



PEBBLE BEACH VILLAS
RULES & REGULATIONS
2021



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Please direct questions, problems, complaints, comments, recommendations
or infractions of the rules to

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772-569-9853

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TO OWNERS, LESSEES, RENTERS
AND GUESTS OF
PEBBLE BEACH VILLAS

CONDOMINIUM DOCUMENTS

DECLARATION OF CONDOMINIUM AS AMENDED
ARTICLES OF INCORPORATION AS AMENDED
BY-LAWS 2021
RULES & REGULATIONS 2021¹

MISSION STATEMENT

“The overriding principle in the condominium concept is the promotion of the health, happiness, and peace of mind of the majority of unit owners. In accomplishing this goal, there will be some compromises of individual rights. It is the association and the board of administration which continually face the responsibility of maintaining the delicate balance between individual rights of unit owners and preserving the common scheme for the benefit of all the owners.”²

¹See page 23, #1.

²SEE PAGE 23, #2.

GENERAL

1. Pebble Beach Villas (PBV) is a Condominium Community, and the rules and regulations have been made for the peaceful and enjoyable living of all families.
2. All Unit-owners are automatically members of the Association, a non-profit corporation organized for the operation of Pebble Beach Villas. Actual operation is by a Board of Directors, responsible for carrying out all provisions of the Condominium Documents.
3. The Association may levy reasonable fines for the failure of a Unit-owner or a Unit-owner’s Occupant (lessee, renter, family, guest) to comply with any provision of the Condominium Documents.
4. The Association may suspend the right of a Unit-owner or his/her Occupant to use any of the Common Elements for failure to comply with a provision of the Condominium Documents.
5. Unit-owners must have parking passes on their front left windshields. Their Unit-occupants, overnight guests and visiting day guests must have passes visible on their dashboards. To obtain PBV parking passes, see “Parking Pass Procedures” on the Clubhouse bulletin board and the PBV Website.
6. Rules and Regulations may be amended by the members of the Association in accordance with the provisions of the By-Laws.

GENERAL

7. Sales, leases* and rentals* of any unit shall be processed in accordance with the PBV Rules and Procedures.
8. There shall be no nuisances which interfere with the peaceful possession or use of property or the rights of any other owners. Quiet time is 10 p.m. to 8:00 a.m.
9. Drones, fireworks, BB guns, pellet guns, bows and arrows, slingshots or similar projectiles are not permitted anywhere on or about the Condominium property.
10. When a unit is occupied, its storm shutters shall remain open. Storm shutters are to be closed only when a unit is vacant or a hurricane is forecast.
11. All Condominium Documents, plus the Florida Condominium Act and Indian River Shores (IRS) Ordinances can be accessed on our Pebble Beach Villas Website.
12. Since 2010, the Pebble Beach Villas (PBV) Website has been the official and authorized Website for PBV Board notices, Board Meeting Minutes, documents, forms and reports. Visit www.pbvillas.org.

*Lease: six month and over

Rental: less than six months

OWNERS—USE—OCCUPANCY

1. Each unit shall be occupied by no more than one immediate family unit and its short-term guests.
2. No unit shall be occupied by more persons than two times the number of bedrooms plus the living room. Thus, two-bedroom units may have six (6) persons, and the three-bedroom units may have eight (8) persons. Children under five (5) are exempt.
3. Unit-owners are responsible for informing their Occupants of the PBV rules and regulations. A copy of **Rules & Regulations** shall be accessible in every unit.
4. Unit-owners are financially responsible to PBV for any damage or defacing of common property or to another Unit-owner's property that they, their Unit-occupants, contractors or workers have caused.
5. When leaving a unit unattended for a period of thirty (30) days or more, all permitted movable items are to be removed from walkways, patios and window sills.
6. Displaying of any signage on unit windows, doors, or in common areas is prohibited. A realtor's temporary "Open House" sign must be approved in advance by the Board.
7. Alterations or attachments to the unit exterior are not permitted, including plantings, holiday decorations, garden ornaments or any other objects.
8. Renters' and lessees' children must be over sixteen years of age.³

³See page 23, #3.

