

Visions

North Hutchinson Island

Rules & Regulations

February 2014

VISIONS CONDOMINIUM ASSOCIATION, INC.

4000 N. Hwy A1A
Fort Pierce, FL 34949

Rules and Regulations

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INTRODUCTION

Visions residents are expected to respect the spirit of these Rules and Regulations and make use of the common facilities in a manner that ensures the best interest of the total community. While everyone dislikes rules which restrict the use of common elements and the utilization of their units, the varied interests of the Unit Owners dictate Rules and Regulations which balance the concerns of all.

These rules are adopted for the purpose of ensuring that Owners may enjoy and be proud of our building and facilities in a manner which will provide maximum comfort, convenience and safety for all.

Each Owner shall be responsible for the actions and conduct of their family members and guests as relates to the compliance with the Declaration of Condominium, By-Laws and these Rules and Regulations. Unit Owners will make available to their Guests and Lessees a copy of these Rules and Regulations, and apprise them as to the importance of compliance therewith.

The following rules will govern Visions Condominium Association unless determined otherwise by the Board of Directors.

Board of Directors
Visions Condominium Association, Inc.

GENERAL

1. All Units are restricted to single-family residential use, and no Unit may be occupied by more than two (2) permanent residents per bedroom for each Unit unless approved by the Association Board of Directors. No illegal, immoral, improper or offensive use of any Unit is allowed.

2. No Unit may be leased for less than 92 days, and shall not exceed a twelve month period. Leases may include an option for renewal, but leases or renewals must be approved by the Visions Board of Directors or appointed representative at least 15 days prior to the effective date. A \$50.00 application fee must be submitted with the initial application. Unit Owners relinquish access to all recreational facilities when their Unit is leased. Approvals will be made on a unit only if the assessments have been paid on a current basis.

3. Neither Lessees nor their guests shall have pets. Lessees shall not sub-let or allow guests to occupy a Unit while the Lessee is not in residence. Guests of Lessees may not occupy a Unit for more than 14 days in each calendar year without approval of the Association Board of Directors.

4. No smoking is permitted in any of the building common areas.

5. No Owner, Lessee or guest shall make or permit any noises in such a manner as to disturb or annoy anyone residing in the condominium, particularly between the hours of 10:00 P.M. and 9:00 A.M.

6. Shirts or cover-ups and shoes must be worn at all times in the lobby, elevators, corridors, walkways, public rooms and interior common elements. Please use the south entrance and service elevator when coming in from the pool or beach.

7. Unit Owners shall allow the Board of Directors, its employees and agents, access to individual Units for the purpose of maintenance, inspection, repair or replacement of common elements with adequate notice or in the case of an emergency threatening Units or the common elements.

8. No major alterations, repairs, replacement or change of any unit may be made, and no alteration, decoration, repair, replacement or change of any limited common element shall be made without the prior written consent of the Association Board of Directors.

9. The installation of tile or other floor covering in any unit is prohibited unless such covering is of the type designed to meet or exceed HUD'S floor-to-ceiling sound requirements for multifamily dwellings and such Unit Owner shall first obtain the written approval of the Association Board of Directors.

10. No Unit Owner shall make any material alteration or substantial addition to any common element except in a manner provided in the Declaration.

11. All major alterations, repairs, replacement or change to any unit or limited common element must be done by an appropriately licensed and insured contractor. Proof of same may be required by the Board.

12. No live Christmas trees or boughs are allowed in the building.

13. No skate boards or roller skates are to be used on condominium property.

14. Admittance to the roof is expressly prohibited except for authorized personnel.

15. All exterior doors should be kept closed and locked at all times.

16. Loud or boisterous activities and rough play is prohibited on condominium property.

17. Storage of flammable, combustible or explosive materials is not allowed in any common or limited common areas.

18. During any absence of 2 or more days, you must turn off your water and water heater.

19. When using the grill it must be kept at least 10 feet away from the building per fire code. While we encourage you to use the grill, please scrape and brush the grill immediately after use. Turn off the gas using the valve on the tank. Please make sure the grill is completely cold before replacing the cover. If additional propane is needed, please contact a Board member.

BALCONIES

1. When units are left unoccupied, balconies and decks must be cleared of furniture and all other articles of personality. Such protection should be taken even for brief absences during non-hurricane season (December 1 through May 31). An Owner may choose to deploy their hurricane shutters to avoid clearing their furniture or articles of personality. During hurricane season (June 1 through November 30) any Owner who will be absent from their unit for a period of two or more days shall deploy their shutters prior to departure. All balcony furniture shall be placed inside a deployed shutter or within the unit prior to departure.

