

SUNRISE LANDING CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS
Adopted January 16, 2020

The Rules and Regulations published on the following pages shall apply to Sunrise Landing I, II and III, a Multi-Condominium, under the jurisdiction of Sunrise Landing Condominium Association of Brevard County, Inc. (SLCA, the “Master Association”) and in general shall apply to and be binding upon all Unit Owners as well as their tenants and guests. These Rules and Regulations supersede and replace any and all Rules and Regulations published and issued prior to the above date of adoption as they apply to SLCA. Under the authority of Article XXIII, Rules and Regulations, of each Declaration, the Board of Directors (BOD) may from time to time revise and adopt new Rules and Regulations to address new issues or to make changes to these Rules and Regulations as deemed appropriate. **SLCA reserves the right to enforce the provisions of these Rules and Regulations, including, but not limited to, imposing fines and suspensions as provided in F.S. 718.303(s), as amended from time to time.**

These Rules and Regulations are in addition to and are not inconsistent with the provisions as set forth in the three Declarations of Condominium for SLCA. They are intended to maintain the value of our property and to ensure the quality of life that is anticipated and expected in a well-maintained residential community. The Condominium Documents provide that each unit owner is a member of the Association, thus providing certain rights and requiring certain duties and obligations. Each owner is entitled to quiet enjoyment of his or her property and the appurtenant limited common elements without any undue interference or disturbance from other residents or guests. To this end, each individual owner must do his or her share to ensure this right is protected and to cooperate fully in order to maintain the quality of our common financial investment. If any unit owner feels that compliance with any of these rules is being overlooked, please bring it to the attention of the Association’s property management company or to the BOD **in writing**.

I. General

1. The speed limit throughout the property is five (5) MPH.
2. Each unit is to be used for residential purposes only and as a single-family private dwelling for the unit owner(s), immediate members of his/her family, guests, pre-approved lease tenants and for no other purpose. Unit owners shall be responsible for the acts and conduct of their guests and tenants and are responsible for making sure anyone using their unit is aware of and abides by the rules and regulations.
3. Each unit is restricted to no more full-time occupants than allowed by law or the Declaration, whichever is less. Any guest parking overnight must place a “Visitor” permit in the front driver’s side window.
4. All prospective residents, (both new owners and new lessees), are required to schedule an appointment in the SLCA office **upon** approval by the Board to register their vehicles and complete a short New Resident orientation.
5. The facilities/amenities of the Association are for the exclusive use of Unit Owners, their lessees and their guests accompanied by Owner/Resident. Any damage caused by owner, tenant, guest or their contractor to the buildings, recreational facilities or other common areas or equipment shall be repaired at the expense of the Unit Owner.
6. No sign, notice, or advertisement may be placed in or on any window or in or on any exterior surface of any condominium or on the common elements, except for Open House signs, which are put up and taken down on the same day. No solicitation is allowed on the property for any purpose unless specifically authorized by the Board in writing.

7. SLCA does not have a supervised play area for children. Parents should supervise while their children are playing on the grounds. Parents will be held responsible for any damage caused by the children. All recreational areas such as the tennis courts are for their intended use only.

8. Residents must provide the Association with a key to the unit along with emergency contact numbers for the unit owner, occupant and the local unit caretaker, a trusted friend, neighbor or agent to act on behalf of the unit owner whenever access to a unit is required during resident absences. If a locksmith must be called, the unit owner will be responsible for any and all costs incurred to gain access to the unit.

9. Garbage must be discarded in plastic bags and disposed of in the large waste dumpsters provided on the property. **Do not put constructions debris, yard trash, paint, motor oil or other hazardous materials in the trash or recyclables. DO NOT put trash bags in recycle bins.**

10. Outside water hoses are restricted to no more than two hoses per entry way and when not in use must be coiled neatly beside the water spigots.

11. Sidewalks, entrances, driveways, passageways, patios, balconies, and all common elements shall not be obstructed in any way. Pursuant to State Fire Codes, there will be no storage whatsoever in the entryways or under the stairs. No litter, garbage bags or unsightly items are permitted to be left outside the condo unit.