OWNERS—USE—OCCUPANCY

9. Windows, doors, sliders, pavers and mandatory storm/screen doors shall be only in approved style and colors.
10. Wiring or installing electrical or mechanical items, such as window air conditioners or window fans is prohibited.
11. Unit-owners must ensure that contractors and workers in their units are informed of pertinent PBV Rules & Regulations.
12. Garbage, trash, and shredded paper shall be deposited in trash bins. All recycled items, paper goods, cans, bottles, and plastic containers shall be deposited in Recycling bins. Corrugated cartons shall be flattened. DO NOT put items in plastic bags into recycling bins.
13. During their time of occupancy Lessees and renters shall enjoy the same *recreation* privileges as Unit-owners.
14. *Lessees' guests* shall enjoy the same *facility* privileges as a Unit-owner's guests. *Renters' guests* must be overnight guests to enjoy *facility* privileges.
15. Unit-owners shall relinquish clubhouse, pool, and tennis privileges when their unit is leased or rented.
16. Grills must be stored in the Unit-owner's garage. Gas valves must be turned off. Grill use is restricted to the area outside of the unit's garage at least ten (10) feet from the building.
17. Common passageways must not be blocked. Permitted personal items may protrude only 12" onto walkways. Decorations, ornaments, and plantings placed outside a unit are prohibited.

OWNERS—USE—OCCUPANCY

18. Parents, grandparents and caregivers shall be responsible at all times for the supervision of their children.
19. Towels and bathing attire shall not be draped over railings, bushes or personal patio furniture.
20. A Unit-owner may telework from his/her home office as long as this work is in compliance with PBV By-Laws.⁴
21. No unit can be rented for less than one month.
22. Units can be rented only 3 times in a calendar year unless requirements of IRS Ordinance 546 are satisfied.⁵
23. A "Sales Approval Application" available on the PBV Website shall be submitted by the owner along with the \$100 application fee to Elliott Merrill (EM). If approved, the applicant will receive a copy of the PBV *Rules & Regulations*, which he/she must read and certify to abide by.
24. A "Lease/Rental Approval Application," available on the Pebble Beach Villas Website, shall be submitted to EM. If approved, the applicant will receive a copy of the PBV *Rules & Regulations* and By-Laws which he/she must read and certify to abide by.
25. A "Family/Guest Occupancy Form," available on the Pebble Beach Villas Website shall be submitted online or to Elliott Merrill for family or friends occupying a unit without the owner.

⁴See page 23, #8.

⁵See page 23, #4.

LESSEES, RENTERS, GUESTS—USE—OCCUPANCY

1. Lessees and renters shall have Parking Passes on their front left windshields. Their overnight guests and visiting day guests must have passes visible on their dashboards. To obtain passes, see “Parking Pass Procedures” on the Clubhouse bulletin board and on the PBV Website.
2. Lessees, renters and their guests may not have pets.
3. Lessees and renters shall enjoy the same *recreation* privileges as Unit-owners.
4. *Lessees’ guests* shall enjoy the same *facility* privileges as a Unit-owner’s guests. *Renters’ guests* must be overnight guests to enjoy *facility* privileges.
5. Owners shall relinquish their clubhouse, pool, tennis and shuffleboard privileges when their unit is leased or rented.
6. No unit shall be rented for less than one month or more than three times during any calendar year.⁶
7. Renters’ and lessees’ children must be 16 years of age or older.⁷
8. A regularly updated Renters’ List is posted on the bulletin board inside the Clubhouse.
9. The Board may suspend the right of a lessee, renter, or guest to use the common elements and facilities for failure to comply with any provision of the Rules & Regulations.
10. No unit shall be sublet.

