

ALDEA MAR RULES AND REGULATIONS

ADOPTED FEBRUARY 28, 2022, REVISED MARCH 27, 2023

The Aldea Mar DECLARATION OF CONDOMINIUM states: **11.13 Regulations.** Reasonable rules and regulations concerning the use of the Condominium Property may be made and amended from time to time by the Board, provided such rules and regulations are of uniform application. Copies of such regulations and amendments thereto shall be furnished by the Association to all Unit Owners and residents of the Condominium 30 days prior to the effective date of the changes and subsequently upon request. The AMENDED AND RESTATED BYLAWS OF ALDEA MAR CONDOMINIUM ASSOCIATION, INC. state: **15.5 Rules and Regulations.** The Board may, from time to time, adopt, amend, or add to rules and regulations governing the use of Units, common elements, Association property, and the operation of the Association. However, a Board-promulgated Rule may be rescinded or amended upon the written action or vote of not less than two-thirds (2/3rds) of the voting interests of the members. Copies of adopted, amended or additional rules and regulations shall be furnished by the Board to each Unit Owner not less than thirty (30) days prior to the effective date thereof and shall be valid and enforceable notwithstanding whether recorded in the public records.

All references to "Property Manager" refer to Sunstate Association Management Group, Inc., 5602 Marquesas Cir #103, Sarasota, FL 34233, 941-870-4920, sunstatemanagement.com

1. COMPLIANCE WITH RULES

- A. All persons are bound and governed by the full official current Documents of the Condominium, including the *Declaration, Bylaws, Rules and Regulations, Fining and Suspension Procedures, and Security Fob Rules & Procedures* (Condominium Documents) to which reference is made. Copies of these Condominium Documents are available on the Property Manager's website.
- B. Guests and other occupants of a Unit shall comply with the Condominium Documents. Any guest, tenant or occupant who violates the Condominium Documents may, at the discretion of the Board of Directors, be required to leave the Condominium Property, and the Owner of such Unit being occupied by such guest, tenant or occupant shall be held responsible for any damage to the Common Elements committed by such guest, tenant, or occupant; the Owner shall see that such guest, tenant, or occupant complies with the Condominium Documents. See Declaration, Sec. 11.14.

2. PREMISES, COMMON AREAS/ELEMENTS

- A. **Oversight by the Board of Directors** -- The Board of Directors, through the Property Manager, engages contractors for work on building exteriors and other common elements; Unit Owners shall not engage contractors for this purpose. Some limited common area projects, such as landscaping and patios, may allow Owners to select a contractor after the project has been approved by the appropriate Committee and Board of Directors.
- B. **All meeting notices** and other announcements are posted on bulletin boards at the mail stations. Postings for sale, rental, or commercial notices may only be posted on the unofficial bulletin board at the front entrance.
- C. **Additions, alterations, or improvements by Unit Owners.** -- No Unit Owner may make any additions, alterations or improvements or modify or alter the structure of the building, without the prior written consent of the Board of Directors. Modification Requests may be submitted on the Property Manager's website or deposited in a maintenance request box at any of the three mail centers. See Declaration 10.9.
- D. **Exterior colors** -- The finish on the exterior of framed buildings shall all be of one color and the exterior of masonry buildings shall all be of one color. Exterior walls in a porch or screened lanai must also be the uniform color. The Board of Directors, through its Building & Roads Committee, determines from time to time what that color will be. Framed buildings are finished in Sherwin-Williams (SW) Kittiwake Gray. Masonry buildings are finished with SW7005 Pure White. Exterior doors may be SW Scarlet Oak, Aldea Mar Blue, or SW Kittiwake Grey. Any changes to exterior doors or the finish thereof must be approved by the Building & Roads Committee and the Board of Directors. Wooden stairs treads in the masonry buildings are stained SW Deckscape Dark Brown and stringers are SW Kittiwake Grey. Exterior metal sliding or screen doors, window trim and thresholds must be Dark Bronze or the closest equivalent. All screens for windows and doors are Owner's responsibility.

