

REGENCY TOWERS CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS

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I. INTRODUCTION

The purpose of Homeowner Rules & Regulations is to regulate the use of common areas in a manner that is beneficial to all residents and guests at Regency Towers. Therefore, each owner not only has certain rights, but also certain obligations to other Guests and Residents. Courtesy and consideration for the rights of others are essential for condominium living, and always mutually beneficial.

The Declaration of Condominium governs unit owner property.

Owners are responsible for the acts and omissions of their lessee(s), guests, employees, children, and pets. The terms, Residents and Owners, are used interchangeably herein; however, ultimate responsibility lies with the actual Owner.

Violations should be reported using the procedures described in this document.

II. COMMUNICATION WITH BOARD OF DIRECTORS

The Board of Directors holds monthly meetings during which homeowner's time is scheduled. Otherwise, all inquiries, complaints, suggestions, questions, or information may be submitted in writing or email to the Manager for presentation to the Board as appropriate. Direct communication with the members of the Board of Directors verbally, in writing, or by email is always encouraged and welcomed.

III. COMPLAINTS AND GRIEVANCES

All Residents must be proactive to ensure that these rules and regulations are observed. Disputes between owners are best resolved by the relevant parties. In the unlikely event that Residents are unable to resolve conflicts that might arise under these rules and regulations, the following procedure shall be followed:

A member of the Association should report alleged violations of these rules and regulations (or of any By-Law) to the Manager. The Manager shall promptly investigate the complaint and attempt to resolve the situation. If unsuccessful, written notification shall be given to the Owner advising him or her of the opportunity to be heard before the Board of Directors, stating the date, time, and place of the hearing. The Board shall make its recommendation to the Owner as to the appropriate action to be taken to resolve the matter. Upon failure of the Owner to comply with the recommendations, the Board of Directors shall take further action as appropriate or necessary to resolve the issue.

IV. OCCUPANCY

The number of occupants should not exceed fire code limits for the unit. All owners should provide their lessee(s), renter(s), or guest(s) with a copy of the House Rules. The person or persons leasing, renting, or living in a unit should abide by these House Rules, although the Owner is ultimately responsible for the conduct of all those occupying their unit.

If the unit Owner is unable to control the conduct of the lessee(s), renter(s) or guest(s) to observe these house rules, the Owner shall, upon request of the Board or Manager, immediately remove such lessee(s), renter(s) or guest(s) from the premises without compensation for lost rentals or any other damage. The Owner of a unit is ultimately responsible for the repair of any damage caused by lessee(s), renters) or guest(s).

The Owner shall designate a local contact person to represent their interest, and shall file the contact's name, phone number, and email address with the Manager. Awareness of occupancy is a critical component of the disaster preparedness program at Regency Towers. That person is responsible for preparations to the unit as contained in Regency's Hurricane Plan. The local agent, friend, or housekeeper should conduct periodic inspections of his or her unoccupied unit, assuming responsibility for its contents.

V. MANAGEMENT

The Manager is employed by the Association to assist the Board of Directors in managing the condominium property. Maintenance personnel are employed by the Association and supervised by the Manager under the direction of the Board. Maintenance personnel are to be used only for the common area tasks. No Resident may direct or engage any employee or contractor of the Association on any private business of the Resident during the hours such persons are employed by the Association.

VI. MOVE-INS/MOVE-OUTS

The Manager should be notified in advance when move-ins/outs are to take place so that protective pads can be installed in elevators. Reasonable effort should be used to complete the move-in or out in one day. Regency Towers' equipment (Dollies, buggies, carts, etc.), may not be used without approval of the Manager.

Any necessity for the Association's maintenance staff to clean up as a result of any such move will result in the Owner being assessed a \$100.00 minimum fee for the service.

VII. RENOVATIONS/REMODELING

Rules governing renovations and remodeling are found in the Declaration of Condominium.

The Manager must be notified in advance of any proposed renovations or remodeling for compliance and security purposes. The Manager will provide guidelines regarding contractors and construction.

VIII. ASSOCIATION STAFF

Staff employed by the association may enter into private arrangements with owners for unit maintenance, repairs, etc., but the Association is not responsible for the work, and the employee is not protected by the Association's insurance coverage under these private agreements. The work is only permitted during the employee's free time; not while the employee is working for the Association.

IX. PROHIBITED ACTIVITIES AND OTHER RESTRICTIVE RULES

Anything that interferes with the peaceful use and possession of Regency Towers units or common property is prohibited. ALL COMMON AREAS ARE NON-SMOKING, INCLUDING WALKWAYS, STAIRWELLS, LOBBIES, ELEVATORS, POOL, SUNDECK, CROSSOVER, CLUBHOUSE, AND TENNIS COURTS. No Resident, lessee or guest shall make or permit any disturbing noises in the building or on the premises by himself, his or her family, employees, agents, or visitors, or do or permit anything by such persons that interferes with the rights, comforts or convenience of other Residents.

