

**PROPOSED AMENDMENTS  
TO THE  
RULES AND REGULATIONS  
OF  
NORTH PASSAGE ASSOCIATION, INC.**

The following are proposed amendments to the above referenced Rules and Regulations. Deletions are struck through with hyphens and additions are underlined.

**I. Paragraph 2.1** of the Rules and Regulations shall be amended to read as follows:

2.1 Pool rules are posted and must be observed. The pool, pool area, rest rooms, and shower ~~and drinking fountain~~ must be kept clean. Children under 12 years of age must have adult supervision. Infants and toddlers without toilet training ~~are not allowed in the pool~~ must wear swim diapers and a swimsuit. Only furniture provided by the Association should be used in the pool area and such furniture should not be removed from the pool area.

**II. Paragraph 4.1** of the Rules and Regulations shall be amended to read as follows:

4.1 Only two (2) domestic cats and/or two (2) domestic dogs are permitted, and then only with the written approval of the Board of Directors. Such pets cannot exceed 40 pounds each. Breeding of pets is prohibited.

**III. Paragraph 8.7** shall be added to the Rules and Regulations and read as follows:

8.7 Except in emergencies, major alterations to units must be done and completed only between June 1 and September 30. Major alterations are defined as any internal unit alteration requiring over three man-days or requiring the use of pneumatic-electric chisels and drills.

8.8 The use of pneumatic/electric chisels and drills during the permitted summer period cannot be used for more than three 8 hour work days. Contractors must have available sufficient tools to insure compliance with this paragraph.

8.9 Under no circumstances may the noise caused by alterations exceed 80dBA in adjacent units to the altered unit except during the limited time when pneumatic/electric chisels and drills are in use.

8.10 Alteration contractors must work only between 8:00 a.m. and 5:00 p.m. contractors must not infringe on owner parking. They must thoroughly clean any common areas used before leaving each day.

8.11 Heavy sliding glass doors separating porches and apartment interiors may not be removed unless Board approval is obtained and replacement doors on patio/balcony conform to the most recent Florida hurricane specifications in effect at the time of installation. In addition, owners contemplating removal must provide the Board with a letter by a licensed architect or engineer certifying that any changes will not increase the risk of wind damage to the apartment or building.

8.12 Boat lifts are prohibited. Floating vessel platforms of less than 200 square feet are permitted.

**IV. Paragraph 9** shall be added to the Rules and Regulations and read as follows:

9. ELECTRIC VEHICLES OR BOATS

9.1 Owners of electric vehicles or boats needing AC recharging must have electric metered circuits installed in their carports or docks as applicable. AC recharging of electric vehicles or boats may not use common elements electrical power.

**V. Paragraph 10** shall be added to the Rules and Regulations and read as follows:

10. WATER VALVES

10.1 All apartments must be equipped with a master water valve that will turn off all water in the unit. Water must be turned off at the master valve if a unit is to be unoccupied for more than one week or if the unit is to be unoccupied during severe weather. If the unit owner is unable to perform this task, it must be accomplished by a contracted labor. It is recommended that these valves be turned off whenever the unit is unoccupied overnight.

**VI. Paragraph 11** shall be added to the Rules and Regulations and read as follows:

11. AIR CONDITIONER CONDENSATE DRAINS

11.1 All air conditioning condensate drains must be designed to allow access to the drain pipe. The drain pipe must be treated with chemicals that will inhibit the growth of mold no less than annually. If the unit owner is unable to perform this task, it must be accomplished by a contracted labor.

**VII. Paragraph 12** shall be added to the Rules and Regulations and read as follows:

12. SMOKE ALARMS

12.1 All units must be equipped with functioning smoke alarms. Each alarm must be tested a minimum of every six months with battery replacement if necessary. If the unit owner is unable to perform this task, it must be accomplished by a contracted labor.

**VIII. Paragraph 13** shall be added to the Rules and Regulations and read as follows:

13. DOCKING OF WATERCRAFT

13.1 Owners must understand that docks are an appurtenance to the owned condominium and are subject to the same document restrictions as the condominium itself.

13.2 Owner(s) are responsible for any damage to a dock, seawall or other common element caused by the use of a docking space by the owner(s) or any person allowed such use by the owner(s).

13.3 The docking of watercraft must have Board approval in writing. The final paragraph of the letter requesting approval must contain the following and must be signed by the owner(s) and the individual responsible:

“We understand the perils and risk to watercraft and platforms and the surrounding docks, pilings and seawalls when docking watercraft in waters where frequent and sometimes severe waves and violent weather changes can occur and understand we must reimburse North Passage Condominium Association for any and all damage caused by our platform and/or vessel.”

13.4 Living aboard (sleeping overnight, using the head, or cooking aboard when docked) is prohibited.

13.5 Halyards and other lines, with associated hardware, must be secured to prevent excessive noise.

**IX. Paragraph 14** shall be added to the Rules and Regulations and read as follows:

14. WINDOW DEAD BOLTS

14.1 The upper and lower deadbolts securing the swing-open side window adjacent to the front door must be securely engaged if the unit is to be unoccupied for a week or more or if the unit is to be unoccupied during severe weather. If the unit owner is unable to perform this task, it must be accomplished by a contracted labor.

**X. Paragraph 9** shall be amended to read as follows:

915. NUISANCES AND UNLAWFUL USES

915.1 Any activities or actions, which are a source of annoyance to residents or which interfere with the peaceful possession and proper use of our property by residents are prohibited.

915.2 Any activities or actions which increase the cost of our insurance are prohibited.

915.3 Fire hazards are prohibited.

915.4 Clean and sanitary conditions will be enforced.

915.5 No clothes lines or other such devices, and no "For Sale" or other signs shall be permitted.

915.6 No immoral, offensive or unlawful activities or actions shall be permitted.

**XI. Paragraph 10** shall be amended to read as follows:

4016. REQUESTS AND APPROVALS

4016.1 All requests, applications and approvals referred to above shall be undertaken in writing and in advance of approval.

4016.2 No exceptions to these Rules and Regulations shall be effective without advance written approval by the Board of Directors.

**XII. Paragraph 11** shall be amended to read as follows:

4117. NO WAIVER OF RIGHTS

4117.1 Section XVI of the Declaration of Condominium provides that failure of the Association, its Board of Directors, or any Owner to enforce provisions of the Florida Condominium Act, the Declaration of Condominium, the Association By-Laws, Articles of Incorporation or Rules and Regulations will not constitute a waiver of the right of enforcement thereafter.