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- E. **Carports and entrance walkways** -- Carports must have at least nineteen (19) feet of space under the roof line for car parking, be of frame construction, and be finished in the uniform Aldea Mar color. The precise configuration of door openings to the storage areas and all other modifications must be approved by the Building & Roads Committee and the Board of Directors prior to being started.
- F. **Carport and walkway floor refinishing** -- Unit Owners who want their carport floor or entrance walkway refinished shall have the work done at their own expense. The Association standard is a knock down finish in Tuf-Top Coatings Cement color. All work must be approved by the Building & Roads Committee and the Board of Directors prior to the work being started.
- G. **Walkway paving design** -- Any Unit Owner, who does not have a paved walkway to an existing sidewalk or driveway, may submit a specific design to the Building & Roads Committee and Board of Directors for approval, all work shall be paid for by the Unit Owner.
- H. **Patio design** -- Patios must be built with pavers of a color and material approved by the Building & Roads Committee set in sand against each other, with blocks sloped away from the building, ¼ inch per foot. Patios may be no larger than 7 feet deep and 12 feet wide. The Association standard is Tremron Olde Towne in Sierra color. All work must be paid for by the Unit Owner and approved by the Building & Roads Committee and the Board of Directors prior to being started.
- I. **Hurricane shutters** -- Roll down and horizontal shutters permanently attached to the outside frame of the window or door are permitted. Shutters must be made of aluminum and have a white weather-resistant finish. No other shutters or window coverings will be accepted. It is the responsibility of the individual Owner to purchase, maintain and operate the shutters. There is no limit to the amount of time the shutters may be closed. All work must be paid for by the Unit Owner and approved by the Building & Roads Committee and the Board of Directors prior to being started.
- J. **Stairwell storage** -- Storage of items of any kind beneath the stairway of a Unit is prohibited.
- K. **Outside storage** -- No articles, such as bicycles, may be stored outside of Units, carports, or sheds. All portable items must be stored for the season when vacating a Unit.
- L. **Grill use and storage** -- Other than small electric grills, 200 square inches or less, no cooking device may be used or stored on a balcony. (69A-60 Florida Fire Prevention Code, NFPA 1 Fire Code 1:10.10.6.1) The Sarasota County Fire Department reminds residents that propane grills, hibachis and similar cooking devices cannot be stored on porches, breezeways, or lanais (other than one- and two-family dwellings).

3. BEACH AND SHORELINE

- A. **Entrance to the beach** is only through the Gazebo. An access control fob is required to enter or exit the beach through the Gazebo, which can be opened at any time. Only the established trail should be used to walk to, or along, the beach.
- B. Plants in the common grounds west of the beach front fence may only be trimmed by Aldea Mar's licensed and insured professional landscape contractor. No individual Unit plantings or decorative materials may be placed on beachfront common grounds.
- C. To maintain clean grounds and beach and for the survival and wellbeing of sea birds, feeding sea birds is not permitted.
- D. The dune area is a gopher tortoise habitat. Tortoises are a threatened species protected by Florida law. It is illegal to intentionally kill, injure, harass, or take a gopher tortoise, or deliberately destroy its eggs or burrow.
- E. **Only Beach chairs** shall be stored in the chair racks. Beach chairs must be brought back from the beach to the chair racks at the Gazebo each day. Chairs shall be marked with an Owner's name, Unit number (or both), and are the property of that Owner. Chairs must be returned to your Unit when leaving for the season. Chairs left in the racks in disrepair (rusted, broken, abandoned, etc.) or not marked with Owner's name or Unit number will be removed.
- F. **Turtle rules for lights** and the protection of hatching sea turtles are in effect and strictly enforced from May 1 to October 31. The County of Sarasota may institute civil and administrative penalties for infractions. These penalties will be transferred to the Owner or Owners responsible. (*Sarasota County Code of Ordinances, Chapter 54, Article XXIII Marine Turtle Protection, Sec. 54-751 and 54-762*)

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4. GATE AND ACCESS FOBS

- A. The fob access control system is intended to curtail trespassing in our community. Fobs are required to open magnetic locks at the Pool gates, the Clubhouse and Beach gazebo gate.
- B. Unit Owners are responsible for the safekeeping of their fobs, which are identified with a unique tag number.
- C. Unit Owners must report the loss of fobs immediately to the Property Manager, so that appropriate security measures may be taken. When a fob is lost or stolen, tenants and guests should immediately notify the Unit Owner or Property Manager.
- D. It is everyone's responsibility to ensure their fobs are not used to allow trespassing or unauthorized access to the Swimming Pool, Clubhouse or Beach Gazebo gate.
- E. Persons entering the Swimming Pool, Clubhouse and Beach Gazebo are responsible for re-securing gates and doors and shall not prop open any gates or doors.
- F. Defective, damaged, or seriously worn fobs should be returned to Property Manager for replacement.
- G. Fobs are not to be copied, altered, duplicated, or reproduced. See Aldea Mar Security FOB Rules and Procedures.