Children under the age of 12 are not allowed on the property without ongoing adult supervision.

No noxious, illegal, or offensive trade or activity shall be carried on within the common areas, nor anything that may be or become an annoyance or nuisance to the neighborhood or the other Residents. Nothing should be done or maintained in or upon any common areas that will increase the insurance rate, result in the cancellation of any insurance policy, or result in any code violations. Storing flammable materials or items that could result in an increased fire risk is prohibited.

A maximum temperature of 78 degrees Fahrenheit or a maximum relative humidity of 65 percent shall be maintained in unoccupied units to avoid mold contamination.

Residents or guests may not remove any furnishings, fixtures, or plants from the common areas.

All entrance doors to the buildings shall be kept closed and locked at all times. No doors are to be propped open except while loading or unloading personal property or groceries.

No one is permitted on the roof of the buildings unless accompanied by the Manager, Board member, or maintenance personnel.

The use of Association-owned maintenance equipment and all repairs and maintenance activities involving the common elements of the condominium property shall be approved by and carried out under the direction and supervision of the Association manager.

Recreational use of a drone on or over any part of Regency Towers' property is strictly prohibited. Requests for commercial use must be approved in advance by the Association Management.

X. CORRIDORS, STAIRWELLS, ELEVATORS AND COMMON AREAS

The driveways, sidewalks, entrances, passageways, elevators, vestibules, stairwells, and corridors must not be obstructed or used for any purpose other than ingress and egress.

No sign, advertisement, or notice may be exhibited, painted, inscribed or affixed by any Resident on any part of the outside or inside of the grounds, building, or common areas without prior consent of the Board.

Each Resident is responsible for keeping the exterior of his or her unit door and entrance area clean and in good repair. If exterior painting is required, only authorized paint shall be used. No debris of any nature, grocery carts, or other objects shall be left in corridors, stairwells, on elevators, or in the trash rooms.

Bicycles should be parked in designated areas on the ground floor only.

Each Resident shall be responsible for cleaning up any debris in the corridors, stairwells, elevators, trash rooms, or on the building grounds that is a direct result of his or her activity.

There shall be no interference with the operation of the elevators.

Children shall not play in the halls, stairwells or elevators, or in any common area within the buildings. Each Owner or occupant is responsible to ensure their guest's strict compliance with these rules.

Storage of personal items not RTCA work-related are prohibited on common areas.

XI. BALCONIES & PATIOS

Owner shall be responsible for the care and maintenance of the balconies that are included in his or her unit.

Hanging objects (bird feeders/bath, plants, baskets, etc.) are prohibited. All objects must originate from the balcony floor, but shall not be affixed to the floor in order to maintain structural integrity.

Additional enclosures, railings or privacy screens of any kind are prohibited. No objects are to be placed on or hung over the railing or attached to the glass.

Throwing or sweeping objects from balconies is prohibited, including cigarettes and matches. Do not over water plants that might cause water to run to the balcony below.

Care should be exercised in shaking rugs from balconies so as not to create problems for lower units.

Feeding of birds from the balconies is prohibited. Feeding areas are the beach and lagoon.

Sitting or climbing on the balcony railings is dangerous and prohibited.

Charcoal grills and flammable liquids are prohibited. Only electric grills or gas grills utilizing disposable LP gas containers with a capacity of no greater than 1lb. or 0.5 kg may be used on unit balconies. *(rev 10-17-2009)*

Hot tubs or spas are not permitted on balconies. Any other item of significant weight as determined by the Board of Directors or Association Manager to be placed or stored on a balcony will require, at the unit Owner's expense, a "Letter of Certification" by a Certified Structural Engineer that the item in question does not exceed safe load limits of the concrete balcony. Contact the Association Management to determine if certification is required. *(established 8-20-2016)*

XII. GARBAGE AND TRASH

Garbage and food related items ONLY are to be disposed of in the trash chutes. Use securely tied heavy-duty plastic bags for disposal in chutes. Do not leave debris in trash rooms.

All other trash, especially seafood, should be put in the dumpsters on the northwest corner of the parking lot.

XIII. POOL

All rules are to provide maximum safety and pleasure for Owners, renters, and guests. Basic rules are posted at poolside.

All persons using the pool or pool area do so at their own risk and responsibility. No lifeguard or emergency personnel are on duty at any time.

Pool hours are from 9:00 a.m. until 10:00 p.m. daily. An adult swimmer specifically responsible for that child must accompany all children 12 years of age and under.

