

**This is a summary of the property rules now in effect. This document is supplementary to Exhibit E to the Declaration of Condominium.

1. **ENFORCEMENT - OWNERS ARE RESPONSIBLE FOR THE CONDUCT OF THEIR GUESTS. THIS INCLUDES THE COST OF ALL FINES APPROVED BY THE BOARD OF DIRECTORS.**
2. **USE OF THE POOL, LOBBIES, FITNESS CENTER AND COMMON AREAS** – An Association authorized wristband must be worn at all times in the common areas of the property. All owners and guests age 8 and older are required to wear resort bands. Failure to comply will result in a fine.
3. **VEHICLES** – All vehicles parked in the garage must have an Association authorized parking pass or decal and must be parked within the defined lines. Guest pass must include unit # and end date, not to exceed 14 days. At no point in time may a Unit have more than 2 vehicles in garage. No boats, watercraft, trailers, golf carts, low-speed vehicles, scooters, and related vehicles are permitted on the property at any time. No oversized or commercial vehicles are permitted on the property unless authorized by the Association in advance. No vehicle repairs are to be performed on the property. The speed limit in the garage is 10mph. Violations of this rule will result in a fine AND the vehicle will be removed at the vehicle owners' sole expense. Vehicles in handicapped spaces require proper handicapped identification. Failure to follow these rules may result in the vehicle towed at the owner's expense.
4. **SMOKING** – Smoking or vaping of any type anywhere on the premises of Sterling Reef Condominium shall be prohibited except in the designated L3 smoking area located on the property. Smoking/Vaping is not allowed in "limited common areas" such as unit balconies, catwalks or entrances to individual units.
5. **DESTRUCTION OF PROPERTY** – Damage or theft of any of the furniture, fixtures, decorations, art, and equipment in the common areas by any Owner or Guest will result in a violation and fine in the amount of \$ 100.00 per occurrence plus the cost to repair the damage or replace the damaged or stolen item. All common area furnishings are not to be removed from the area in which they are located. Relocating any Association property from the area it is located, including moving Association property to a balcony will be a breach of the Rules and considered theft.
6. **BALCONIES, WINDOWS, TERRACES, AND DOORS** - Nothing shall be dropped, thrown, swept, or otherwise expelled from any window, door, balcony, or terrace. The Association hereby reserves the right to trespass or evict any Guest that causes any item or object to be dropped, thrown, swept, or otherwise expelled from any window, door, balcony, or terrace. VIOLATORS WILL BE ISSUED A VIOLATION AND FINE IN THE AMOUNT OF \$ 100.00 PER OCCURRENCE AND WILL BE IMMEDIATELY REPORTED TO BEACH POLICE FOR PROSECUTION.
7. **EXTERIOR STORAGE** - Unit Owners and Guests shall not allow bicycles, baby carriages, or similar vehicles or toys and other personal articles to remain unattended, except in approved designated areas. Bikes must be stored in bike racks provided in garages or within the resident's unit. No bikes are to be parked or stored on patios, balconies, parking garage or hallways. Bicycles, scooters, skateboards, roller skates or similar devices are not permitted to be ridden in hallways, courtyards, the lobby, parking garage, pool deck or in any common element. No skateboards or push scooters are permitted on the property.
8. **UNIT RULES** – No items are to be hung on the balcony railings including towels, bathing suits, etc. No clotheslines are to be installed, including all makeshift structures for this purpose, on the balconies. No portable grills are permitted on the property. All garbage must be in sealed bags, free of liquids, and

placed in the trash chute. Household trash is not to be placed in the common area trash cans. No fire detection and notification devices are to ever be altered in any way.

9. **NOISE** – Unreasonable noise that disturbs other Owners and Guests as determined by Management and/or Property Patrol will result in a violation and fine. No owner, guest, or tenant may play any musical instrument, phonograph, stereo, radio, or television in his/her Unit or Balcony between the hours of 10:00 PM and the following 8:00 AM if the same shall disturb or annoy occupants in other Units.

10. **OCCUPANCY RESTRICTIONS** – The maximum occupancy limit is six (6) people for a two (2) bedroom condo and eight (8) people for three (3) bedroom condo. In compliance with fire prevention codes.

11. **COMPLIANCE WITH LAWS** - Nothing shall be done or kept at the Property in violation of any law, ordinance, rule regulation or other requirements of any governmental or quasi-governmental authority.

12. **UNIT ACCESS** – The Association must have a physical key to all units. Owners and Guests are not permitted to do anything to prevent the Association from being able to access the unit in the event of an emergency or upon 24 hours' notice.

13. **PET POLICY** – Common household pets are permitted to be kept **ONLY** by unit owners (and shall not be kept by guests or tenants) but shall not be kept in such number as to be an annoyance to other unit owners. All pets must be held, kept leashed and under the control of a responsible party at all times. All pets must be registered with the Association and easily identified by use of issued credentials.

14. **POOL AREA** – The pool is open from 8 AM until 10 PM. The Association may close the pool at any time as conditions and circumstances require.. **THERE IS NO LIFEGUARD ON DUTY.** Children in diapers must wear swim diapers. No diving. Proper swim attire as determined by the Association and Property Patrol must be worn at all times. **All food and drink must be kept a minimum of 5 feet from the pool. NO GLASS IS PERMITTED IN THE POOL AREA.** No pets are permitted in the pool area. You must dry off before leaving the pool area. All posted pool rules must be followed. **Reminder:** Wristbands must be worn by Owners & Guests in the pool area. Smoking/vaping is not allowed in the pool area, and only allowed in the L3 designated area.

THIS SHEET IS A SUMMARY OF A PORTION OF THE RULES. THE BOARD APPROVED RULES AND REGULATIONS ARE THE RULES OF THE PROPERTY AND WILL BE ENFORCED PER THE GOVERNING DOCUMENTS.

We want all Owners and Guests to have a wonderful and relaxing stay at our resort. Please contact the Association Management at (850) 249-4470 with any questions related to the rules or issues with the common areas of the property. Association Management does not manage any individual units. Please contact your Rental Agent or the Unit Owner with any issues related to the unit you are staying in.

WELCOME to Sterling Reef!