5. MAINTENANCE AND MODIFICATIONS

- A. **Maintenance and Modification Requests** – Must be submitted on the Property Manager's website.
- B. **Air Conditioners** – Before replacing an air conditioner the work should be approved by the Building & Roads Committee and the Board of Directors prior to being started. Emergency replacements may be made prior to approval. However, the Property Manager must be notified prior to start of work. Modification Request approval may follow emergency replacement. All work must be done by a licensed and insured contractor and paid for by the Owner.
- C. **Trash collection (black totes)** -- Trash is collected early Monday and Thursday mornings. Trash must be in tied plastic bags. For individual Units, place totes at the street on Monday and Thursday mornings before 7:00 AM, and preferably the night before. Do not place totes within 3 feet of another tote as they are mechanically emptied. Individual Unit totes must be returned to carports promptly after they have been emptied and may not be stored in common areas.
- D. **Recycling collection (blue totes)** – Recycling is collected on Monday mornings. Follow recycling guidelines on the placards. Do not bag recycling -- plastic bags are not allowed in recycling containers. Recycle plastic bags at your grocery store. No food, soiled cardboard (e.g., pizza boxes) or Styrofoam. No "tangles" such as hoses, wire, chains, or electronics.
- E. **Yard waste** -- Must be placed in the container near the maintenance shed.
- F. **Environmental pollutants** – Owners, guests and contractors must not dispose of environmental pollutants (such as petroleum products, paint, or brush cleaning materials, etc.), anywhere on the property, including lawns, planting beds or drainage ditches. Before discarding water-based paint cans in trash containers, the contents must be dried using cat litter or similar absorbent material. Only water-based paint may be discarded in this manner. Petroleum-based products must be disposed of at the Sarasota County Chemical Collection Center, 250 S. Jackson Road, Venice.
- G. **Pests, insects, and rodents** -- At the first sign of any pest, insect, or rodent in or around their Unit, Owners or occupants should contact the Association's pest control service directly.
- H. **Water shutoff & HVAC settings when vacant** -- Before vacating a Unit for the season, or at the end of a rental period, the Owner or occupant is required to turn off the water heater and shut off the master water valve to avoid water damage or mold. Set HVAC at a temperature and humidity that will prevent mold. Contact the Property Manager if you need shut-off assistance.
- I. **Check vacant units** -- To avoid problems with undetected leaks, mold, or other issues, it is recommended that vacant Units be checked twice a month. There are local businesses that provide this service.
- J. **Satellite dishes and outdoor antennae** – This type of equipment must be approved by the Building & Roads Committee and the Board of Directors prior to installation. No television, radio, satellite, or other antenna or satellite system may be installed on the Common Elements by any person other than the Association. See Declaration 11.8.

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- K. **Clothing lines** -- No clothes lines, hangers or drying facilities shall be permitted or maintained on the exterior of any Unit or in or on any part of the Common Elements, except by the Association. See Declaration 11.9
- L. **Flags** -- An Owner or tenant may display one portable, removable United States flag in a respectful way, and certain Armed Forces service flags on designated holidays. No other flags or pennants are permitted. See Declaration 11.10
- M. **Signs** -- No signs of any type shall be displayed anywhere on the property without the written consent of the Board of Directors. See Declaration 11.7
- N. **Exterior appearance** -- Nameplates, initials, letters, and numbers on exterior of Units must not exceed 6 inches in height unless otherwise approved or directed by the Board of Directors.

6. LANDSCAPING

- A. Owners wishing to landscape outside their Units must submit a Modification Request to be approved by the Grounds Committee and Board of Directors. See Declaration 10.9
- B. Plantings may not obstruct any walkways, carport access or the view out of another Unit's window.
- C. Small potted plants are allowed on patios, but not on grass. Unit Owners may use potted plants of their own choice to decorate entrance walkways, patios, or other locations at their Units.
- D. Fruit trees may not be planted on the property because they attract rodents.
- E. Mulch color should be as specified by the Grounds Committee, currently shredded brown.
- F. Collections of shells or stones on mulch, grass, sidewalks, or any common area is prohibited.
- G. All plants that are put into the ground become the property of the Association and are maintained as needed (irrigation, fertilization, trimming and removal if necessary).

7. LEASING REQUIREMENTS

A. Only entire Units may be rented.

- 1) Occupancy of any Unit on a continuing basis is limited to named tenants and their families and guests. No Lessee shall cause the Unit to be occupied on a continuous basis by occupants other than those named on the Lease Agreement.
- 2) No Unit Owner may lease his or her Unit for a term of less than 30 days or one calendar month, whichever is less. Shorter term rentals, subleasing, and daily or transient tenants are prohibited. In any event, no Unit shall be occupied by more than two (2) additional persons other than those named on the Lease Agreement. See Declaration 11.6
This requirement for minimum term leases has been misinterpreted by some in the past. Leasing for a shorter period (one week, for example), but only once each month is not acceptable. Attempts to circumvent this requirement by deceptive arrangements will not be tolerated. Unit Owners are responsible for making sure their rental agencies, including Vrbo, Airbnb and similar services, understand and follow this leasing requirement.

B. Tenants are not allowed to have pets. See Declaration 11.15

C. Tenants are allowed only one motor vehicle which must be parked in the space assigned to that Unit. See Declaration 11.12 (b)

D. Leasing process - Unit Owner responsibilities

- 1) Provide prospective tenant with copy of Aldea Mar Condominium Rules and Regulations and obtain from tenant signed acknowledgement that they have received, understand, and will abide by the Rules and Regulations. An acknowledgement form can be obtained from the Property Manager's website.
- 2) Obtain from tenant a signed lease, contract, or similar signed evidence of the tenancy.
- 3) Provide written notice of the leasing arrangement to the Property Manager **prior to tenant occupancy** on a notification form available in the Clubhouse or on the Property Manager's website. The notification must be accompanied by a copy of the signed lease or contract (the rental amount may be omitted) and a copy of the signed tenant acknowledgement. These documents may be mailed or delivered to the Property Manager or submitted on the Property Manager's website when that service is available.

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- 4) Failure to provide these documents in a timely manner shall subject Owners to fines. Use of third-party agents does not relieve Owners of this responsibility.
- 5) Owners forfeit the rights of occupancy during the stated terms of the lease.

E. Leasing process - Tenant responsibilities

- 1) Within 24 hours following occupancy of the Unit, tenants must fill out the registration form in the Clubhouse or register on the Property Manager's website when that service is available.
- 2) Tenants must fill out a vehicle identifier card (available on Property Manager's website or in the Clubhouse) and display it on the dash of tenant's vehicle when parked at Aldea Mar.

Summary of Unit leasing documents (Forms available on Property Manager's website)

REF #	DOCUMENT	SOURCE	ACTION
7.D.1	Rental Application + signed lease	Website	Owner submits copies to property manager
7.D.1	Rules and Regulations	Website	Owner provides copy to Tenant
7.D.2	Tenant acknowledgement	Website	Owner submits signed copy to property manager
7.D.3	Occupancy Application	Website	Owner submits to property manager
7.E.1	Tenant registration upon arrival	Clubhouse	Tenant signs register in Clubhouse
7.E.2	Tenant vehicle ID card	Website or Clubhouse	Tenant places ID Card in vehicle

8. OCCUPANTS OTHER THAN OWNERS

- A. Occupants other than Owners are limited to parking one motor vehicle in the space assigned to that Unit. See Declaration 11.12 (b)
- B. Occupants other than Owners may not have pets on the property. See Declaration 11.15
- C. Occupants other than Owners are governed by, and must comply with, the Association's Governing Documents and other applicable laws.
- D. Failure to comply entitles the Association to remedies provided by the Condominium Documents and Florida Condominium Act.