12. Electrical cords may only extend from condo unit windows or doors for the temporary use of power tools and **must not** be left unattended. No electrical cord shall be permitted to create a trip hazard for any individual.

13. No clotheslines or hanging clothes are permitted on balconies or porches.

14. SLCA will follow the current edition of the Florida Fire Prevention code, a copy of which is contained on the website. The use of hibachis, grills, or other similar devices for cooking, heating or other purpose on any second-floor balcony, under any overhang portion (porch), or within 10 feet of any structure is prohibited. No hibachi, gas or charcoal grill used for cooking shall be stored on a second-floor balcony. However, the current Fire Code allows small UL listed electric portable tabletop grills to be used on patios and balconies so long as they do not exceed 200 square inches of cooking surface. Storage of flammable or explosives agents is prohibited, with the exception of storage of LP cylinders limited to a maximum capacity of 2.7 lbs. and shall not exceed 5.4 lbs. per each unit.

15. Boats/kayaks and other personal watercraft are not permitted at any time to be tied to the seawall or to the fishing piers in accordance with Brevard County waterway restrictions. Kayaks or other personal watercraft launching off the seawall or the docks is strictly prohibited.

16. Fishing equipment shall not be left unattended on the seawall or on the dock.

17. Kayaks, bicycles, tricycles or any other type non-motorized or electric scooter or wheelchair must be stored inside the resident's unit or in an outside rack intended for such purposes, if provided on the property. Bicycling, skateboarding or skating is strictly prohibited on sidewalks.

18. Walking on top of or climbing on the seawall rocks is strictly prohibited.

19. Attic space is common element and no owner or contractor may enter attic without board approval.

II. Exterior Appearance

1. All owners and residents are responsible for maintaining the cleanliness of their balconies and porches. Owners and residents are responsible for the prompt cleanup of any debris or spills they may cause on the common elements, including the walkways and stairs. All porches and balconies must be kept neat in appearance.

2. The exterior of any condominium building and all other areas appurtenant to the condominium shall not be painted or modified by any resident, except by prior written approval of the board.

3. Landscaping at the front or side of each building will be maintained only by the Association. No plantings, yard displays, statues, paver stones, lighting, or other objects or alterations by a resident are allowed on the front and side of the buildings. The exception will be that observed holiday decorations and ornamental items observing the holiday may be displayed in entryways and on doors only. Such ornaments and decorations may be displayed 4 weeks in advance and must be removed within two (2) weeks following the end of the observed holiday.

4. Each entry way may display one US American flag (ground floor), no larger than three (3) feet by five (5) feet in size at the front entrance. A removable pole mounted to the support post of the front entrance, facing the parking lot is the only acceptable display area. Any resident displaying a flag must follow current laws governing flag displays.

5. The backing of all window coverings visible through any window (blinds, drapes) shall be a shade of white or tan only. All window coverings shall be in good working order and neat appearance. Sheets, blankets and the like are not acceptable window coverings.

6. Tinting of any window must be submitted to and approved by the BOD prior to installation. No reflective finish will be considered.

7. Storm (Screen) Doors may be installed at the Unit's front entrance, after approval by the Board. The door must be **WHITE** in color. Porch screen enclosures and screen doors must be white and uniform in nature to existing frames and doors. Sliding glass doors must be white. The Unit owner is responsible for the proper installation and maintenance of the door. These doors must remain **CLOSED** when not in use.

8. Paver stones (in a shade of white or tan or light grey only) and either round or square, may be used behind the ground floor screen porch doors. They cannot exceed 4 ft. x 4 ft in total area.

9. If approved by the Board in advance as to type and location, in its sole discretion, plants may be installed in the rear of the buildings by first floor unit owners. Such plantings shall be the sole responsibility of the owner to maintain, but upon planting shall become the property of the Association. The Association reserves the right to remove them at any time and for any reason whatsoever, without notice to the owner. Artificial plants or trees are prohibited. Vegetation cannot be closer than eighteen (18) inches to the building and mulch should not be closer than four (4) inches.

III. Quiet Enjoyment

1. No owner or lessee shall make or permit noise that will disturb or annoy the occupants of any other unit or do or permit to be done anything that will interfere with the rights, comfort or convenience of other residents. Nothing should be done in or about the building which interferes with the rights, comfort or convenience of any other resident. Residents are entirely responsible for the conduct of their guests. Loud noises, abusive language, inappropriate conduct, public drunkenness and or illegal drug usage shall be prohibited.

