (14) days of the date of this letter in accordance with Declaration 12.3.2. (4) A fine hearing date is included. (5) Requirement that Unit Owner notify the Management Company if he/she will attend the Fine Hearing and whether or not he/she is represented by an attorney.

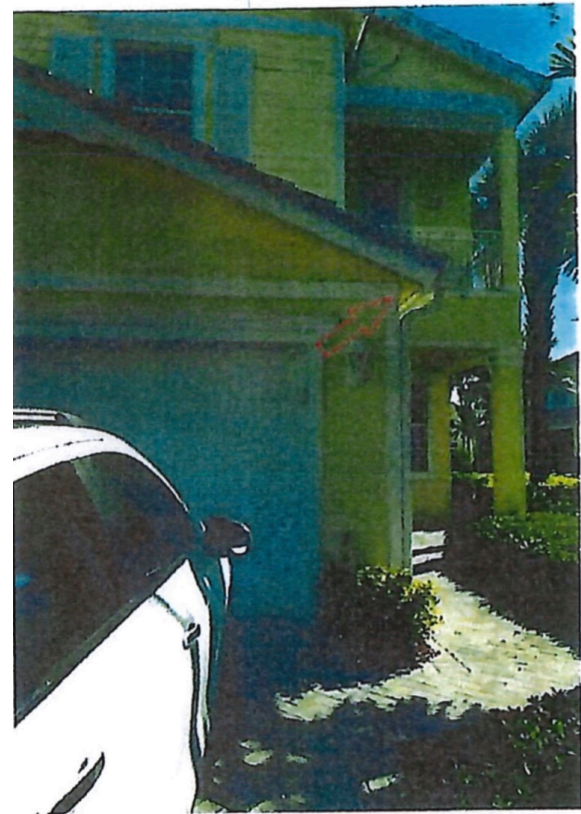
6. STEP FIVE: Fine Hearing will take place, and the fine committee will determine whether the violation was valid and whether or not a fine will be levied.

7. The intent of this procedure is to secure voluntary cooperation and compliance from Owners and Tenants. Should an Owner express a willingness to correct a violation in a timely manner, the Board of Directors shall review the situation and determine, upon a written request, if additional time is required to bring the Unit into compliance. The Board of Directors shall assist the Owner wherever possible and shall allow reasonable extensions of time for compliance on the condition that the Owner is acting in good faith. All discretionary acts are at the sole discretion and judgment of the Board of Directors.