Proper swimming apparel is required. All bathing suits must be hemmed - no frayed jeans or other such apparel. Children in diapers or pull-ups are not allowed in the pool. Only children wearing swim pants are allowed. *(rev. 6-19-2010)*

Glass, foam, ceramic, or other breakable containers are not allowed in the pool or pool area. All cups, bags, napkins, cans, etc., must be properly disposed of in a trash receptacle.

Use only non-oily lotions, as oil damages the filter system.

Food is not allowed in the pool or immediate pool area.

Diving, running, pushing, wrestling, splashing, or any undue disturbance in or about the pool area is prohibited. Any damage incurred from such activities will be the financial responsibility of involved individuals.

Large floats, rafts, or boogie or surf boards are not permitted in the pool.

Climbing on the fence or hanging on the pool rope is prohibited.

Furniture should not be removed from the pool area.

XIV. CLUBHOUSE

1. Use of the clubhouse shall be restricted to Owners and their authorized Guests.

2. Access shall be by a proximity card which will be issued to owners upon signing a liability waiver and payment of a refundable deposit of \$25.00 for each proximity card (Limit 2 cards per unit). Lost cards will be replaced for a fee of \$25.00 and the lost card will be cancelled. Unit owners will be liable for any damages they or their guests cause. Any damages will be assessed directly to the unit owner.
3. The clubhouse is open 24 hours.
4. Owner use of the clubhouse does not require a fee, however the owner is responsible for clean-up and shall return the facility to its original condition. Failure to follow this procedure will result in a cleaning/damage fee of not less than \$125.00 to unit owner as determined by key access.
5. As a courtesy to others, owners are required to notify the Association Management of any planned group gatherings larger than 12 people.
6. No outside music activities after 10:00pm.
7. Furniture should not be removed from the clubhouse or outdoor deck.
8. No pets are allowed in the clubhouse.
9. No wet beach attire is allowed in the clubhouse. No towels, clothing, flags or banners should be hung from the outdoor deck railings.
10. Decorations are prohibited from being affixed to window coverings, painted surfaces, or the ceiling of the clubhouse. Decorations must be free standing or must be attached with removable tape to only glass, metal, or other smooth surfaces that permit removal without damage. The owner or authorized guest scheduling the use of the clubhouse is responsible for removing all decorations to satisfy Association cleaning requirements.
11. No one under 18 years of age is allowed in the clubhouse unless accompanied and supervised by an owner or authorized guest over the age of 25. No one under 18 years of age is allowed in the fitness room.
12. Owners are responsible for the actions of their Guests. Failure of the Owner to enforce the clubhouse rules shall result in the suspension of use for 90 days.

XV. PETS

Pets are allowed on the premises unless prohibited in a specific unit by the owner. Pets may be walked only in the area north of East and West Towers. Pets must be under control of their owner at all times. **THE LEASH LAW IS ENFORCED.**

Pets are not allowed in the fenced area south of East and West Towers, including around the pool area, on the walkway to the beach, or on the beach.

Pets shall not be left unattended on balconies, in corridors, or outside, or maintained on condominium premises if they emit excessive noise, such as barking, howling, or create a nuisance.

Residents shall be responsible for immediate removal of any waste made by his or her pet or their visitors' pets, and the pet owner is personally responsible for any and all costs resulting from damage by the pet.

Any Resident who keeps or maintains a pet on the property shall be deemed to have indemnified and agreed to hold the Association and each of its members free and harmless of any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such pet on the property.

The Board shall have the right to order any owner who consistently violates these rules to remove their pet from the premises.

XVI. DRIVEWAY AND PARKING LOT

No reserved parking, except for spaces marked "Handicapped".

Maximum speed limit is ten (10) MPH, must drive only in lanes, and must not drive across parking spaces.

Parking is restricted to owners, renters, guests and contractors. Guests of Owners or Renters will be denied access to parking and all common areas if Owner or Renter is not present on property. Proper parking tags must be displayed.

Parking spaces are limited to a maximum of two (2) spaces per condo unit, subject to availability. Access to two spaces is not guaranteed, as insufficient spaces exist to accommodate two spaces for every unit.

No motorized vehicle and/or trailer may be stored on property without the owner being present

Any motorized vehicle with a total length from bumper to bumper (including hitches or other attachments) that exceeds eighteen (18) feet will be considered as occupying the maximum two spaces permissible for a unit.

Any trailer with a total length from tongue to rear extremity, (including cargo) exceeding eighteen (18) feet is not permitted

A current license tag is required for RVs, campers, boats, and trailers, and parking permits obtained from the Management Office must be displayed. You are required to notify the Management office upon arrival to be assigned designated parking areas for these vehicles.