Owners may arrange to have another Owner or an independent contractor (who has been trained by Visions staff) to be responsible for deploying their shutters to comply with these requirements. In the event an Owner fails to comply with these requirements, Visions will authorize shutter deployment and/or furniture removal and will invoice the Owner \$100.00 per occurrence.

2. Barbecuing or open flames are not permitted on balconies or walkways.

GUESTS

1. Owners are asked to notify in advance, the Board of Directors or Elliott Merrill with names and dates of any guests occupying their unit when the owner is not present.

2. Unit Owners will be given a book of the Rules & Regulations and are responsible for their guests to read and follow the rules.

3. Guests may not have pets.

PETS

1. Possessing a pet is a privilege extended to Owners only. Owner's pets must not exceed twenty (20) pounds in weight, shall be kept on a leash at all times on the property, and carried while in the building. Owners are responsible for cleaning up waste deposits of their pets. No pit bulls are allowed.

2. Pets may only enter/exit the building through the North door. Pets are permitted in the service elevator only and must be carried by the Owner while therein. No pets are allowed in the Lobby or other common areas on the first floor.

3. Owners are limited to one pet per unit. Pets must be properly inoculated.

4. It shall be the responsibility of each Unit Owner to satisfy the Board as to the weight or Ownership of any pet when the issue is requested by the Board.

POOL AND BEACH

1. Feet, beach chairs, toys, surf boards, floats and any other personal items that were used on the beach are to be rinsed off. Check for and remove tar using the supplied wipes before leaving the gazebo.

2. No breakable containers or items are allowed at the pool, in the gazebo or on the dune crossover walkway.

3. All persons using the pool do so at their own risk. No running, rough playing, horseplay or loud noise is allowed in the pool area.

4. Pool furniture is not to be removed from the pool area.

5. Lounges must be covered with towel or other similar covering when in use. Remove towels after use.

6. Shower before entering pool.

7. Liquids must be in unbreakable containers only. Liquids, except water, must be kept four (4) feet from the pool.

8. Children who are not potty trained are not permitted in the pool.

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

10. Floating objects, toys or other similar objects are allowed providing their use does not interfere with other Owners, Lessees or Guests using the pool.

11. Radios and audio equipment are not permitted unless equipped with earphones or head phones, except during approved social events.

12. Pool hours, including cabanas, are from 8:00 A.M. to 9:00 P.M.

13. Unit Owners or Lessees must be on premises when their Day Guests are using the facilities of the pool. However, this Rule shall not apply to bona fide overnight guests.

14. Pool parties involving more than 15 persons must obtain advanced Board approval. No Owner, Lessee or Guest may be excluded from the pool during such activity.

GUEST PARKING AREA & CAR WASH

1. Boats, campers, motor homes, vehicles bearing commercial lettering or insignia, trailers, trucks (including pickup trucks), commercial vans, motorcycles, mopeds and recreational vehicles are prohibited from parking or being stored on condominium property unless within a garage parking

space with the garage door kept fully closed. Contractor and maintenance vehicles are allowed during work hours.

2. No Unit Owner may maintain more of the above items or automobiles on premises than can be stored in their assigned garage.

3. Repair work, including oil changes, must only be done in owner's garage.

4. Vehicles are not to be backed into parking spaces.

5. The front canopy area may only be used for grocery or passenger loading and unloading. The maximum time allowed for such use is 30 minutes.

CLUBROOM

1. No wet clothing or bare feet allowed. Shoes, shirts or cover-ups must be worn at all times.

2. Children under fifteen (15) must be supervised.

3. Ice is for bar use only. No items may be left in the refrigerator overnight.

4. After using the Clubroom facilities, please clean before leaving.

5. Unit Owners and Lessees may not use the clubroom facilities for private parties for more than 15 persons, without first obtaining Board approval and making a deposit in the amount of \$50 to insure the clubroom will be left in a clean and undamaged manner. No Owner, Lessee or Guest may be excluded from the clubroom during such activity.

6. Internal mail boxes in the Club room are generally used for the exchange of personal or informal communications between Unit Owners or the distribution of notices, invitations, etc. from the Board to Unit Owners.

GARBAGE AND TRASH CHUTE

1. All garbage shall be placed in plastic bags and securely tied before sending down the chute. If the trash bag is too large for the chute please carry it down to the trash room and put it in the trash bin. NO item may be placed in the trash chute which exceeds 16" in any dimension (including diagonal) before folding. Pizza boxes must be cut up or carried down to and placed in the dumpster below the chute."

2. Newspapers, cardboard, plastic and glass should be taken down to the trash area and deposited in designated recycle containers.

3. Do not use trash chute between the hours of 9:00 P.M. and 8:00 A.M.

4. Shredded paper of any kind MUST be bagged before placing it in the trash chute, dumpster, or the paper recycle bin.

LOBBY AND ELEVATORS

1. The north door should be used for grocery or luggage carts. Return carts promptly after use to their storage area so they are available to other individuals.

2. Schedule moves of large items or furniture with the maintenance employee at least 48 hours in advance to provide time for proper installation of elevator pads.

EXERCISE ROOM AND SAUNA

1. Use the equipment at your own risk.

2. No food is allowed. Liquids must be in unbreakable containers.

3. Please keep a towel on the seats of equipment when using and wipe the seats dry after use. Owners or Lessees must provide towels and insure the use of the disinfectant provided prior to using the facilities.

4. No one under fifteen (15) is permitted to use the equipment or sauna without adult supervisions.

5. A TV/VCR is provided in the exercise room. Radios and audio equipment are not permitted unless equipped with ear or head phones.

TENNIS COURT

1. Hours of play shall be between 7:00 A.M. and sunset.
2. Play is limited to one hour if others are waiting.
3. All players must wear proper tennis shoes and attire.
4. Children under twelve (12) must be supervised by an adult.
5. The tennis court is for the Unit Owners and their Guests, and the Lessees and their Guests. Owners and Lessees must be on premises when their Day Guests are at the tennis court. This rule does not apply to overnight Guests.
6. No food or breakable containers allowed on the tennis court.
7. No pets allowed on the tennis court.

BOARD OF DIRECTORS MEETINGS

1. Owners are invited to attend all Visions Board of Directors' meetings. It is important to remember, however, that it is the Board members that must act on and make decisions regarding any agenda items before them.

While Owners in attendance may make comments on agenda items at the time designated by the presiding officer, the format of the meetings does not provide for open discussion, as in a town hall meeting, so that once comments by Owners are complete, then the Board shall discuss and act on the particular agenda item without further comment or interruption from the floor. Written communications to the Board of Directors are welcome.

2. The presiding officer may designate that Owner comments may be accepted all at one time before the Board acts on any agenda item, or in the alternative, may designate that Owner comments be accepted on each agenda item immediately before said item is taken up by the Board. Owner comments will be limited to three minutes.

3. Unless in an emergency, no action may be taken by the Board on any subject not listed on the agenda.

4. The presiding officer shall have full power to control the meeting in an orderly manner and may use expulsion from the room or any other legal means to deal with unruly, unacceptable behavior.

STORM PROTECTION

1. All shutters shall be approved by Miami DADE County and their installation shall meet the Miami Dade County High Velocity Hazard Zone requirements and all applicable Florida and St. Lucie County building codes.

2. Only accordion or "roll down" shutters constructed of aluminum may be used.

3. Accordions shall be used to protect all openings except the fixed glass windows in the Master bedrooms and the Atrium. Only "roll down" shutters may be used in these two areas. The accordions shall be installed in the configuration shown in Attachment A. (Available from the Board) The minimum recommended installation is to install 1, 3 and 4.

4. Accordions shall be "Bertha High Velocity" or equal, and "roll downs" shall be "Rolladen" or equal, shall be approved for use in HVHZs, and shall be bronze in color.

5. Accordions shall be installed "slab to slab" only. No penetrations of either the Dryvit or FineStone EIFS may be made in order to attach to metal framing members with the intent of using such members for structural support. Reinforced concrete pillars covered by either of the two EIFS types may be used for support providing EIFS manufacturers' attachment specifications are explicitly followed.

6. "Roll downs" must be mounted using the face of the upper slab as support. Contractors shall submit a detailed proposed mounting system for review and approval.

7. Prior to installation, a qualified company shall be retained to perform a ground penetrating radar survey of the slabs (both above and below each proposed shutter to be installed) to identify and mark the location of all post tension cables and other rebar which may be at risk of damage. The contractor installing the shutters shall take appropriate steps to avoid damaging any cables or rebar so marked.

8. Contractors shall use appropriate techniques and sealants to seal all penetrations to prevent water infiltration or fastener corrosion. Fasteners shall be stainless steel, type 316, 316L or 317L.

9. If an individual owner wishes to undertake shutter installation on his unit, he shall submit a construction plan to the Board not less than 45 days prior to the proposed start date which shall detail and certify the proposed installations compliance with all of the above rules and regulations. The Board may not withhold approval if the Plans meet or exceed the above requirements.