⁶See page 23, #4

⁷See page 23, #3

VEHICLES

1. Owners, lessees, renters and guests may park their vehicles (automobiles, SUVs, small vans and pick-up trucks used primarily for personal transportation and containing no painted lettering or insignia) in specifically marked parking spaces, between painted lines. Pick-up trucks must be parked in garages after 10:00 p.m.
2. Workers engaged in performing services for the condominium or its residents during the day may park their vehicles on condominium property.
3. Trucks, recreation vehicles, campers, motorcycles and bicycles shall not be parked on condominium property except for loading and unloading. Such a vehicle may be parked in the owner’s garage if it does not interfere with the rights of other occupants or is not deemed to be a nuisance. A vehicle in violation will be removed at the Unit-owner’s expense.
4. Unsightly vehicles (damaged, rusted, leaking oil or other fluids, and/or inoperative) shall not be parked on condominium property or in garages and will be removed at owner’s expense if deemed necessary by a majority decision of the Board of Directors.
5. Except when one is entering, exiting or working in a garage, garage doors are to be closed and locked at all times for reasons of security and appearance.
6. Garage spaces allocated by the Association to Unit-owners shall be maintained in a neat and presentable manner. They shall be occupied only by the vehicle of the Unit-owner, lessee or renter. A garage space may be sublet only to a PBV owner.

VEHICLES

7. To lessen the rodent problem in garages and storage areas, indoor garage lights shall be kept on at all time. All cardboard boxes shall be removed and replaced with plastic containers.
8. Storage space in the garage is limited to three feet from the inside wall of each owner's vehicle space. Storage containers of plastic are the only containers allowed in garages and storage areas.
9. Unit-owners must have parking passes on their front left windshields. Unit-occupants, overnight guests and visiting day guests must have passes visible on the dashboards. To obtain PBV parking passes, see "Parking Pass Procedures" on the Clubhouse bulletin board.
10. No parking at any time in front of garage doors. "No parking" signs are clearly posted in accordance with the Indian River Shores Fire Rescue & Police department requirements.
11. Bicycles, mopeds, skateboards, or roller blades may not be used on the pool deck, tennis or shuffleboard courts or walkways.

RECREATION AREA—GENERAL

1. The Clubhouse is open from 8:00 a.m. to 9:00 p.m. except for PBV onsite functions. Owners and lessees may take responsibility for keeping the Clubhouse open later.
2. Trash containers must be emptied immediately following all onsite functions, small as well as large events.
3. Trash containers in the recreation area and laundry rooms shall not be used for raw garbage, fish cleanings or unwrapped food. Recyclables must be deposited in marked containers.
4. Smoking in the Clubhouse or fenced-in pool area is prohibited.
5. Reserving of pool lounge chairs or umbrella tables by adorning them with personal belongings is prohibited.
6. Owners shall courteously and tactfully call attention to any violation of rules. If the violation persists, the Property Manager should be notified.
7. Parents, grandparents, and caregivers are responsible for the supervision of their children at all times.

PRIVATE USE OF CLUBHOUSE

1. Special or reserved use of the Clubhouse is extended to owners and lessees only. When approved, the reservation date will be posted on the Clubhouse bulletin board.
2. Special or reserved use of the Clubhouse will not be permitted on holidays.
3. Special or reserved use of the Clubhouse does not extend to the pool, pool deck, tennis court, shuffleboard or recreation areas.
4. The person making the reservation will be responsible for any damage to equipment, facilities, building or area restricted to private use. All garbage must be removed immediately following a function. Determination of damage is at the discretion of the Board of Directors.
5. When private use of the clubhouse facilities is granted, the owner or lessee will be permitted 24 hours privilege and responsibility. For example, if an evening affair is scheduled, the owner or lessee will have restricted use of the Clubhouse from 12:00 noon the day of the affair to prepare for the event and until 12:00 noon the following day to return the facility to first class condition.
6. Vendors and non-residents are discouraged from using rest room facilities. Restroom doors are locked and accessed by key only.