2. Stereos, radios and televisions are to be kept at minimum levels between 10:00 PM and 8:00 AM so that neighbors are not disturbed.

IV. Common Area Keys

1. All locks for common elements or association-owned recreational facilities are proprietary locks and keys which cannot be duplicated. The SLCA office will charge \$50.00 for the replacement of a lost key. Owners are responsible for ensuring tenants return common area keys at the end of their lease.

V. Vehicles and Parking

1. Vehicles parked on SLCA property are subject to towing by the Association at owner's sole expense when they are in violation of the Association's published parking rules, obstruct the normal flow of traffic, or hinder the ability of the Association to conduct its business. (Please refer to the Towing Procedure contained on the website).

2. All vehicles parked overnight on the property are required to be in operating condition, good appearance and have proof of a current vehicle tag registration. Vehicles must display a Sunrise Landing security decal or visitor's pass. Visitor's passes must be dated and are valid for up to two (2) weeks. Parking decals and visitor passes are obtained from the Association's office located in Bldg. 7350, Unit 105.

3. No vehicle may be parked anywhere within the condominium property except in striped parking spaces. **Each unit is assigned one numbered parking space for the resident's exclusive use.** Second or third vehicles as well as all guest vehicles shall park only in unreserved spaces. Residents are strictly limited to three (3) owned vehicles, including motorcycles, per unit to be parked on SLCA property at any given time.

4. No oversized vehicles may be parked overnight in front of a building. Oversized is defined as any vehicle exceeding 20 ft. in length, including trailer hitch, and 8'6" width.

5. No boats, vessels, trailers, motor or travel homes, or vehicles with visible advertising signs on the vehicle may be left on the property overnight except with the prior written permission from the Association and a visible visitor's pass.

6. Motorcycles, bicycles, and all wheeled vehicles must be kept out of the building entrances and off the grassy areas. Motorcycles shall have wooden blocks under the stands when parked so as not to damage the asphalt surfaces.

7. No inoperable vehicle shall remain on the condominium property. Only minor emergency repairs may be done on condominium property. No oil or other fluid changes are allowed. Residents whose vehicles drip oil, transmission fluid, and or similar fluids on the asphalt parking spaces or driveways are responsible for removing the stains and repairing any damage as soon as possible. Failure to comply will result in the Association having the stains removed and any damage repaired at the unit owner's expense.

8. Car washing is limited to designated car washing areas only. No car washing may be done between 10 P.M. and 8 A.M.

VI. Flooring

1. Tiles and glued down carpeting are strictly forbidden to be installed on 2nd floor balconies and no type of caulking or sealant should be used to seal the grooves of the decking. Please refer to the "Care of Porches/Balconies" document contained on the SLCA website.

2. No upstairs Unit Owner shall install hard flooring (tile, wood, laminate) without **prior written approval** of the Board of Directors.

VII. Pets

1. The Association must give approval for any animal kept on condominium property, except as required by law. The animal must weigh 29 pounds or less. All pets must be kept on a leash when outside. The owner of the pet is responsible for cleaning up (poop scooping) after the animal. Feeding of the wildlife such as birds, raccoons, squirrels and feral cats is prohibited.

2. Residents shall apply to the Board of Directors for a service or emotional support animal prior the animal being allowed to reside on the property. The Association will review the application and the Association will approve or disapprove the application within 30 days. Failure to answer an application within 30 days will indicate approval. See attached Emotional Support and Service Dog Application.

3. Pets are not allowed within the fenced in pool areas at any time except as required by law.

4. Animals are not to be left tied outside or left unsupervised on a porch or balcony under any conditions. Noisy animals (defined as constant or prolonged periods of barking, howling, yipping) are prohibited.

5. If any of the rules under this section are violated or if any animal has become a nuisance as determined by the Board, the owner shall be given a written notice directing that the violation be corrected or the nuisance abated within ten (10) business days. If the violation or nuisance continues after the notification, in addition to all other cumulative remedies, the Board may cause the animal to be removed from the Community at the sole expense of the owner.

