

The Gables of Vero Beach Condominium Association, Inc.
2700 Ocean Drive, Vero Beach, FL 32963

Rules and Regulations – June 17, 2016

It is the desire of the Gables Board of Directors to serve the best interest of all residents and comply with local, state and federal laws and regulations. Being a beachfront community in Indian River County, we must comply with beachfront lighting standards set forth for the protecting of sea turtles by safeguarding hatchlings from sources of artificial light. For the period March 1 to October 31, lights from balconies, patios and windows should be directed or covered so that illumination does not reach the beach.

It is the obligation (duty) of all owners, their tenants and guests to be informed of and abide by the rules. Each owner is entitled to use his/her/their unit and the common elements, but such use must not conflict with the rights of others. Our beautiful outdoor spaces are to be enjoyed equally to ensure a peaceful, healthy and harmonious environment. Therefore, any outside smoke or fume creating activity is not allowed on the property. Consideration for our neighbors and guests apply for the comfort and safety of all.

Owners who wish to submit proposed changes to the rules and regulations must present a written request to the Board of Directors. It is the job of the Board of Directors and the property manager to enforce the rules. Residents, upon observing a violation, should notify the property manager, including who, what, where, when (dates and time).

Do not confront trespassers, but call the local non-emergency police line 772- 978-4600 for assistance.

Thank you!

The Gable Board of Directors

Bob Whitehead, Property Manager, CMCA, AMS
Jolene Southwick, Assistant – email: jolenes@elliottmerrill.com
Stephen Best, Maintenance
Elliott Merrill Community Management
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General Rules

1. Smoking is prohibited in all common and limited common elements (including balconies, patios, walkways, cross-over, etc.). Smoking is only permissible inside closed owner units.
2. Owners are responsible for any staining, damage, defacing or trashing of property which they, their guests, tenants, contractors, visitors or their vehicles have caused.
3. All owners, including corporations, trusts, partnerships and LLCs, must name to the property manager a primary resident (spouse included) as the contact person, representative and responsible unit owner. Primary resident is designated for a minimum period of 12 months, beginning in January. Leasing and family guest privileges apply for that year to the primary residents only.
4. No owner may lease his condominium for transient or hotel purposes. Owners are permitted to rent their units for a minimum 30 days at a time no more than three times per calendar year. All other leases may not be for less than 60 days. All new owners and tenants must be approved by the Board of Directors. No more than two people per bedroom are permitted to occupy any unit.
5. Only owners, tenants and/or guests that are in residence may have day visitors that use the facilities.
6. In the absence of the unit owner, occupancy of the condominium unit, including use of the Common Area facilities by non-family guests, is limited to fourteen (14) cumulative days per calendar year. Non-family guests are defined as one or more persons, other than the unit owner's spouse, parents, sibling, children or grandchildren (accompanied by spouses and children) paying no rent. Owners who have guests staying in their unit, in their absence, must send the Property Management Company a completed guest registration form for approval including the dates of stay.
7. When present, tenants may have family guests (defined above) for temporary visits and may have non-family guests, limited to fourteen (14) cumulative days per calendar year prorated based on lease period. Tenants may not sub-lease. Tenants and guests are not permitted to have pets of any kind at any time on the Condominium Property.
8. Owners are permitted to have one dog or one cat per unit (weighing no more than 20 pounds) upon written permission of the Board of Directors. Pets may not be left on the balcony or patio unattended. Pets must be on a leash at all times, and must be walked off property and cleaned up after. No pet is permitted on the Condominium Common Element Property (except for ingress and egress). Any pet that becomes a nuisance will be removed from the property.
9. No "For Sale" sign, other signs, or advertising is permitted on the Condominium Property without prior Board of Director's approval.
10. Balconies and patios must be kept neat. Grills of any type are prohibited. Nothing may be attached to or hung from railings, including clothing, towels, or displays of any kind. Except for designated storage areas, personal items, including but not limited to, bicycles, toys, recreational equipment, clotheslines, racks and other similar devices are not permitted on the Common Elements. Carpets or rugs of any kind are not permitted on balconies, patios, or porches.
11. Residents shall operate their electronic devices and any musical instrument at a reasonable volume at all times.
12. Dispose trash in appropriate containers. Garbage must be tied in plastic bags before being deposited in the garbage receptacles located in the enclosure on the North Parking Area. Recycle materials only may be placed in the recycle receptacles. Contractors must remove all contract related waste (including packaging materials) from property. It is prohibited to discard cigarette and cigar butts anywhere on property, except in properly tied plastic garbage bags.
13. All work orders should be directed to the property manager, not the onsite maintenance person. Forms for suggested maintenance are available by the maintenance room in the South building. Owners, guests or tenants are not permitted in the maintenance room.
14. Upon leaving a condominium unit for more than 3 days, turn off the water supply, hot water heater, and lock windows. Close wind protecting shutters during hurricane season (June 1 to Nov. 30).

