

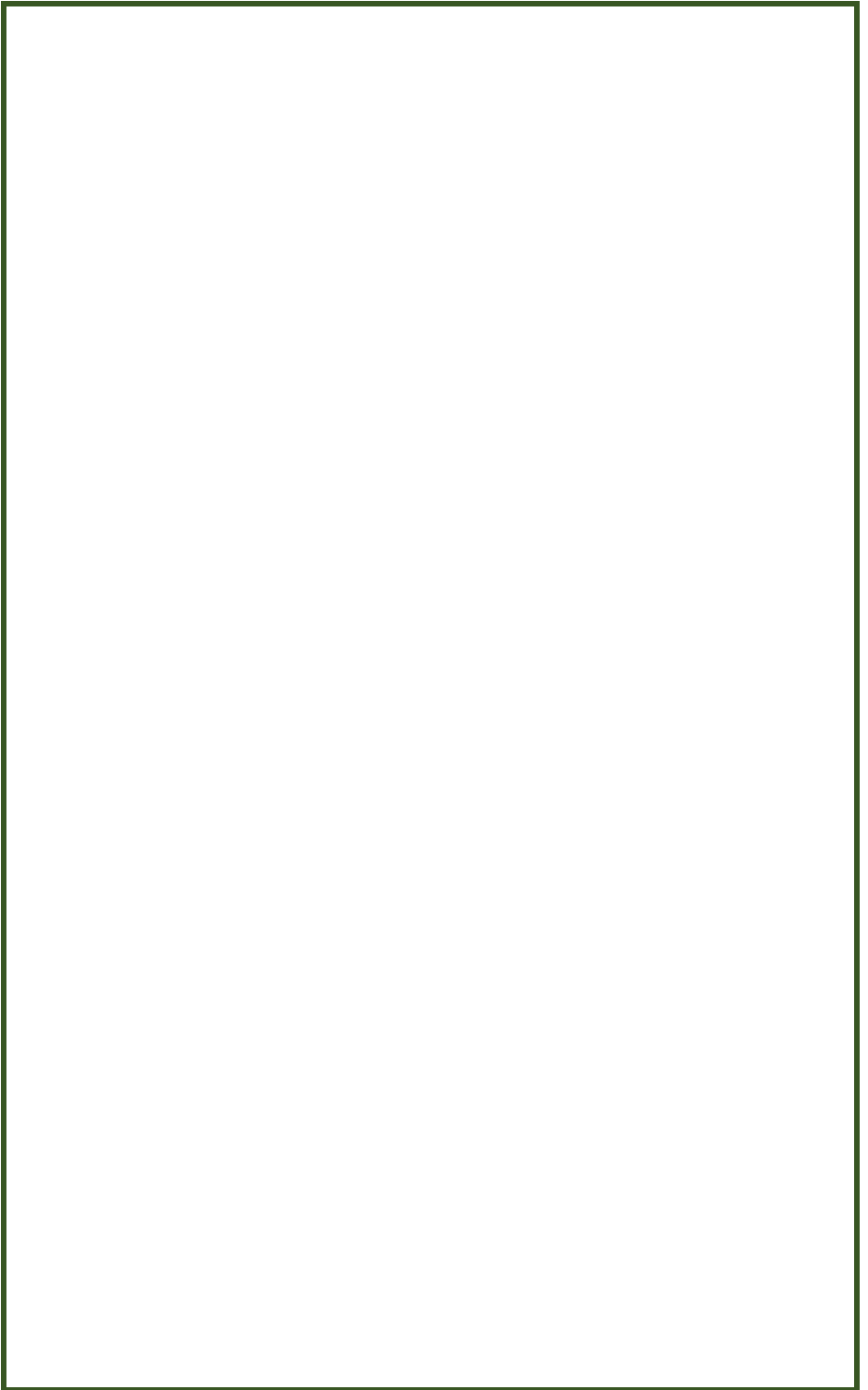
The Kentucky Club Condo

1536 Ocean Drive, Vero Beach, FL 32963

Rules & Regulations



Adopted 2022



The Kentucky Club
IMPORTANT TELEPHONE NUMBERS

Elliott Merrill Community Management: 772-569-9853 x 105
835 20th Place 772-569-4300 – Fax
Vero Beach, FL 32960 772-569-9853-Emerg
Community Association Manager (CAM) – Laurie Tyler
Administrative Assistant Haley Breier
haleyb@elliottmerrill.com
772-569-9853 ext.105

Website:

<https://www.elliottmerrill.com/community/the-kentucky-club/>

Caliber Portal (owners):

https://frontsteps.cloud/CaliberWeb2_ElliottMerrill

On-Site Maintenance: Dave Foyle - **Mon – Fri 6:30am – 3:30pm**
Call and leave a message for Dave Foyle for minor requests at this
Number 772-492-8541

**For other maintenance requests please contact Elliott Merrill.*

For Emergencies only: Fire – Police – Medical 911

Vero Beach Police - 772-978-4600

Property Emergencies after Hours - 772-569-9853
Hold for the on-call Elliott Merrill Community Manager.