VIII. Sales

1. A completed Intent to Sell form must be submitted by the owner prior to buyer approval. The Board reserves the right to inspect the unit prior to the issuance of an Estoppel. **Buyers must contact the office at 321-639-3360 for directions to apply for approval.**

IX. Leases

1. No unit shall be leased or rented without prior written approval of the Association. Such approval may be withheld at the sole discretion of the Board. Board reserves the right to inspect the unit prior to the lease approval. No lease or rental of a unit shall be made for a period of less than one hundred eighty (180) days. All leases shall be in writing and an executed a copy of the lease, along with a completed and **approved** tenant evaluation process must be on file in the Association's office before the proposed tenant will be granted permission to move in. **Contact the office at 321-639-3360 for directions to apply.**

2. Sub-leasing or the assignment of the lease of any unit is prohibited. No rooms may be rented and no transient tenants may be accommodated. Any full-time occupant must be listed on the rental application and approved by the Association.

3. When unit owners lease their units, they give up all rights to use the Association's common elements and recreational facilities except as guests of other lawful residents.

4. No lease of a unit shall release or discharge the owner thereof from the obligation to comply with the Condominium Documents and these rules and regulations.

5. A resident requesting to deliver or order a storage container for moving purposes must contact the association for approval and the container location will be determined by the association. Any damage to common element in the use and placement of the container will be charged to the owner.

X. Pool and Spa Rules

1. Hours are 8:00 AM to 10:00 PM and strictly enforced. Security cameras are at both pools and are there to be monitored to prevent vandalism, rule violations, trespassing or criminal activity.
2. **Use of the swimming pool is at your own risk - THERE ARE NO LIFEGUARDS ON DUTY.** Children fourteen (14) and under must be directly supervised by an adult when in the pool and spa. Children 5 years and under are **NOT** allowed in the spa.
3. **NO DIVING** is allowed in the pool. **No running**, horseplay, roller skating, roller blading, skateboarding, etc. is allowed in the fenced pool area. Only small flotation devices are allowed in the pool.
4. Smoking and vaping are strictly prohibited within the cabanas/ fenced pool areas.
5. Shower before entering the pool or spa.
6. Admittance to the pool area is by key only. Only residents and their guests are allowed in the pool. **THE POOL GATE MUST BE CLOSED AND SECURELY LOCKED AT ALL TIMES.** When requested, residents or guests must show proof of a valid pool key. Guests unaccompanied by the resident owner or tenant will be asked to identify themselves and give the resident's name and unit number with whom they are staying.
7. Reservations for private pool parties are NOT permitted and will not be recognized. Pool facilities are on a first come, first serve basis.
8. Non-swimmers and other physically frail persons, including but not limited to children and adults with infirmities, must be accompanied by a responsible person adult who is possessed of satisfactory swimming skills and who is both physically and mentally capable of meaningful supervision and effective rescue efforts. Minor children and incompetent persons are the direct responsibility of their parents or legal guardians. Diapered and other incontinent persons must wear waterproof pants over their diaper.
9. If you have an open wound, do not go into the pool.
10. Clean up after yourself and your guests.
11. Animals are NOT allowed in the enclosed pool area, except as permitted by law.
12. No glass containers are allowed within the fenced pool areas excluding covered cabanas. No food or drinks are allowed in the pool, spa, dry sauna or surrounding deck. Food and drinks are allowed under the covered cabana area.
13. Proper bathing attire is required – no thong bathing suit, semi-nude suit or nude bathing is allowed. No cutoffs are allowed in the swimming pool.
14. Radios, boom boxes and other noise emitting devices shall be kept at a low enough level so as not to disturb others in the area. **No screaming or pushing by anyone will be tolerated.**
15. The sauna door must be closed when not in use. No children 6 to 14 years of age are permitted in the sauna without an attending adult. No children under 5 years of age is permitting in the sauna.
16. Turn out lights at night and turn off spa timer when you are finished. Same applies to the timer for the sauna.
17. Maximum occupancy in the pool is 17 people; maximum occupancy in the spa is 11 people.
18. The fenced area surrounding the pump and filtering equipment is strictly off limits.