USE OF POOL

1. All persons using the pool do so at their own risk.
2. Pool hours are from dawn to dusk throughout the year.
3. No more than eleven persons may be in the pool at one time.
4. All persons must shower and remove sand, shells, tar, and sun lotion before entering the pool.
5. Children under thirteen years shall always be accompanied and supervised by an adult.
6. To prevent E-Coli or any other contamination, which may result in pool closure, young children who are not toilet-trained and adults with incontinence must wear swim diapers while in the pool.
7. Diving or jumping into the pool; running in the pool area; games, splashing or ball throwing in the pool; boisterous conduct in the pool and in the clubhouse areas are prohibited.
8. Floating objects, except noodles and life preservers worn for protection, are not permitted in the pool.
9. Glass items in the pool areas are prohibited. Glass items include glasses, coffee mugs, pitchers, plates, and bottles.
10. Coolers in the pool areas are prohibited.
11. Drinking or eating in the pool is prohibited.
12. Pool furniture shall be covered before occupying.
13. The pool may not be reserved for private parties or for private clubhouse reservations.

USE OF POOL

14. Unit-owners and their Unit-occupants are responsible for cleaning up their pool area: removing trash, closing umbrellas, and straightening chairs.
15. Considerate cell phone use is expected in the pool and clubhouse area. Calls shall be limited to five minutes and voices should be inobtrusive. Multiple/continuous phone use is prohibited.
16. Radios and other sound-producing devices used without earphone or ear buds are prohibited in the pool and pool area.
17. Wet bathing suits and bare feet are not permitted in the clubhouse lounge. Restroom facilities are available to bathers through the bathroom door.
18. Unit-owners and their Occupants shall be limited to a reasonable number of guests and frequency of visitors for use of the pool, tennis and shuffleboard courts and recreation areas.
19. No unauthorized persons are allowed in the pool pump house.
20. All persons using the pool shall observe these rules as well as rules for pool use posted outside the Clubhouse.

SHUFFLEBOARD

1. The Shuffleboard court is open daily from dawn to dusk.
2. At the conclusion of play, all equipment shall be returned to the storage bins located in the Clubhouse.

TENNIS COURT

1. The tennis court is open for Tennis and Pickleball throughout the year from dawn to dusk.
2. Appropriate tennis attire, including rubber soled shoes, is required for all players.
3. One-hour court time may be reserved any time on a given day or the day following but no farther in advance. Reservations shall be made on the sign-up sheet.
4. Individual players may use the court for one hour per day on a first come, first served basis. Additional play is permitted if the court is available.
5. During the high occupancy months of January, February, and March, players may schedule "doubles play" to enable more players to use the court.
6. When deemed necessary by the Board of Directors, use of the court may be restricted.
7. Use of the tennis ball machine on the court may be scheduled in the manner specified above. Machine use requirements are posted on the Clubhouse bulletin board.
8. Only tennis and pickleball shall be permitted on the court.
9. No skateboards, bikes, or pets are ever allowed on the court.
10. Young children on the court must be accompanied and supervised by an adult.

POOL TABLE

1. Use of the pool table is restricted to owners, lessees, renters and guests sixteen (16) years of age or older. Younger players must be supervised by an adult.
2. Use of the pool table may be rescinded to certain individuals at the discretion of a Board of Directors member.
3. Pool sticks shall not be banged on the table and must be returned to the storage racks. Pool balls and chalk shall not be removed from the pool table. Players shall leave the pool table in the same order they find it.

PETS

1. Lessees, renters and guests shall not have pets in their unit or on the premises.
2. Owners may keep only one domestic pet, not to exceed 25 pounds in weight. Pets shall not be allowed to become a nuisance.
3. Pets are not allowed in the Clubhouse or pool area. An infraction can result in pool and clubhouse closure.⁸
4. Pets are not allowed to be outdoors unattended and must always be on a leash. They must be “curbed” in the swale area adjacent to A1A (between hedge and highway). Owners must clean up after their pets. Pets shall not be allowed to harm shrubbery, grass, trees, or furniture.

