

El Mar of North Redington Condominium Association, Inc.

COMMUNITY POLICIES

HOA PAYMENT

HOA payment is due on the first day of each month and should be paid through the postal service, by bank ACH (once set up by HOA), or dropped in drop box across from mail center. If mailing HOA payment, be sure to allow time for payment to be received by the 5th of month.

Beginning on the 6th day of each month, a late fee will be imposed. Late HOA payments must include a late fee of \$50. If late payment results in a lien filing, homeowners will be charged based on legal fees charged to community. At the discretion of the President or Treasurer, this fee maybe waived.

Checks returned from the bank for any reason are subject to a \$30 returned check fee.

Cash is never accepted for any reason.

Please Note: Any reference to homeowner also includes any lessees of homeowner.

ANIMAL(S) OR SERVICE ANIMAL

1. Homeowner is required to notify HOA Board of any animal(s) that Homeowner may obtain. Homeowner may be required to provide proof of current veterinarian records.
2. Dogs are not allowed in the pool or fitness center, except service animals qualified under the principals of the Americans with Disabilities Act may, on prior approval of the HOA Board, be allowed in the pool or fitness center.
3. Defecation by a homeowner's pet is allowable in the City of North Redington Beach only if such defecation is removed immediately in accordance with the Code of the Town of North Redington Beach, Florida as amended.
4. Homeowners shall keep pets properly inoculated and ensure flea measures are maintained.

DRUG/CRIME FREE HOUSING

Homeowner's agree as follows:

1. Homeowner and/or guest(s) shall not engage in criminal activity, including drug-related criminal activity, on, near or within sight of the Community. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, store, transportation, storage, use or possession with intent to manufacture, sell, distribute, store, transport or use a controlled substance, **(as defined in Section 102 of the Controlled Substances Act [21 USC 802])**.
2. Homeowner and/or guest(s) shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on, near or within sight of the premises.
3. Homeowner and/or guest(s) will not permit the condominium, inside or out to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. Homeowner and/or guest(s) shall not engage in the manufacture, sale, storage, transportation, use, possession or distribution of illegal drugs and/or drug paraphernalia at any location, whether on, near or within sight of the premises or otherwise.
5. Homeowner and/or guest(s) shall not engage in any illegal activity.



PEACEFUL ENJOYMENT

So homeowners of the community may peacefully enjoy their homes, the following policies apply:

1. Homeowner is responsible for the conduct of all Lessees, guests and acquaintances that are on the property.
2. HOA Board will make reasonable efforts to stop neighbors from disturbing the peace as the law permits, but HOA Board will not be responsible for controlling the actions of other residents or occupants, guests and acquaintances. If you are seriously disturbed by activities at your neighbor's home, notify the police.
3. No work to a homeowner's residence that undermines peaceful enjoyment shall be allowed by homeowners, by a lessee, or by an outside contractor prior to 8:00 am or after 8:00 pm. All work must be performed by licensed and insurance contractors.

SWIMMING POOL

In compliance with Local, County and State Health Departments; the following regulations must be adhered to while using the community pool(s):

1. All swimmers will use the pool facilities at their own risk. HOA Board assumes no responsibility or liability.
2. Guests are expected to obey all pool rules.
3. No glass, breakable containers, skateboards, bicycles, roller skates/blades, or hazardous objects are permitted in pool area.
4. No persons under the age of 12 are permitted in the pool area unless accompanied by parent/guardian.
5. Appropriate bathing suits must be worn for swimming at all times. Children not toilet trained must wear proper swim pants/garments.
6. No running, diving, profanity, horseplay is permitted.
7. Persons of any contagious condition, such as colds, athlete's foot, or boils are not permitted in the pool.
8. Persons must be dry of tanning oils, lotions or other ointments before entering pool water.
9. Animals are NOT permitted in pool or pool area. Service animals are allowed on the deck only.
10. Swimming is prohibited in the swimming pool or spa when THUNDER is heard, or LIGHTNING is seen. Allow a 15-minute lapse before re-entering.
11. Upon leaving pool area, all garbage should be removed and tables/chairs returned to their original position.
12. Pool may be placed out of service at HOA Board's discretion or when necessary for repairs, emergency situations or when directed to do so by State or local order.

FITNESS CENTER

1. Code may be needed to gain access to Fitness/Exercise Center.
2. Fitness/Exercise Center is for the use of homeowner(s) only. Guests are not permitted.
3. No one under the age of **18** is permitted in the facility unless accompanied by an adult homeowner.
4. No food or alcoholic beverages are permitted in the facility.
5. Lock all windows and close the door after the use of facilities.
6. Report any equipment malfunction to HOA immediately.
7. Use of Fitness/Exercise Center is at homeowner's own risk. HOA assumes no reasonability or liability.
8. Fitness/Exercise Center should be utilized in the manner in which is intended.
9. HOA, at any time, may discontinue, rescind or change policies, adopt new policies, close down Fitness/Exercise Center either temporarily or permanently. Homeowner understands that the community providing Fitness/Exercise Center is not a condition of the HOA Contract and is considered a privilege. Rights to utilize these facilities may be refused at the direction of the HOA.



10. Any posted fitness center rules at facility must be followed in addition to above.

PET SPA

1. Code may be needed to gain access to Pet Spa.
2. All pets must enter/exit the Pet Spa on a leash or in a crate.
3. Pet Spa is for the use of resident(s) only. Guests are not permitted.
4. Pet Spa may only be used by no more than two resident/animals at a time.
5. No persons under the age of 16 are permitted in the Pet Spa unless accompanied by parent/guardian.
6. Use caution while moving around in the Pet Spa – floor may become slippery when wet.
7. After grooming your animal, please wipe down surfaces with the provided paper towels and dispose of them properly, taking care to remove any hair from the drain to prevent clogs.
8. Report any equipment malfunction to HOA immediately.
9. Use of Pet Spa is at homeowner’s own risk. HOA assumes no responsibility or liability.
10. Pet Spa should be utilized only in the way it is intended.
11. HOA, at any time, may discontinue, rescind or change policies, adopt new policies, close down Pet Spa either temporarily or permanently.
12. Any posted Pet Spa center rules at facility must be followed in addition to above.

USE OF CONDOMINIUM AND COMMON AREAS

1. With the exception of door mats, the hallway must remain clear for emergency access. Please put personal items such as bikes, beach chairs, etc. in your condominium or in the common storage facilities.
2. Trash/garbage shall be disposed of in designated places only and not left in any other area for any period of time.
3. Cigarette butts, cigar butts and ashes shall not be discarded on community grounds, mulch beds, drives, parking or other common areas. Dispose of cigarette butts in provided cigarette receptacles or in the community’s trash receptacle, but only after butts are fully extinguished. Never place hot or smoldering ashes or butts into trash receptacles.
4. Pest control is performed at this community on a regular basis. If homeowner(s) experiences a problem with pests, notification must be made to the HOA promptly. If homeowner experiences a pest related problem and it becomes necessary to spray for fleas, the homeowner will be responsible for any and all applicable fees and/or charges.
5. No towels, rags, rugs, laundry or other items will be hung from any balcony/patio, nor will anything be thrown or dropped from the windows, balcony/patio.

AGREEMENTS AND POLICIES ACKNOWLEDGEMENT

I/We hereby acknowledge that I/we have received and read a copy of HOA Community Policies. I/We understand that these policies apply to all Homeowners, guests, and lessees. I/We understand it is our responsibility to ensure all of those individuals are aware of and follow Community Policies.

These Community Policies may be amended from time to time at the sole discretion of HOA Board via a formal Board meeting.

Homeowner Date

Homeowner Date