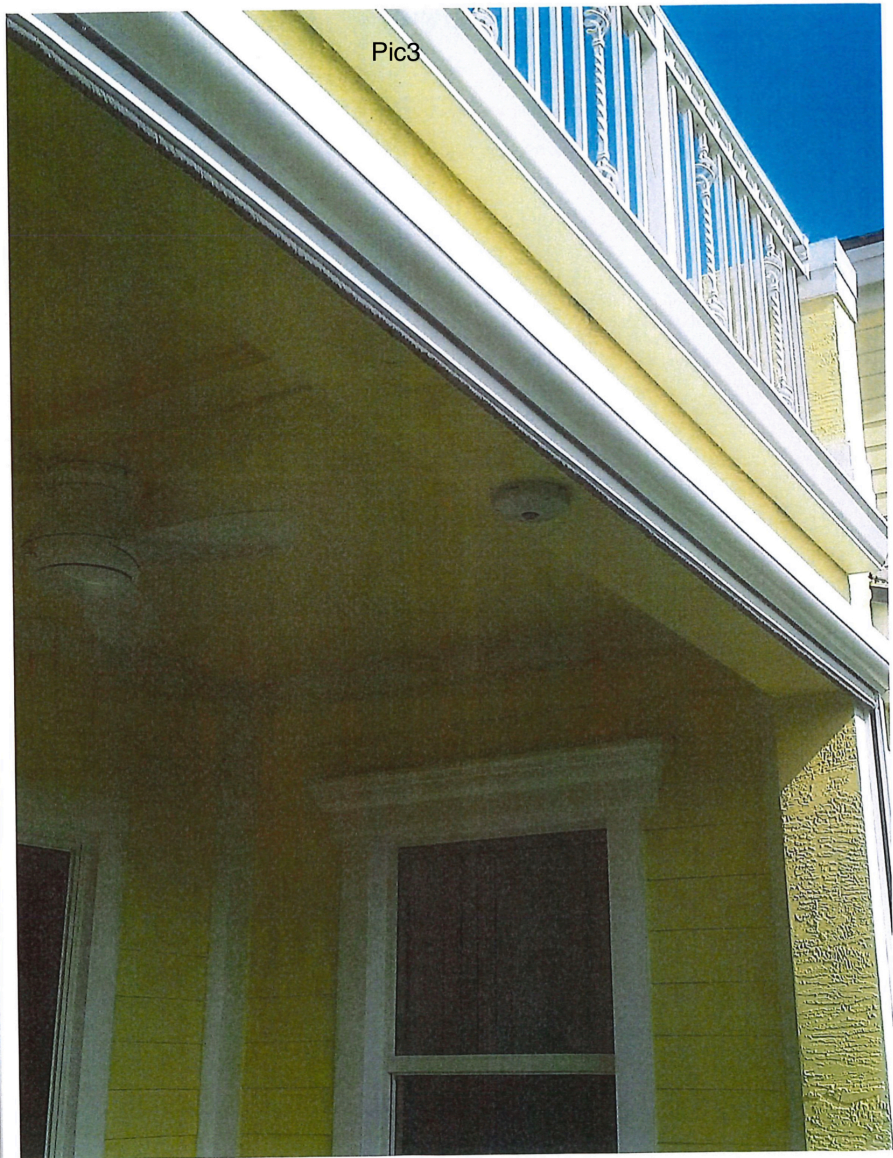
Appendix E Security Camera Standard

1. Three types of camera installations are permitted:
 - Front door cameras will be the doorbell type only. (Pic 1)
 - A garage mount must meet the following standard: (Pic2)
 - The camera must be a small white colored model.
 - The camera must be tucked inside the garage overhang and barely visible from the street
 - The wiring must not be visible, meaning it must be routed inside the attic/garage by an electrician.
 - Any holes through the building must be sealed and touched up so not to be visible or subject to leaks.
 - Rear cameras must be the type shown. (Pic 3) No wires shall be visible.
2. The Camera position and view must not infringe on the privacy of the community. They may not be pointed at neighbors' homes. Any subsequent stucco damage or leaks, etc. are owner responsibility. Please submit an ARC for approval before any installation.
3. Unit 206 Shelly Lane is the standard for all installations. A suggested contact for routing the electrical wiring is Rick at 772-626-1814.





Pic2



Appendix F

Screened Porch Door Paver Pad Standard

1. Mariner Bay Declaration 6. ARCHITECTURAL CONTROL FOR EXTERIOR CHANGES describes the rights of the Association to exercise architectural control over all improvements. Declaration 5.2 describes the requirement of each owner to maintain his unit and all improvements in first class condition.
2. Due to maintenance issues with turf outside screened porch doors, and concerns with the aesthetics and maintenance of screened porch doors and foot pads outside said doors on the common property, it has become necessary for the Board of Directors to enact a rule addressing the use of pavers to enable smooth operation of screened porch doors. At the recommendation of Counsel to disallow any resident additions to common HOA property, any pads will be installed by the HOA at resident's sole expense.
3. Declaration 7.31 Rules and Regulations, allows the Board to adopt additional rules and regulations relating to the use, maintenance, and operation of the subject property.
4. The following rule was enacted by the Board of Directors on 1 October 2020.
5. "A maximum 40" x 40" section of seal right/wet seal pavers matching the style, quality and configuration of existing driveways and walkways within the Subject Property may be permitted on the Common Area outside the ingress/egress door of screened porches to allow proper operation of the door. The pavers must be installed in a basketweave pattern (see diagram below). All installations will be performed by the HOA utilizing professional paver installers and are subject to an approved Architectural Modification Request in advance of installation. No resident installations will be permitted on HOA common property. All costs for installation and maintenance of the paver pad are the responsibility of the unit owner for whose door opens above the paver pad. The HOA will solicit contractor quotations for resident desired installations and manage the installation. Because the property remains Common Area owned by the Association, no personal items may be placed or stored on the pad overnight (including but not limited to potted plants, furniture, grills, etc.) ."
6. Using 4" x 8" brick pavers:

