

PEBBLE BEACH VILLAS
5100 North A1A
Vero Beach, FL 32963

Rules
&
Regulations

2006

**RULES & REGULATIONS FOR
PEBBLE BEACH VILLAS
Revised April 2006**

GENERAL

1. Pebble Beach Villas is a condominium community, and the rules and regulations have been made for the peaceful and enjoyable living of all families.
2. All owners are automatically members of the Association, a non-profit corporation organized for the operation of Pebble Beach Villas. Actual operation is by a Board of Directors, who are responsible for carrying out all rules and regulations of the Association and/or Declaration of Condominium.
3. Rules and regulations may be changed by the members of the Association in accordance with the provisions contained in the Declaration of Condominium and/or By-Laws of the Association.
4. There shall be no nuisances which interfere with the peaceful possession or use of property or the rights of any other owners. (Ref. Article 19, Paragraph C).
5. Sales and leases of any apartment shall be in accordance with the rules as set forth in the Declaration of Condominium and/or By-Laws of the Association.
6. Parents are responsible for the supervision of their children at all times.

USE-OCCUPANCY-LEASING

1. Each apartment shall be occupied by no more than one immediate family unit, it servants and/or guests.
2. No apartment shall be occupied by more adult persons than two times the number of its rooms, counting only bedrooms and the living room.

3. Outdoor grills shall not be used or stored on the walkways or adjacent to any apartment. Judicious use of grills will be appreciated.
4. Chairs, tables, planters and other obstructions, such as, but not limited to bicycles, surfboards, rafts, storage boxes, fishing gear, etc. which protrude more than 12 inches onto walkways will not be permitted. Towel, bathing suits, etc., shall not be draped over railings or chairs for any reason.
5. When leaving apartment unattended for a period of 30 days or more, all movable items are to be removed from walkways.
6. Displaying of any signs on apartment windows or doors is prohibited. This does not include a temporary "Open House" signs used by Realtors.
7. Alterations or attachments to the apartment exterior will not be permitted without the written permission of the Board of Directors.
8. Lessees, renters, guests and servants shall not have pets in the apartment or on the premises.
9. All garbage and trash shall be secured in plastic disposable bags (except newspapers) before being deposited in trash bins. Corrugated cartons are to be flattened to conserve space.
10. Tenants will have the same recreation privileges as owners during the term of their lease.
11. Owners relinquish their clubhouse, pool and tennis privileges when their apartment is occupied by a tenant.
12. Owners shall be responsible for any damage or defacing of any common property which they, their families, employees' agents, guests or tenants may have caused.
13. No apartment shall be leased or rented for less than 30 days.

14. A "Purchase and Lease Approval Application" form which is available from the Management Company and shall be submitted by the owner for any purchase/lease transaction. The Management Company will also forward a copy of the Pebble Beach Villas Rules & Regulations which the applicant must read and certify to abide by on the application. If approved, the approval shall be stated in a certificate executed by the President and/or Secretary of the Association.
15. No apartment shall be sublet.
16. For prior approval of all purchases, the application shall be submitted 30 days prior to desired effective date of move-in, to the Board of Directors in writing. The Board of Directors shall reply to application within fifteen (15) days. The lessor will furnish such information regarding the applicant as is requested by the Board of Directors. A application fee of \$100.00 from the present owner must accompany sale/lease application.
17. All leases for unit rentals must be submitted for approval to the Board of Director at least 15 days prior to the effective date. A \$100.00 application fee must accompany the Pebble Beach Village Purchase and Lease Approval Form, which is available from the management company or on the website. Long term, continuous leases with the same party, renewed annually, do not require a new application fee. All other, non continuous leases for monthly or seasonal rentals must be submitted with application form and fee even if the rental is with the same party as the previous season. If a lease is canceled after approval, the Board should be notified.
18. Owners are responsible for informing their guest of the rules and regulations. They are also responsible for their tenants' receiving a copy of such rules and regulations and the behavior of such guests and tenants.

19. Owners having residents guests while they are not in residence shall notify the Management Company of the association prior to the arrival of such guests giving name, date of arrival, and date of departure.
20. Owners and tenants shall be limited to a reasonable number of guests and frequency of visitors insofar as the use of the pool, tennis courts and recreation areas are concerned.
21. Extension of privileges to non-resident guests is not permitted. All guests shall register names and car license number at clubhouse.

VEHICLES

1. Automobiles and small vans, used primarily for personal transportation and which there is no painted lettering or insignia, may be parked on condominium property.

Commercial vehicles engaged in performing services for the condominium or its residents may be parked on condominium property while so engaged.

Other vehicles, such as but not limited to house trailers, campers, boats, boat trailers, motorcycles, mopeds, bicycles, recreation vehicles and trucks shall not be parked on condominium property except for loading and unloading. Such vehicles may be parked in owner's garage as long as this does not interfere with the rights of other occupants or is otherwise deemed to be a nuisance. Vehicles in violation will be removed at owners' expense.

Bicycles, mopeds, skate boards or roller blades may not be used on pool deck, tennis court or building walkways.

2. Unsightly vehicles (damaged, rusted, and/or inoperative) are not to be parked on condominium property and will be removed at owner's expense if deemed necessary by a majority decision of the Board of Directors.

3. Garage doors are to be closed at all times except when entering or exiting for reasons of security, cleanliness and appearance.
4. Garage spaces allocated by the Association to condo owners shall be maintained in a neat and presentable manner. They shall be occupied by only the vehicle of the condo owner or approved tenant of the condo.
5. Incidental and limited storage space is permitted within three feet of inside wall at each vehicle space.

