



The Moorings

Sabal Reef

Rules and Regulations

2022



GENERAL

It is essential in condominium living that each Owner regulates the occupancy and use of his/her condominium unit so as not to disturb other Owners. Certain general rules and regulations are, therefore, necessary to provide guidance for all condominium Owners.

The following Rules and Regulations have been adopted by your Board of Directors. The resident manager has been instructed to enforce the Rules and Regulations. All suggestions or complaints from Owners pertaining to these Rules and Regulations or to the management and operation of Sabal Reef should be directed to the management company in writing.

MAINTENANCE

Routine maintenance: Requests should be made by email Hannah Morrison at hannahm@elliottmerrill.com.

HOUSE RULES

Occupancy: No occupant may make or permit any disturbing noises in the building or on the condominium property, whether made by him/herself, his/her family, friends or guests, or permit anything to be done by such persons that would interfere with the rights, comfort, or convenience of other occupants.

No occupant may play or permit to be played any musical instrument or electronic sound system in his/her condominium or on or about the condominium property, if the same shall in any manner disturb or annoy the other occupants of the condominium.

Lobbies: Owners may put personal furniture and fixtures in condominium hallways on the second and third floors **only if the Owners of the two condominium units agree upon what will be placed in the hallway.**

No furniture or fixtures will be added in the lobbies on the ground floor **without approval of the Owners of all four condominium units.**

General: The resident manager shall always have a key to each condominium unit. No condominium unit Owner shall alter any lock or install any new lock on any doors leading to his/her condominium unit without the consent of the resident manager. If such consent is given, the resident manager shall be provided with a key.

Condominium unit Owners, residents, their families, guests, employees, and visitors shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of any building.

In accordance with Article XIV, paragraph (a) as amended in the Articles of Incorporation, ceramic tile or wood floors are only permitted throughout the third-floor units provided a sound control substrate is installed that meets or exceeds ANSI A118.13 for sound control. Minimum standards are Impact Insulation Class (IIC) of 70 and Sound Transmission Class (STC) of 67. Installation shall require board approval. All other ceramic tile and wood floors in third floor units are prohibited.

Trash must be enclosed in suitable plastic bags, securely fastened and deposited in the trash chutes provided on each floor. Owners will **not** store any articles in trash rooms.

No single person under age twenty-one (21) shall occupy a condominium unit except with the presence of a relative older than age twenty-one (21).

Employees: No condominium unit Owner or resident shall direct, supervise, or in any manner attempt to assert control over any of the employees of the Association or attempt to send any such employees upon private business of such condominium unit Owner or resident. No work shall be done in a condominium unit by the resident manager

during working hours, except after 3:30 PM. The resident manager should be compensated directly by the condominium Owner for any personal work undertaken.

Storage: No items of personal property shall be stored in assigned garages or in other than the designated storage area provided for each condominium unit. In no event shall inflammable materials be stored upon any portion of the condominium property.

Appearance in Public View: Laundry, bathing suits, beach wear, towels, mops, clothing and/or other articles are not to be hung outside.

Any Owner desiring to make a change of whatever nature to the outside of his/her unit or a change which may be seen from the outside, must submit proposed changes in detail, on the provided form to the Property Manager and the Board of Directors for consideration and approval or disapproval.

No television antenna or antennas or dish, or any wiring for any such purpose may be installed on the exterior of any building or on the condominium property without approval of the Board of Directors.

Garage doors should not be left open unattended.

No signs, advertising, or notices of any kind or type whatsoever, including, but not limited to, "For Rent" or "For Sale" signs, shall be permitted or displayed on the exterior of any condominium unit or building; nor shall the same be posted or displayed in such a manner as to be visible from the exterior of any unit.

Solicitations: Solicitations are prohibited at Sabal Reef. Any infraction of this rule should be reported to the resident manager by an Owner.

Open Houses: No "Open House" for the purpose of sale of a condominium unit shall be held for any condominium unit in Sabal

Reef, and no sign thereof shall be exhibited on the property without approval of the Board of Directors.

Storm Precautions: All furniture must be removed from open balconies or porches during long absences or during a hurricane or other tropical storm alert to prevent injury to Owners or others from flying objects.

Pet Policy: *No animals, birds or reptiles of any kind shall be raised, bred, or kept in any condominium unit or on any property of the Condominium except one dog or one cat weighing no more than twenty pounds at maturity and of a gentle disposition may be kept in condominium units. Pets may not be kept, bred, or maintained for any commercial purposes. In no event shall any dog or cat be permitted on any portion of the common areas unless carried or on a leash. No dog or cat is allowed inside the courtyard area of the Condominium. Any droppings must be picked up and removed immediately to dumpsters or other trash disposal containers. Pet Owners must abide by all Moorings Property Owners Association (MPO) rules that are not in conflict with this Declaration of Condominium. Any pet causing or creating an unreasonable disturbance or noise must be permanently removed from the property upon three (3) days written notice from the Association. Any Owner wishing to keep a pet must first request permission from the Board of Directors of Sabal Reef Association, Inc. and agree to abide by the aforementioned conditions, applicable to Sabal Reef in accordance with the Second Proposed Amendments.*

"This policy does not apply to tenants or visitors who are not permitted to have a pet".

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Automobiles: A fifteen (15) MPH speed limit is to be observed on the roadways of Sabal Reef at all times. Loud mufflers are not permitted; trailers, motorcycles, and minibikes are prohibited.

Automobiles may be parked in the marked parking areas of the condominium property adjacent to or near the apartment building.

No trucks, boat trailers, mobile trailers, mobile homes, campers or similar like vehicles shall be stored on streets, driveways, yards, parking lots or vacant lots for longer than 48 hours. These items may be stored in enclosed garages. (MPO enforced rule!)