9. VEHICLES AND PARKING

- A. **One vehicle per Unit** -- There is a limit of one motor vehicle per Unit, which must be parked in the assigned parking space. There are limited exceptions to this rule which are subject to Board of Directors' approval. See Declaration, Sec. 11.12(b)
- B. **Guest parking I.D. required** -- Vehicles parked in guest parking overnight or longer must have and display a completed auto I.D. card on the dashboard clearly visible in the event of an emergency. (Note: Auto ID cards are available in the Clubhouse and on the Property Manager's website.)
- C. **Parking restrictions** -- Guest parking spaces are for visitors or for Owners who may move their vehicle to guest parking to allow a guest to park in Unit Owner's space. No vehicle may be parked longer than (2) two weeks in guest parking.
- D. **Prohibited vehicles** -- Commercial vehicles, other than those performing Aldea Mar-related work, are not allowed on the property. Boats, jet skis, campers, motorcycles, or scooters greater than 150cc, recreational vehicles, trailers, motor homes, and mobile homes are not allowed on the property. Due to lack of space to turn around, and to prevent damage to pavement, delivery semi-trailer trucks may not enter the property. See Declaration, Sec. 11.12(a)
- E. **Speed limit** - Motorists must observe the speed limit as posted.
- F. **Bicycle parking** -- Bicycles must be parked in individual Unit's attached carport or designated bike rack areas. Bikes may not be chained to posts of unattached carports, fences, or any other common element structures. All bikes at Aldea Mar (Owners, tenants, and guests) must have Owner's Unit number on them (tags are available from Property Manager and at the maintenance shop). Unidentified bikes will be disposed of.
- G. **Towing policy** -- Vehicles in violation of these rules and not removed by their Owner within 48 hours of notice may be towed.

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- H. Owners, guests, renters and visitors may not use any vehicle parked on Association grounds for sleeping and/or overnight occupancy. Owners do not have the right to allow their guests, renters or visitors to sleep in any vehicle on Association property. The Association will pursue a police trespassing notice if an unauthorized vehicle is occupied overnight and the vehicle will be towed at the owner's expense.

10. PETS

- A. **Only Unit Owners may have pets.** One small dog or cat, not to exceed 30 pounds, will be allowed per Unit. See Declaration 11.15
- B. Birds must be kept confined within a Unit (not on a balcony, terrace, or patio). No bird shall emit sounds that can be heard in other Units. See Declaration 11.15
- C. Occupants other than Owners are not allowed to have pets on Aldea Mar property, or in any Unit.
- D. All pets must be leashed when outdoors.
- E. Pets are not permitted in the Clubhouse, on the putting green, in the pool or pool fenced area, or on the shuffleboard courts.
- F. Pet Owners must dispose of pet droppings in a sanitary manner.
- G. *Venice Code of Ordinances Sec. 10-6* prohibits dogs on public beaches.
- H. Service Animals -- *Florida Statute 413.08 (2021)* describes disabled persons' rights and responsibilities relating to service animal use. The Association may request Unit Owners with service animals weighing in excess of 30 pounds to affirmatively assert the animal is required because of a disability and provide a description of the task the service animal has been trained to perform. Intentional misrepresentation of a service animal is illegal and punishable by law. Federal statutes and laws regarding service animals also apply.
- I. Emotional Support Animals -- *Florida Statute 760.27 (2022)* describes the circumstances under which a documented emotional support animal (ESA) may be allowed on the campus. Intentional misrepresentation of an ESA is illegal and punishable by law. If a person's disability is not readily apparent, the Association may request information that reasonably documents a disability, such as:
- a. Determination of disability, or receipt of disability benefits or services, from any federal, state, or local government agency.
 - b. Information from a health care practitioner or provider with personal knowledge of the person's disability and acting within the scope of their practice.

11. RECREATIONAL FACILITIES

A. Facility Hours

- 1) Swimming Pool: 30 minutes after sunrise to 30 minutes before sunset. (Required by Florida statute)
- 2) Clubhouse: Typically, 8:00 AM to 5:00 PM.
- 3) Shuffleboard: Lights must be turned off by 10:00 PM and before dark during turtle season (May 1 through Oct. 31).

