SALT RUN 1 CONDOMINIUM ASSOCIATION

22 COMARES AVE.
ST. AUGUSTINE, FL 32080

RULES AND REGULATIONS

These rules and regulations apply to all unit owners, occupants, their guests and visitors. They have been developed by the Board of Directors in accordance with their powers and duties set forth in Salt Run 1 Declaration of Condominium and By-Laws.

GENERAL

The objective of these rules is to insure the equal rights of all unit owners to the use and enjoyment of the common areas and units. The rules are designed to promote the safety, comfort and convenience of residents and the preservation and maintenance of the property. Unit owners and tenants are responsible for the conduct of all occupants of a unit and their guests, visitors and employees while on the premises.

A. Dwelling Units

1. Excessive disturbing noise is not permitted.
2. A limit of two pets up to 40 pounds is allowed per unit. NO aggressive animals are allowed. Upon exiting your unit ALL pets MUST be on a leash at ALL times and you MUST clean up after your pets.
3. Occupancy of a unit is limited to two persons per bedroom, plus two.
4. Any exterior additions or alterations require prior written consent of the Board of Directors. Architectural plans must be submitted with the request.
5. No flags may be flown at any time other than the American flag. The flags must be in good condition and may not be damaged in any way.

B. Common Areas – Sidewalks, Landscaping and Balconies

1. All garbage and refuse must be placed directly in the dumpster. Placing any type of trash or garbage outside your unit is never allowed. Refuse going into the dumpster must be secured in plastic bags whenever possible.
2. The landscaped areas are available for residents only, provided any activity is not detrimental to the landscaping or turf. Placing articles of clothing, towels, rugs, bedding, camping gear, etc. on any of the landscaping is never allowed.
3. Children are not permitted to play in parking areas or any landscaped areas. Parents are responsible for the supervision of their children at all times. The Association assumes no responsibility for injuries or accidents.

4. All pets MUST be kept on a leash when they are outside a dwelling unit. They must be walked and curbed off property. You MUST clean up after your pet. No animal is ever allowed to be tethered on property. Leaving any type of food outside your unit is NEVER allowed.
5. Towels, articles of clothing, rugs, bedding, camping gear, plants, etc. shall not be hung on balconies, terraces or from windows.
6. Balconies are NOT storage areas. Balconies, patios and terrace areas shall be maintained in a clean, neat and orderly fashion. Outdoor grilling must take place at least 10 feet from any structure. Per the fire code, no storage of propane tanks or gas engines is allowed.
7. Entrances, exits and stairways MUST be clear at ALL times. Bicycles, etc. are NEVER allowed to be fastened or attached to stairways, railings, sign posts, trees or plants at any time.

C. Garage Units

Each of the nine garage units owned by an owner of a dwelling unit shall be used only for parking a motor vehicle and shall be maintained in a clean and attractive condition.

D. Parking Area

1. Only the vehicles of residents, guests, visitors, employees and delivery vehicles are permitted in the parking area. Resident guests and visitors must display a parking pass on the front inside dash of the vehicle to avoid being towed.
2. Boats and/or unauthorized trailers, large trucks and recreational vehicles may not be parked or stored in the parking area.
3. Only minor or emergency repairs to vehicles are permitted in the parking area. Cleaning of vehicles is permitted if it does not interfere with the normal use of the parking area.
4. Motorized bicycles and motorcycles shall not be operated in the parking area except upon entering and leaving the property.

E. Laundry Room

Use of the laundry room is for owners and tenants only and must be kept locked at all times when it is not occupied. Please keep the laundry room clean. Remove all lint from the dryers after each use and promptly remove clothes from washers and dryers. The Association assumes no responsibility for laundry left unattended. Smoking is NOT allowed in the laundry room.

IF YOU HAVE ANY QUESTIONS OR NEED ASSISTANCE PLEASE CONTACT:

GLORIA SHOCKEY – BOARD SECRETARY/TREASURER
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