⁸See page 23, #6

MAINTENANCE⁹

1. Unit keys and combination lock numbers must be provided to the Association in accordance with Florida Statute [#718.111(5)] for emergency access in the event of medical or police emergencies, electrical problems, or damage arising from water, smoke or sewer backup.
2. Accidental Leakage: To prevent damage, the main water valve must be turned off when the unit is vacant overnight or longer. Power to the water heater must also be turned off. A lever, ball-cock type shut-off valve should be installed as the main water shut-off valve for each condo unit. Original wheel-type gate and globe valves must be replaced.
3. Hot Water Heater: Hot water heaters shall be replaced every seven (7) years, unless deemed unnecessary by a certified plumber. Washing machines must have a steel braided hose.
4. Electrical: It is recommended that unit owners frequently check their electrical circuit breaker panels, at least every three (3) years and any time they find blinking lights or breakers warm to the touch. This is especially recommended as to high amperage breakers such as the AC unit, hot water heater, dryer, or oven and range. A licensed electrician should be consulted if any irregularity is noted.

MAINTENANCE

5. As specified in the Amended and Restated By-Laws, each unit owner is responsible at his/her own expense for the following:

- Maintenance, repair and replacement of screens, screen doors, windows and window glass, including caulking.
- The unit's entrance door, the slider and their interior surfaces.
- All doors within the unit.
- The electrical, mechanical, plumbing lines, pipes, fixtures, switches, valves, drains and outlets, including connections, located partially or entirely within the unit or serving only the unit. Drain line maintenance is a joint responsibility of upstairs and downstairs owners.
- The circuit breaker panel and all electrical wiring going into the unit from the panel.
- Appliances, water heater, smoke alarms, vent fans and garage door openers.
- All air conditioning and heating equipment, thermostats, ducts and installations serving the unit exclusively, both inside and outside the unit
- Carpeting and other floor coverings.

MAINTENANCE⁹

- The main water shut-off valve for the unit water supply whether inside or outside the unit.
- Built-in cabinets and other facilities or fixtures that are located or contained entirely within the unit and serve only that apartment.
- All interior walls that do not form part of the boundary of the unit except the portions to be maintained, repaired and replaced by the Association.
- All exterior walls, sheet rock or other coverings, unless damage is caused by Association fault or negligence.
- Any damage to the unit, all walls, floors, etc., are the responsibility of the unit owner if the damage is the result of the unit owner's failure to adequately maintain the property.
- Door and window hardware and locks.
- Shower pans.

⁹See page 23, #7.

To PBV Owners, Lessees, Renters, and Guests



Enjoy and help preserve our beautiful beach!

Please do not walk on Sand Dunes, so critical to the beach's existence on the barrier island. The tiny plants and vines that grow there are the first step in the beginning of a new dune.



Protect Our Endangered Sea Turtles!

During the nesting season, from March through October, the sea turtles come up on shore to lay their eggs. Because they will not come to lay their eggs where there is bright light, area lighting is turned off or shaded, and shades are drawn after dusk. When the babies hatch, they instinctively crawl to the brightest light source. If it is artificial lighting, they will crawl to their death. Take a walk on the beach, and you might see the little turtles hatch and make their way to the ocean.

ENDNOTES

1. For the source of PBV *Rules & Regulations* see PBV By-Laws, Section XIII, "Restrictions."
2. Dunbar, Peter M. *The Condominium Concept* (p.4). Sarasota, FL: Pineapple Press, 2017.
3. PBV Declaration of Condominium Amendment (1979) states that units may not be rented to families with children under sixteen (16).
4. Indian River Shores Ordinance 546, Section 1, Short Term Vacation Rentals, amends the land development code, chapter 161, to establish requirements for short-term vacation rentals:

"Short-term Vacation Rental: Any residential dwelling which is rented or leased more than three (3) times in a calendar year to a tenant, individual, group of individuals, or party." Read the complete law and consequences on www.pbvillas.org->Forms->Documents->IRS Ordinance 546.
5. PBV By-Laws, Article XIII, Section 3. B.2.a states that lessees and renters may not have pets.
6. Florida Administration Code [F.A.C. 64 E-9] states that pets are not allowed in pool area.
7. Paragraph 14.A.2.a of the Pebble Beach Villas Amendment to the Declaration of Condominium (2003) lists maintenance responsibilities of owners.
8. PBV By-Laws, Article XIII, Section 1.C., "Teleworking."

*Please report complaints and infractions of
Pebble Beach Villas rules and regulations to*

Elliott Merrill Property Manager

Mike Gallagher: mikeg@elliottmerrill.com

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