Pool and Hot Tub

1. The pool and hot tub hours are from 7 am to 10 pm. Only proper swimwear is allowed.
2. All persons using the pool and hot tub do so at their own risk. No diving allowed.
3. Use the crossover from pool area to beach (no persons are allowed on the dunes). Sand and tar from the beach must be removed prior to entering the pool area. Please close the gates quietly.
4. Persons with an infectious disease, vomiting, diarrhea, bleeding wound, head lice or ringworm are not permitted in the pool or hot tub. Incontinent swimmers (adult or children) must wear a swimmer's diaper when in the pool or hot tub. Any accidents requiring cleaning or repair will be charged back to the owner.
5. Small flotation devices may be used. No large flotation objects, except for those used for safety or exercise are permitted. Scuba diving equipment is not allowed. Diving, running, boisterous conduct and ball throwing is not permitted.
6. Children under 13 years of age using the pool or hot tub must be accompanied and closely supervised by an adult. Infants and young children are susceptible to over-heating, therefore children under the age of 5 years are not allowed in the hot tub.
7. Loungers and chairs cannot be reserved. Pool furniture may not be removed from the pool area. It is requested that furniture be returned to their original location and tilt position.
8. No food or food services are allowed in the pool area. Drinks must be in non-breakable containers. Personal items left on (or under) crossover, pool and other common use areas will be removed.
9. Sound producing electronic devices are not permitted unless equipped with ear or headphones.

Community Room

1. Owners or tenants may reserve the community room for private functions, subject to the following conditions:
 - a. Request for reservation is required, between 60 to 7 days prior to the event. Contact the property manager with event information including; date, hours, number of people, and event purpose for Board approval.
 - b. Notice of reservation is to be posted by owner or tenant specifying date and hours of use on the entrance doors of community room 48 hours prior to the event.
 - c. Owners or tenants reserving the room are held responsible for any damage and for leaving the room clean (removing trash) and orderly.
2. Activities sponsored by the Gables Condominium Association have precedence over private use.
3. The community room is available for owner and tenant activities (for example: reading, book exchange, card games, etc.) without prior approval if the room is not in use at the time or if no notice of reservation has been posted.
4. The community room will not be used for outside organized religious, political, private or fraternal club meetings or for commercial or soliciting purposes.
5. Wet bathing suits/clothing/towels are not allowed on the furniture.
6. Upon leaving the community room, please lock the doors and return the air conditioning to the standard setting (posted at thermostat).

Exercise Room

1. Persons 13 years and older may use the equipment at their own risk.
2. Exercise equipment must be cleaned after use and cannot be removed from the room.
3. Food or beverages (except water) are not permitted.
4. Upon leaving turn off the power to the treadmill, return the air conditioning to the standard setting (posted at thermostat) and lock the door.

Parking and Storage

1. All indoor parking and storage spaces are assigned and must be identifiable.
2. Move large items in or out of The Gables by using the parking garage and elevators only. This applies to contractors, delivery and maintenance personnel, owners and guests. The property manager must be notified 48 hours in advance of any large item deliveries, so that the elevator walls can be protected. Carts, baskets, and luggage racks are provided and should be returned to the garage elevator areas promptly after use.
3. A private parking space may only be used by its owner, owner's tenant or guest or by the owner's written permission. Only passenger vehicles and motorcycles may be parked within a parking space. Any vehicle or other items considered unsightly or a nuisance in the garage or outside may be removed at owner's expense. Owners may request (in writing) permission to park another type of vehicle at the sole discretion of the Board of Directors.
4. No commercial vehicles are permitted except contractors performing approved work. "Commercial vehicles" shall be defined as any vehicle exhibiting lettering or graphics, added racks, framing, compartments, drawers, tanks or mounted equipment. Non-commercial trucks or trailers are prohibited, except standard two axle pickup trucks, utilized for personal use only, with no dual wheels, raised chassis, or commercial signage/lettering.
5. Mobile homes, motor homes, truck campers, trailers of any kind or boats, shall not be kept, placed, stored, parked, maintained or operated on any portion of the condominium property.
6. Vehicles which are not mechanically operable or not currently licensed for use are not permitted on condominium property. Vehicle repairs (including but not limited to oil changes) are not permitted. Any vehicle parked in violation of these provisions may be towed away by commercial tow truck at the expense of the violator. Vehicles are not permitted to park on the lawn.
7. Vehicles may only be washed in the designated parking area immediately south of the entrance. A hose has been provided for this purpose. No washing of vehicles allowed in the covered parking areas.
8. The use of skateboards, roller skates/blades/scooter and BMX type bikes are not permitted anywhere on condominium property. Riding bikes are allowed to enter or exit the parking lot.
9. No personal items may be stored or placed anywhere in the garages outside of the owner storage units.
10. Every floor has a small storage room, located by the elevators, which is shared by the owners (on that floor) for temporary storage. No owner may claim ownership, use for permanent storage or change locks on these or any other common storage areas.

Renovation of Condominium

1. There are minimum standards for maintaining and renovating properties for floor coverings, water-proofing, storm shutters, screened areas, etc. Owners must contact the property management company prior to beginning renovation work in order to insure compliance.
2. Owners and contractors are limited to normal weekday working hours, 8:00 am to 5:00 pm for renovation or maintenance work.