

**THE RACQUET CLUB OF VERO BEACH CONDOMINIUM
ASSOCIATION**

RULES AND REGULATIONS

APPROVED NOV. 15, 1994 , UPDATED NOV. 1, 1997

OWNER'(S) AND LESSEE'(S) RESPONSIBILITY

The successful operation of a condominium requires the understanding and cooperation of all Owners and Lessees. It is, therefore, important that each Owner and Lessee be thoroughly familiar with and observe all the Rules and Regulations, the requirements of the Association By-Laws and the Declaration of Condominium and insure that the members and/or their families, guests, including children and personal employees, understand and observe the rules that pertain to them.

A. PETS:

Pets are strictly prohibited on Racquet Club property.

B. USE OF CONDOMINIUM UNITS:

1. Children under 18 years of age shall not reside in an apartment unless a responsible adult is in residence.
2. No more than six persons shall reside in a two bedroom unit, nor more than eight in a three bedroom unit.

C. GUESTS:

1. A guest is a person visiting with the permission of, and without compensation to, the Owner or Lessee. Family members and relatives of the owner are considered guests.
2. In the interest of recognition and security each Owner or Lessee is responsible for the registration of all guests at the desk in the Club House.
3. Non-resident guests may not authorize additional guests.
4. Only Owners, Lessees and resident guests may authorize guests to use the recreational facilities. The host must accompany any non-resident guest during use of the facilities.

D. LEASING:

1. A copy of a proposed lease must be delivered to the Association at least (30) thirty days prior to the effective date. The Association normally will act on the proposed lease within (15) fifteen days after receiving it, but reserves the right to interview the lessee prior to taking any final action.
2. Only after approval by the Association may an entire unit be rented or leased and for a period of not less than thirty (30) consecutive days, provided that occupancy is only by the lessee and his family and guests. The rights of the Owner to use or sponsor guests in the

use of the facilities shall be transferred to the Lessee during the term of the lease. No rooms may be rented and no transient tenants may be accommodated.

FORMS/RULES INDEX **PAGE TWO**

This Page Is Current As Of Monday, February 06, 2006.

GUEST VISITATIONS: Any owner (not in residence) or Lessee shall notify the Association by mail or phone (231-3422) of the names of anticipated guests, dates of arrival and departure. A guest is a person visiting with the permission of, and without sharing costs of the Owner or Lessee. Guests may not authorize additional guests. Only Owners or Lessees may authorize guests to use the recreational facilities and must accompany them during use.

REGISTRATION: All persons temporarily in residence must register upon arrival using the Registration Book in the Club House.

SECURITY: Building entrance keys also unlock doors of the Club House, Pool, Stairwells, Bike Room, Storage Rooms and ground floor Trash Rooms. It is prohibited to issue or loan a key to anyone not in residence.

Visitors or service personnel can call from the intercom box at the building entrances. After identifying the caller, the door may be released by pressing telephone digit '6' on your Unit telephone.

When entering or leaving a building please insure the entrance door is latched upon closing. Extra attention is required on windy days. Never leave building entrance doors propped open.

Building 'B' and 'C' have two elevators, 'A' only one. Use care to insure the elevators are not in the door "Locked Open" position when departing. Should an elevator malfunction when on board and trap the occupants, there is an emergency call phone and alarm button.

FIRE ALARM PULL BOXES are located on each end of each floor of each building. Operate one to summon the Fire Department.

PARKING: Numbered inside parking spaces are reserved for specific Owners and they may not be used without permission of the Owner. Only registered cars are authorized to park overnight on Racquet Club property. All vehicles must be parked within the lined parking spaces.

ATTIRE: Body and foot coverings are required except in the pool area. Wet swimming attire is prohibited in the Club House, Lobbies and Elevators.

RECREATION AND SPORT FACILITIES: General--Posted on the Clubhouse Bulletin Board is a complete list of rules. It is your responsibility to be aware of and comply with all rules. The safety of residents prohibits use of skates, scooters, skate boards, balls or other throwable objects on Racquet Club property.

Highlights of Pool Rules:

ALL PERSONS USING THE POOL DO SO AT THEIR OWN RISK.

Shower before entering the pool. Remove sunscreen, other oils, sand and beach tar.

Glass items, floats or toys are prohibited in the pool or in the pool area. Diving or running is strictly prohibited.

Children under three (3) may not enter the pool and children under twelve (12) must be supervised by an adult at all times.