ALL OWNERS ARE REQUESTED TO REVIEW THE RULES AND REGULATIONS WITH THEIR FAMILY MEMBERS, GUESTS AND TENANTS AND FURNISH THEM WITH A COPY.

UPDATED 2022

1. **ARRIVALS AND DEPARTURES:** It is important that you notify Elliott Merrill of your arrival and departure dates. Please provide them with the name, unit # and a phone number of your family members and your guests. This is for your safety in the event there is an emergency. Please advise your guests of any codes necessary to enter the premises, mail room, elevators and units. Provide them a spare key location in case there is an emergency if a door keypad doesn't work.
2. **ELLIOTT MERRILL OFFICE HOURS:** Regular hours are 8:30am-5:00pm MON-FRI. The number to call after hours for the on-call manager for 24/7 services or for emergencies is 772-569-9853. Let them know the association name, your name, and your unit.
3. **AUTOMOBILE PARKING:** Do not park in front of the elevator in B building. In A building, please pull to the front spot in covered area when parking.
4. **BALCONIES:** Fire safety rules require that all stairwells, balconies, and doorways be kept clear of all personal items at all times. Please respect your neighbors.
5. **BEACH TOWELS:** No towels or other items can be placed on any balcony railing. PLEASE do not put sandy towels or clothes in the washers or dryers.
6. **BICYCLES:** There is a storage room provided for bicycles next to the laundry room in A Building. Bikes are not to be stored in stairwells, walkways, or in front of your storage cage in A Building.
7. **BOATS, TRAILERS AND CAMPERS:** These are temporarily approved for parking as long as owner is in residence. Permanent parking is not permitted. They must be parked in the north of the front parking area.
8. **CARTS:** Grocery carts are stored in the stairwells of both A and B Buildings. Luggage carts are stored in the A building laundry room and in the B building stairwells. For the convenience of others, please return when you are through using them.

9.GARBAGE AND TRASH: All trash and garbage shall be removed daily and put in the dumpster between A & B buildings. This helps to prevent bugs. There are several dumpsters to separate recyclables from garbage. PLEASE RECYCLE and take notice of all posted signs.

10.HAZARDOUS MATERIALS: No inflammable oils, fluids, or liquid such as gasoline, kerosene, naphtha, benzene, fireworks of any type, or any other explosives or articles deemed to be hazardous to life, limb, property or environment are allowed on property. If so, they will be confiscated.

11.GRILLS: By order of the fire department and our insurance company no open flame grills are permitted on balconies or walkway

12.MAINTENANCE AND INSPECTION OF COMMON AREAS AND UNITS

a. Association is responsible to maintain the pool, recreation room and the other Common Areas of the Kentucky Club. Please contact Elliott Merrill if there are issues in those Common Areas. If there are maintenance issues or problems within a unit, the owner is responsible for those repairs, EXCEPT for pest control. The Association has a master contract with a bug/pest control company to provide quarterly treatments of the interior of individual units. If there are problems in between treatment visits, call Elliott Merrill and they will take care of the problem.

b. Elliott Merrill has a master contract with a company to perform bi-annual inspections of and service for the HVAC systems of each unit. The annual charge is fixed and billed to each owner; but it is subject change upon the renewal of the contract or a change of contractor.

c. Elliott Merrill upon request will provide the names of various repair persons or companies for minor repairs or work projects.

d. Employees of Elliott Merrill are available after normal working hours at their option to perform miscellaneous services for individual unit owners. The charges to be paid by the owner will be determined by an agreement between the owner and the employee.

e. The Board has adopted a policy which requires each unit to be inspected at least twice per month.