RECREATION AREA - GENERAL

1. Clubhouse will be open from 9:00 A.M. to 9:00 P.M. except for Pebble Beach Villas on-site functions.
2. Trash cans in the recreation area and laundry rooms shall not be used for raw garbage, fish cleanings, unwrapped food, etc.
3. Owners should courteously and tactfully call attention to any violation or rules they may observe. If the violation persists, it should be called to the attention of the Board of Directors.

PRIVATE USE OF CLUBHOUSE

1. Special or reserved use of the clubhouse is permitted with permission of any of the Board of Directors. When approved, reservation date is to be posted on Clubhouse bulletin board by the persons making such reservation.
2. The person making reservation will be responsible for any damage to equipment, facilities or building in the area restricted to private use.
3. When private use of the clubhouse facilities is granted, the owner or tenant will be permitted 24 hours privileges and responsibility. For example, if an evening affair is scheduled, the owner or tenant will be permitted restricted use of the clubhouse from 12:00 noon the day of the affair to prepare for the event and will be expected to return the facility to first class condition (clean up) by 12:00 noon the following day.

USE OF POOL

1. All persons using the pool shall observe the rules for pool use posted outside the clubhouse.
2. All persons must shower, remove sand, tar and sun tan oil before entering pool.
3. All persons using the pool do so at their own risk.
4. Children under thirteen (13) years shall be accompanied and supervised by an adult. Do not take untrained children into the pool.
5. Running boisterous conduct, games, unnecessary splashing or jumping in and out of the pool and diving will not be permitted. Ball throwing will not be permitted in the pool or shuffleboard areas.
6. No floating objects except life preservers being worn for protection will be permitted in the pool.
7. The pool may not be reserved for private parties.
8. Pool furniture shall be covered before persons using sun lotions, etc. use such furniture.
9. Wet bathing suits and bare feet will not be permitted in the clubhouse lounge. Restroom facilities available to bathers through shower room door.
10. No unauthorized persons in the pool pump-house.
11. Pool hours shall be 8:00 A.M. to 9:00 P.M. throughout the year.
12. Glass containers and food are not permitted at pool areas.

SHUFFLEBOARD

1. The courts are open daily during the same hours as the pool.

2. At the conclusion of play all equipment shall be returned to the storage bins located in the clubhouse.

PETS (OWNER ONLY)

1. Owners may keep no more than one domestic pet, not to exceed 25 pounds in weight. They shall not be allowed to become nuisance.
2. Pets are not allowed in clubhouse and pool area.
3. Pets must be on leash when outdoors and must be "curbed" in swale area adjacent to A1A (between hedge and highway). "Accidents are to be attended to immediately by pet owner.
4. Pets are not allowed outdoors unattended.
5. Pets will not be allowed to harm shrubbery, grass, tree or furniture.

TENNIS COURT

1. Tennis court will be open for play at 8:00 A.M. to 9:00 P.M. throughout the year.
2. Appropriate tennis attire, including shirts for males and rubber soled shoes for all players is required. No bathing suits or jeans, please.
3. One hour court time may be reserved any time today for any time tomorrow - but no further in advance.
4. Individual players are allowed to use the court for one hour per day on a first come, first served basis. Additional play is permitted if the court is available.
5. Be considerate! During the high occupancy months of January, February, and March, you may consider scheduling "doubles play" to enable to more players to use the court.
6. When deemed necessary; use of the court will be restricted.

POOL TABLE

1. Use of the pool table is restricted to family members, owners, guests and tenants 16 years of age or older. Younger players are permitted when supervised by an adult.
2. Use of the pool table may be restricted to certain individuals at the discretion of a member of the Board of Directors.

MAINTENANCE:

1. **Unit Keys:** These must be provided to the Association in accordance with Florida Statutes # 718.111(5) in order to facilitate immediate access in the event of medical or police emergencies, electrical problems or damage arising from water, smoke or sewer backup.
2. **Accidental Leakage:** To prevent damage, the main water valve must be turned off when the unit is vacant overnight or longer. Power to the water heater must also be turned off. A lever, ball-cock type shut off valve should be installed as the main water shut off valve for your condo unit. Original, wheel type gate and globe valves must be replaced.
3. **Hot Water Heater:** The Board of Directors recommends that your hot water heater be replaced every 10 years or sooner. Washing machines must have a steel braided hose. A leak could expose an owner to substantial liability.
4. **Electrical:** The Board also recommends that unit owners check their electrical circuit breaker panel frequently, especially if they experience blinking lights or if any breakers are warm to the touch. This is especially important on high amperage breakers such as the AC unit, hot water heater, dryer, or oven and range. A licensed electrician should be consulted if in any doubt. This is a most important fire prevention concern.

2006 Rules & Regulations

APARTMENT COPY

**PLEASE LEAVE IN INDIVIDUAL APARTMENTS FOR THE USE
OF OWNERS, TENANTS & GUESTS**

**Complaints and obvious infractions of the rules and regulations of
PEBBLE BEACH VILLAS are to be reported to the
Board of Directors.**

YOUR PROPERTY MANAGER IS:

Dennis Michael of Elliott Merrill Community Management

Phone: (772) 569-9853

**Your complaint will be investigated and the Directors will endeavor to
eliminate the problem. Continued infractions will be brought to the
attention of the Board of Directors to take the necessary action.**

**Board members are expected to enforce these rules. Since this is your
condominium, the Board hopes you, too, will take an active part in
adhering to these rules, and you are encouraged to advise a member of
the Board of Directors of any violations of said rules. We do not wish to
offend or embarrass any one when a direct confrontation takes place.**