Pool hours are 8:00 AM to 10:00 PM Only.

Highlights of Tennis Rules: Courts may be reserved in the Log Book in the Club House not more than 24 hours in advance.

Conventional tennis attire is required to use the tennis courts.

Children under twelve (12) must be appropriately dressed and must be supervised by an adult at all times.

Courts must never be used as walkways between the Buildings and/or the Pool whether play is in progress or not.

Highlights of Club House Rules:

USE OF EXERCISE EQUIPMENT IS AT THE USER'S RISK.

Owners and Lessees are responsible to assure that lights and air conditioning are off when leaving the Club House.

Children under twelve (12) must be accompanied by an adult at all times.

Pool Table rules are posted at the cue rack.

Promptly report to a Management Employee or a Director any unintentional damage to carpeting, walls, furniture or equipment.

BEACH TAR: Tar discharged from ships may be picked up on feet when on the beach. To avoid damage to walks, elevators and carpeting, foot washing and tar removal supplies are located at the East end of the Pool, Building 'B' car wash and in building lobbies.

USE OF RESIDENCES: No more than six persons shall reside in a two bedroom Unit nor more than eight in a three bedroom Unit.

Any persons younger than eighteen (18) must have a responsible adult in residence at all times.

NOISE The buildings are not soundproof. Care should be taken in using radios, televisions, etc. Radios and voices at pool side carry long distances. Extra care is required to avoid disturbing others.

PETS: Pets are strictly prohibited on Racquet Club property at all times.

GARBAGE AND TRASH: Garbage, in general, should be processed in the kitchen sink disposal unit. Bones, grease and fibrous items shall be placed in a plastic bag, securely tied, and deposited in the trash chute available on each floor of each building. Items too large for the chute shall be placed in the large dumpster in the building's ground floor trash room.

RECYCLE PROGRAM: Collection bins for newspapers, cans, plastic and glass are located in each trash room of each building.

PEST CONTROL: The second Tuesday of each month all

HOUSEKEEPING: Mops, rugs, brooms, etc. shall not be shaken from balconies, walkways or stairwells.

Sweeping or throwing items from balconies is prohibited. It is also prohibited to hang garments, bathing apparel, towels, blankets or other objects from walkways or balcony railings as is the attachment of objects to any railing.

To avoid risk to persons or vehicles below, loose objects should never be temporarily placed on railings.

To prevent damage or contamination to the second floor balconies, upper balconies must refrain from using any liquid that would pass through the balcony drains.

WHEN LEAVING: To prevent water damage to the Unit (or adjoining Units) residents should close all windows and balcony doors when leaving.

When leaving for more than a day or two, please advise a neighbor or call the office (231-3422) and leave a message as to the length of absence and a contact number.

When leaving for an extended period, (two weeks or more) it is essential the main water supply be turned "OFF". For help as to how, call 231 3422.

By the Board of Directors

Issued: Mar. 1994, revised Nov. 1994, Nov. 1997, Oct 2000

THE RACQUET CLUB

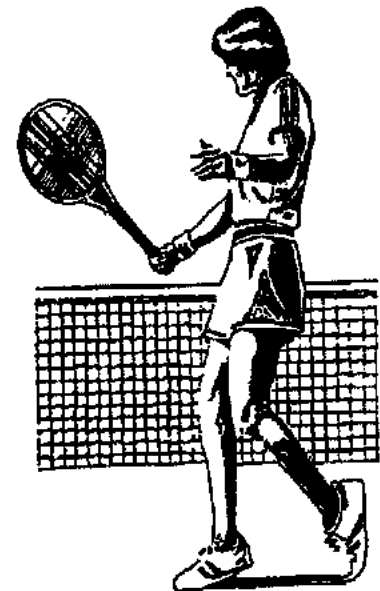
of

VERO BEACH

CONDOMINIUM ASSOCIATION,
INC.

3939 OCEAN DRIVE, VERO
BEACH, FLORIDA 32963

GUEST BROCHURE



**CAUTION: FAILURE TO
ADHERE TO THE
ASSOCIATION
REQUIREMENTS, AS STATED
HEREIN, MAY RESULT IN
DENIAL OF ACCESS TO
RACQUET CLUB FACILITIES
AND/OR EVICTION.**

residences are treated for control of pests. Occupants of each Unit are responsible to assure access for pest control personnel.