The inspection is for the benefit of a unit owner and adjoining units if there is a water leak, a failure of an HVAC which could cause a mold buildup, or other interior problems. The Board has arranged for The Martin Company to offer a bi-monthly inspection at the expense of the owner. That company can take care of some of those problems which may have been identified, or it can recommend other companies for approved repairs. An owner has the option to select another company or person to provide the required unit inspection. The Board recommends that the door batteries be change every six (6) months to be done at the expense of each unit owner.

f. **SHUTTERS & HVAC** . HVAC shall be inspected and serviced 2 X a year and hurricane shutters 1 X a year.

g. All owners must provide the name, email and number of the persons that take care and inspect your unit when you are not in residence. If there were to be an emergency, they will be contacted and must communicate with you to handle the situation. **Please contact Elliott Merrill for the form to furnish that required information**

13. **NOISE**: The walls may allow loud sounds and noise into the adjacent units. This also applies to balconies. (TV, music and even conversations. Be aware sound carries even from the pool. Please be mindful of your neighbor all day but especially at night.

14. **POOL**: POOL HOURS - 9AM UNTIL DARK. Only residents and their guests are permitted to use the pool and cabana. Florida Pool Regulations, require underage Children under 15, require an adult to be with them. It is advisable that any person using the pool should make sure their family knows where they are. It is advisable to have a friend or family member with them. **SAND** - Please shower prior to getting into pool from the Beach. **FOOD and GLASS CONTAINERS** are **NOT** permitted in or around the pool. Food and beverages in non-glass containers are permitted in the Cabana Area, the Upper Deck and the Building B Patio. Please remove your trash. **HEADPHONES ARE REQUIRED FOR USE FOR RADIO AND OTHER SOUND TRANSMITTING DEVICES**. We live in a multi owner community and we must be respectfully of our neighbors. Sound travels to balcony porches and condos. If there are repeated issues, you

will be notified of the infraction and if not corrected that person or persons could be fined or denied use of those areas.

Please towel dry from beach or pool and wear shoes in the stairwells and elevators to avoid creating wet areas that cause falls or other or other unsafe conditions. The stairwells and elevators will get wet and this condition is a safety issue.

15. RECREATION ROOM: This room is restricted to owners, ADULT family members and their guests. Minor children MUST be accepted by an adult. The equipment could be dangerous to younger persons. PLEASE RESPECT THE ROOM AND EQUIPMENT. If you have food or drink it is your responsibility to clean and take the garbage out. Do not leave anything in the refrigerator or freezer. Make sure lights are off and door is shut when you leave.

16. SKATEBOARDING, SCOOTERS, BLADING AND ROLLER SKATING: For the safety of pedestrians as well as the above participants, these are prohibited on the property. There are parks available for these sports. Bicycles are permitted in the large parking area only.

17. STAIRWELLS: THESE ARE FOR EMERGENCY USE ONLY. Weather creates condensation on stairs and steps, and they become slick.

18. STORAGE AREAS & BINS: The exteriors of the Bins in A building and the outside of the storage units in B building are not for storing your items. Please keep this space clear and keep items inside. **DO NOT HANG ITEMS ON EXTERIOR OF CAGES.**

19. SAND: Please use the shower at the entrance to the walkway to clean the sand off your feet before going to the pool, Cabana, units or the recreation room.

20. WALKWAY: The walkway to the beach is for our owners and their guests only. When going to the beach with equipment, please do not leave or store on the walkway. **IF ITEMS ARE LEFT MORE THAN 24 HOURS, THEY WILL BE DISCARDED.** You must put in your unit or storage unit.

21. RENOVATIONS AND LIKE CONSTRUCTION: Renovations and like construction with an estimated cost of more than \$2,500 must be started after April 1 and completed before November 1. Each owner must complete a form furnished by Elliott Merrill with the necessary

information for new construction, renovations or repairs that are over \$2,500.00. If the project estimated cost is less than \$2,500.00 OR if it is an emergency they may be completed at any time.

22. LEASE TERMS

All leases shall be for a minimum of one (1) month and shall not be for a term longer than three months (90 days). With Board approval, a lease may be extended for one additional term. An owner may not lease a Unit for more than total of six months (180 days) during any calendar year.

The Kentucky Club Guest Rules

1. The number of tenants in a unit is limited to six (6) persons. Any EXCEPTIONS are to be approved by the board or a designated officer. All owners, family members, tenants and guests **MUST** be registered with Elliott Merrill.
2. An application for approval by the Board of Directors of all leases must be completed together with payment of the applicable fees for processing the application and for a background check within 10 days of occupancy. The background check only applies to new lessees. Contact Elliott Merrill with questions, and to obtain the application form.
3. Guests of either an Owner, a family member or a lessee may not invite guests to occupy a unit, use the Pool and other Common Areas of the Kentucky Club without that Owner, renter or guest being present.