All non-motorized vehicles must be parked within a single painted parking space.

All non-motorized vehicles must have wheels chocked

While on Regency Towers' property, motor homes, campers, trailers, etc., are neither allowed to be occupied, nor are they allowed to be connected to Regency Towers' electrical outlets or other utilities.

Dumping waste into the lagoon is strictly prohibited.

Parking under the covered entrance areas is reserved for loading and unloading, with a 15-minute time limit. Vehicles must be parked on the building side of the drive so traffic and entrance will not be blocked.

Trash and cigarette butts must be properly disposed of in receptacles provided. Do not throw cigarette butts on the grounds.

Violation of driveway or parking lot rules will result in towing at the owner's expense. Signs are posted in parking lot

XVII. LAUNDRY ROOM

The washers and dryers are owned and serviced by a third party. The Association is not responsible for losses or damages resulting from their use. Notify the Manager in case of malfunction for servicing by the equipment owner.

All trash must be placed in the receptacle provided.

The lint filter must be cleaned prior to each use of the dryer, and doors should be closed after use.

Remove laundry immediately after the cycle ends so facilities are available to others.

Fire code requires the door to the laundry room remain closed at all times.

Smoking is prohibited in laundry rooms.

XVIII. LAGOON

Throwing objects into the lagoon or at waterfowl is prohibited, as is any other activity that disturbs these birds.

Although feeding waterfowl is permitted, the Association assumes no responsibility for any injuries incurred. Feed at your own risk.

Fishing, netting, and trapping are prohibited.

Trash and cigarette butts must be properly disposed of in receptacles on the premises.

XIX. TENNIS COURTS

Use is limited to Residents and guests.

The gate must remain locked, and never propped open.

Tennis courts are for tennis only, and tennis shoes are required.

No food or glass containers are allowed inside the fenced tennis area.

All trash must be removed and placed in receptacles after use of the courts.

Minors, 12 and under, must be accompanied by an adult who is authorized to use the courts.

Skates, skateboards, roller blades, lawn chairs, baby strollers, playpens, and bicycles are prohibited inside the fenced area of courts.

XX. BEACH, DUNES AND WALKOVER

All persons using the beach area do so at their own risk and responsibility. No lifeguard or emergency personnel are on duty at any time! Dangerous surf and rip currents are possible, and dangerous lightning often accompanies inclement weather. Everyone is urged to pay attention to the island flag system. Call (850)932-SURF for surf information.

Florida Law prohibits bonfires, fireworks, pets, and glass containers on the beach. Feeding birds from the walkover is not allowed.

Florida Law also prohibits walking on the sand dunes and picking or cutting sea oats. The only access to the beach is by the walkover.

All trash, including cigarette butts, must be placed in trash receptacle provided at the walkover.

Shower and dry off before re-entering buildings or pool area, and rinse floats, toys, etc., before taking them into the buildings.

XXI. FIRE PREVENTION & PROTECTION

Tampering with the fire alarm system is prohibited.

Fire exits are the stairwells located at the end of each floor in each building. Do not use the elevators.

Upon exiting the building via the stairwells, proceed to the north end of the parking lot.

Stairwells are marked by red & white illuminated "Exit" signs.

Fire Alarm Pull Boxes are located at the head of the stairwells on each floor, and between the elevator and unit "06" on each floor of the East Tower and between the elevator and unit "03 on each floor of the West Tower. In the lobby, pull boxes are located adjacent to the two side entrance doors and adjacent to the rear door at the entrance to the laundry room.

A fire extinguisher is located on each walkway on every floor, adjacent to the rear door of the lobby, just outside the laundry room, and in Manager's office.

Fire Hoses are located at three locations on each floor, i.e., adjacent to the elevator and at the ends of each walkway. These are for use by qualified fire personnel only.

IMPORTANT TELEPHONE NUMBERS:

Emergency: Fire, Police, and Ambulance: 911

Non-emergency: Sheriff: (850) 932-9211

Fire-Rescue: (850) 934-3131

Hospital: (850) 934-2000

Poison Information Center: (800) 222-1222

Manager: (850) 932-2051 fax (850) 932-0757

REMEMBER:

Call 911 to report fire

Location of exit from your unit

Location of fire exits on your floor

Never use elevators during a fire

Location of fire alarm pull boxes on your floor

Exit your unit and close the door

Activate fire alarm to alert building occupants

Prearrange a meeting place for family and or friends outside and away from building

Each unit is equipped with smoke detection devices, alarms connected to the central system, and an ABC dry chemical extinguisher.

XXII. ADDITIONS AND AMENDMENTS

The Board of Directors may amend these Rules and Regulations, and make such other rules and regulations from time to time as may be necessary.