Overnight Parking: Owners or their guests parking overnight outside the garage should park their vehicle(s) in/at their Owner garage or in a guest parking space.

Skate Boarding, Roller Skating/Blading is not permitted.

Grills: Grilling is a sensitive issue that requires respect for your neighbors. Grilling of food is permitted but only outdoors, with a proper grill and on the garage side of the unit.

Small electric grills are permitted.

Small charcoal grills are permitted, provided they are stored in the garage (by mutual consent with the unit sharing the garage) or your storage room. It is essential that charcoal is extinguished prior to storage.

Propane grills are permitted provided they are small and utilize only one pound size tanks (such as a Coleman Propane Fuel Tank). This requirement follows fire code recommendations and is very important. Storage of a maximum of two spare tanks is permitted indoors in your garage or storage room. Tanks must be disconnected from the grill while in storage. No conventional 20-pound tanks are allowed on Sabal Reef property.

POOL REGULATIONS

Pool hours are **8:00 AM to 10:00 PM.**

MEMBERS AND GUESTS USE THE POOL AT THEIR OWN RISK. CHILDREN UNDER 12 YEARS OF AGE MAY NOT USE THE POOL UNLESS ACCOMPANIED BY AN ADULT.

INFANTS MUST BE TOILET TRAINED OR WEAR SWIMMING DIAPERS.

Members and guests must shower before each and every dip in the pool. All tar and sand must be removed before leaving the beach area. Mineral spirits are provided on the bridge for this purpose.

No hard pool toys are allowed in the pool.

Users of the pool and patio area shall not participate in games involving ball playing or running. Boisterous behavior of any sort in the pool or other areas is prohibited. This guidance is intended to comply with insurance regulations and to avoid accidents

No radios allowed except with headphones in the pool area as well as on the beach.

Suntan oil, sand, and tar are unpleasant on furniture, decks, etc. Spray suntan lotions should be applied away from the pool deck. A towel shall be placed on pool furniture to prevent stains from lotions. Pool furniture cannot be reserved. Please lower and secure umbrellas when leaving the pool.

No glass or china containers of any sort are permitted in the pool area.

No wheeled vehicles (except invalid wheelchairs) are permitted in the pool area.

When talking on cell phones, please be respectful of others in the area.

BEACH REGULATIONS

Remove chairs and umbrellas from the overpass area when gone for any significant period of time. Chairs and umbrellas should be marked with your name or unit number for identification.

CLUBHOUSE

Arrangements for the use of the clubhouse for private entertaining must be made by marking the calendar provided in the clubhouse. The Owner/user is responsible for cleaning after use.

Any person leaving the clubhouse after 10:00PM is responsible for turning off the lights, raising the air conditioning to 78 F, and for locking all doors.

No person will be allowed in the clubhouse after 11:00PM unless special permission is obtained from the Board of Directors.

RESIDENT'S GUESTS

Owners are responsible for advising their guests of the Rules and Regulations of Sabal Reef and for their adherence thereto. Any violation of rules by guests shall be the responsibility of the Owner.

When an Owner is not in residence and he wishes a guest(s) to use his/her condominium and all common facilities, the Owner shall give written advice to the resident manager that includes the names of his/her guest(s), the length of stay in the condominium unit, and the time of their guests(s) arrival and departure. If the Owner is in residence, oral notice to the resident manager will be sufficient.

LEASING

Entire condominium units may be leased once in any twelve (12) month period, provided the occupancy is only by the Lessee and his family and guests; and further provided that the term of each Lease is a minimum of sixty (60) days.

No individual rooms may be rented, and no transient tenants may be accommodated. All leases must be submitted to the Board of Directors for approval at least 60 days prior to the lease period, together with a

complete Membership Application. All tenants are to receive a copy of the Rules and Regulations.

Lessees are limited to four (4) adults per condominium unit. Tenants and their guests are not permitted to have a pet on the premises at any time.

Quarterly assessments are the responsibility of the condominium Owner during any lease period.

HURRICANE SHUTTER SPECIFICATIONS

1. Roll Down Shutters are specified on all sliding glass doors facing the courtyard.
2. Accordion Shutters are permitted only on the sliding glass doors facing Reef Road on the West Building.
3. Hurricane Panels or Roll Down Shutters are permitted on all windows. Newer design, narrow, roll down shutters and hurricane panels are permitted on the second-floor windows facing the courtyard.
4. Hurricane Panels or Roll Down shutters are allowed on all exterior doors from the main bedroom.

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5. All roll down casements on the 3rd floor must be white. Owners on the second floor must have the roll down casement portion painted to match the building. The Association will supply paint.
6. All Hurricane shutters must be white.
7. All shutters must meet Dade County standards adopted in 1994.
8. Window tints require Board of Directors approval before installation.

****Owners must follow the specifications list above when installing Hurricane shutters. Any variation of the above specifications must be approved by the Board of Directors PRIOR to installation.

DECLARATION OF CONDOMINIUM

Additional provisions governing use of individual condominium units are contained in the “Declaration of Condominium”, particularly Article XIV, USE RESTRICTIONS. Each Owner should be familiar with these provisions.

Important Phone Numbers

Emergency.....911

Onsite Maintenance

Joe Conway 772-332-2347
conwayjoseph88@yahoo.com

Elliott Merrill Community Management

Community Association Manager

Summer DeSouza 772-569-9853

Association CAM Assistant

Hannah Morrison 772-569-9853 ext. 132
hannahm@elliottmerrill.com

Accounting Department

Susan Testa 772-569-9853