4. It is your responsibility to make sure your guests understand their responsibilities while there and when they leave.
5. All units must be cleaned when your guests leave. This prevents bug problems in the rest of the condos.
6. Owners must confirm by an email to Elliott Merrill that their family members, guests and tenants have received a copy of the Rules and Regulation before arrival.

CHECKLIST FOR HOME WATCH TEAM CHECKING UNITS

1. Make sure all countertop appliances are unplugged
2. Ice maker should be turned off
3. Leave ceiling fan's on in low speed.
4. Leave thermostat no higher than 78 when not there.
5. Make sure air handler is working.
6. Check for bug accumulations on floors/ceilings.
7. Make sure shutters are working properly and leave switch off.
8. It is the owner's responsibility to notify your home watch team when front shutters should be opened and closed. Make sure all shutters are closed when not in residence.
9. Check for water leaks, (around refrigerator, hot water heater, toilet, ceilings and on floor) Hot water tank and water should be turned off when not in residence.
10. Leave toilet seat up. **Do not put** Clorox in basin and do not cover in plastic.

(HOME WATCH CONTINUED)

11. Martin Company does plumbing checks monthly to keep p-traps wet. This entails turning on water, flushing toilets and running faucets.
12. If there are problems, they can take a picture and send to the owner.
13. At the owner's request, they can replace door batteries every 6 months.
14. If you don't have a cleaning person and want the home watch team to arrange cleaning your unit, please ask them beforehand so they can schedule.

If you want your home watch team to open and close your unit, it is **your responsibility** to notify them beforehand so they can schedule. It is important to let them know when you/guests are coming and when you/guests are leaving so they know when to re-open or re-close your unit. They can do as much or as little as you want/need done.

It is fine to use someone else as long as they check your unit at least **2x a month** and abide by the same rules

ANIMAL POLICIES

1. THERE SHALL BE NO ANIMALS BROUGHT ON TO THE KENTUCKY CLUB PROPERTY WITH THE EXEPTION OF A ONE (1) SERVICE ANIMAL OR EMOTIONAL SUPPORT ANIMAL IN A CONDOMINIUM UNIT.

2. OWNERS WISHING TO BRING SERVICE ANIMALS OR EMOTIONAL SUPPORT ANIMALS MUST SECURE DOCUMENTATION PAPERS NECESSARY FOR APPROVAL THRU ELLIOTT MERRILL AND PROVIDE SUCH DOCUMENTATION AT LEAST 15 DAYS PRIOR TO ARRIVAL. ALL INFORMATION REGARDING THIS ISSUE WILL BE FACILITATED BY ELLIOTT MERRILL COMMUNITY MANAGEMENT ON BEHALF OF THE BOARD.

3. Violation of the Animal Policy will be cause for immediate removal of the animal. ELLIOTT MERRILL AND The Board of Directors will be responsible for the ruling of all violations in its sole discretion.

4. All service and support animals must always be leashed and remain leashed whenever they are outside of an apartment. The leash must be controlled by an adult 18 years of age or older.

5. Elevator use with an animal is ONLY allowed if the animal is being held by the owner or transported in a carrier or a stroller. The grocery carts are never to be used for animal transport.

6. ANIMAL WALKING is not permitted on Condominium Property except for the front parking areas west of Building A.

7. Animal feces must be picked up by the animal's owner immediately. Failure to clean up will result in a fine. Subsequent failure to clean up is grounds for removal of the animal.

8. BARKING DOGS will not be tolerated, isolation barking from dogs left in an apartment can be grounds for removal of the animal.

9. Animals are NOT allowed in the POOL AND CABANA AREAS, BUILDING B RECREATION ROOM, THE ADJOINING PATIO, OR THE BUILDING A PATIO.

10. If an animal attacks, bites, scratches or is aggressive in any manner to anyone (member, guest, manager, workman or another animal), then that animal in question must be removed from the premises immediately and will not be allowed to return.

ALL OCCUPANTS MUST IMMEDIATELY VACATE THE UNITS
AND PREMISES IN THE EVENT OF A HURRICANE EMERGENCY
DECLARED BY THE GOVERNMENTAL AUTHORITY

