

SALT RUN III CONDOMINIUM

83 Comares Ave. Saint Augustine, FL

Rules and Regulations

Revised May 5, 2014

These rules and regulations apply to all Unit Owners, occupants, guests and visitors. They have been developed by the Board of Directors ("Board") in accordance with their powers and duties set forth in the By-Laws of Salt Run III Condominium Association, Inc.

GENERAL

The objective of these rules is to ensure 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. Owners and Occupants are responsible for the conduct of their families and guests, and vendors while on the premises. Any guest must enter and exit the Condominium premises through an Occupants Unit unless prior arrangements have been approved by a Board member. Any pets must be on a lead in accordance with Saint Augustine ordinances. Owners are responsible for cleaning up after their pets.

Definitions: The following definitions are for the purpose of implementing these Rules.

Occupant - Any persons who occupy and reside in a unit as Owner, tenant, lessee, resident, family member, etc.

Guest - Any persons who are granted express permission by a lawful Occupant to use and enter the Condominium premises, including the terms visitor or invitee.

Vender - Any persons engaged for hire by a lawful Occupant for the purpose of maintenance, service or repairs of the condominium premises, including the terms employee or service personnel.

A. Dwelling Units

1. Continuous or disturbing noises shall not be permitted. Loud TVs, video games, and other loud technology can and should be mitigated by the use of earphones and sound damping efforts. It is suggested where wall to wall carpet is not used that throw rugs be used liberally over wood and tile floors. Parties and gatherings of friends and family are a great way to enjoy our beautiful setting on Salt Run. Please be considerate of your neighbors by containing the noise to reasonable levels and cleaning up afterward.

2. Towels, articles of clothing, etc shall not be hung on balconies, terraces or from windows.

3. Balcony and terrace areas subject to public view shall be maintained so that they do not detract from the appearance of the building.

4. A total of not more than two animals (dogs/cats) may be kept in a Dwelling Unit. Residents who allow their dogs to bark enough to cause a complaint to the Board from a neighbor may be required to remove the dog from the premises upon Board approval.

5. Any exterior additions or alterations require prior written approval of the Board of Directors. Architectural plans must be submitted with the request and followed if approved.

6. The Association requires a 7 month minimum rental of Condominium Units.

B. Common Areas, Sidewalks, and Landscaping

1. Common Areas are for the enjoyment of all, both physically and visually. They are not to be used for the storage of personal items.

2. All garbage and refuse must be placed into the dumpster inside of plastic bags. Recyclables must be placed into the receptacles provided or into the dumpster.

3. House pets must be kept on a leash anytime they are on the premises, outside of a Dwelling Unit. Pet owners are required to immediately clean up after their pets for the health and convenience of other residents.

4. Bicycle riding is not permitted in common areas.

5. Bicycles may only be stored inside of the Dwelling Units or on back balconies.

6. Motorcycles, motor scooters, mopeds and like vehicles may only be parked in the Owners designated parking space.

C. Pool

1. The swimming pool is for the exclusive use of Unit Owners, Occupants and their guests. The number of guests should be limited so as not to monopolize the facilities.

2. The pool is available for use from 9 A.M. to 9 P.M. whenever practical.

3. Everyone must shower before entering the pool.

4. Children under 12 years of age must be accompanied by a responsible person at all times.

5. Pets are not permitted in the pool area.

6. Babies in diapers are not permitted in the pool. Babies must wear bathing suits.

7. All trash must be placed into the dumpster. Please keep the pool area clean and safe.

8. Running and rough play, loud music and shouting are not permitted. Consideration for the comfort and safety of others is to be observed.

9. Glass is not permitted in the pool area.

10. All personal items left in the pool area are subject to being thrown away at the end of the day without notice, including floats, toys, towels, etc.

D. Parking Area

1. One parking space per unit is assigned. Guest spaces are available on a first come basis. A sign with the Unit Owner's name and unit number must be placed on the windshield of guest's vehicles. Consideration of others in not over- acquiring available spaces is appreciated.

2. Only the vehicles of residents, guests, vendors and delivery or service firms are permitted in the parking area. Large trucks and recreational vehicles that exceed the size of a large automobile are prohibited.

3. No vehicles without a current tag or a vehicle that is non-operational is permitted in the parking lot.

4. Only minor or emergency repairs to vehicles are permitted in the parking lot. Cleaning of automobiles is permitted if it does not interfere with the normal use of the parking area.

E. Common Dock (Fixed)

1. Due to the inherent danger posed by moored vessels, swimming and diving from the dock is **PROHIBITED**.
2. No one shall obstruct passage on the dock.
3. Boats shall not be tied up to the fixed dock.
4. Fish cleaning areas shall be thoroughly cleaned after use.
5. The Floating Dock Unit Area is not a common area and shall only be used by owners of the Dock Units, their guests and occupants and their guests, subject to the rules established by the Floating Dock Owners.
6. The dock carts are to be returned to the fish cleaning area when not in immediate use.

F. Payment of Fees

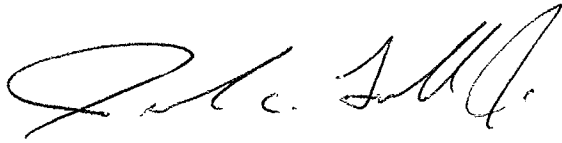
1. Payments are due on the first day of each month, and are delinquent if not received by the close of business on the tenth day of the month. A delinquent account incurs a fine of \$60.00 per delinquent unit and a fine of \$25.00 per delinquent dock. In a case where two or more payments are delinquent, the Board will refer the case to counsel for appropriate action. The Association fee and the Dock fee are two separate fees and may be acted upon separately.

G. Enforcement of Condominium Declarations, Rules and By-Laws

1. The Board may provide written notice to an Owner of any delinquency or violation requiring a remedy. In the event of failure of an Owner to respond and cure a delinquency or violation, the Board at their discretion may levy fines in accordance with Sec. 718.303, Fla. Stats; or direct that repairs or remedy be contracted and the owner invoiced for any associated cost in accordance with article 7.2 of the Salt Run III Declaration of Condominium. Should an owner fail to pay such costs, the Board may seek any and all remedies available under the Declaration of Condominium and By-Laws, including filing a lien.

These Rules and Regulations are referenced to the Condominium Documents, which are the governing documents of Salt Run III Condominium Association. We hope that you will find this quick reference useful, and that you will enjoy your time here to the fullest.

Approved: May 5, 2014
The Board of Directors

A handwritten signature in black ink, appearing to read "Reuben C. Franklin Jr.", written in a cursive style.

Reuben C. Franklin Jr.
President