B. Swimming Pool -- Aldea Mar Rules

- 1) All persons using the pool do so at their own risk. There is no lifeguard.
- 2) An access control fob is required for entrance to the pool fenced area.
- 3) Persons who are not competent swimmers must be accompanied by a person who is a competent swimmer at all times while utilizing the pool. Persons under 12 in the pool fenced area must be accompanied by a person 18 years or older.
- 4) Only proper swim wear allowed in pool.
- 5) Diapered individuals must wear a swim safe diaper.
- 6) No food, drink or glass items are allowed in pool fenced area except for water in a plastic container.
- 7) No floats or mattresses in pool fenced area except noodles, water wings, and devices placed by the Association to discourage birds.

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- 8) No roughhousing, horseplay or tossing balls, Frisbees, or other objects in the pool fenced area is allowed.
- 9) No smoking, vaping or use of tobacco or similar products is allowed in the pool fenced area.

C. Swimming Pool – Rules required by *Florida Statutes 514 (2021)* and *64-E9* and/or *Sarasota County Code*:

- 1) Pool hours: 30 minutes after sunrise to 30 minutes before sunset.
- 2) Bathing load: 37 persons
- 3) Shower with soap to remove skin lotions before entering pool.
- 4) The safety line must be in place at all times. Sitting or playing on the safety line is prohibited.
- 5) No pets in the pool fenced area.
- 6) Diving into the pool is prohibited.
- 7) Do not drink pool water.

D. Clubhouse

- 1) Clubhouse hours are 8:00 AM to 5:00 PM daily unless there's a special event.
- 2) Fobs are required for Clubhouse access.
- 3) The Clubhouse Committee and/or the Board of Directors must coordinate use of the Clubhouse for any meetings or functions. The Clubhouse must be reserved through the Clubhouse chairperson.
- 4) Only Owners or tenants may rent the Clubhouse for private parties for a \$50 fee. (See Clubhouse Rules and Mixer/Rental Instructions on Property Manager's website for reservation details.)
- 5) Standing reservations (regular meetings) for Owner groups take precedence over private events.
- 6) The door between the restrooms and Clubhouse must remain locked.
- 7) The number of people in the Clubhouse is limited by fire code, as posted.
- 8) Smoking is prohibited in the Clubhouse.
- 9) Do not use the Clubhouse as a dressing room for overflow guests or as a family room to watch TV.
- 10) No food or perishables are to be left in the Clubhouse refrigerator or cabinets.
- 11) If hosting an event in the Clubhouse for Owners and tenants, the event must be posted on the bulletin boards at the Clubhouse, laundry room and front entrance at least one week before the event.
- 12) After using the Clubhouse turn lights off, return furniture to its place and make sure fans are turned on.
- 13) If the Clubhouse is not left clean (per Clubhouse Guidelines), the host will be charged a \$100 cleaning fee.
- 14) An Owner or tenant hosting a class of any sort may ask for donations but may not charge a fee.
- 15) No furniture or equipment may be removed from the Clubhouse without prior written permission of the Clubhouse Committee Chairperson.

E. Shuffleboard Court

- 1) This area is only for playing shuffleboard. The shuffleboard courts are specially treated. The playing surface area shall not be walked on. Only walk around the court's perimeter.
- 2) Shuffleboard equipment must be returned to the court storage cabinet.
- 3) Lights must be turned off by 10:00 PM and before dark during turtle season (May 1 through Oct. 31).
- 4) No smoking, vaping or use of tobacco or similar products is allowed on the shuffleboard court.

F. Putting Green

- 1) This area is only to be used for putting and only flat-soled shoes are allowed.
- 2) Only putting irons are permitted on the putting green. Chipping is allowed in the fringe area of the putting green.
- 3) Persons under 12 using these facilities must be accompanied by a person 18 years or older.
- 4) No smoking, vaping or use of tobacco or similar products is allowed on the putting green or chipping area. The fabric is flammable and subject to staining.

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12. FINING POLICY AND FINES

- A. **Violation Fines** -- All Rules will be strictly enforced. The Board of Directors may levy a fine in the amount of \$100 per violation, or \$1,000 in the aggregate against the offending party. The Association may suspend the right of a Unit Owner, tenant, guest, or invitee, to use the common elements, common facilities, or any other Association Property for failure to comply with any provision of the *Declaration, Association Bylaws, or Rules and Regulations of the Association*. See *Aldea Mar Fining and Suspension Procedures*.

13. MISCELLANEOUS

- A. Occupants must exercise care concerning noises, such as loud music, which might be objectionable to others, as well as second-hand smoke or vapor from open windows, doors, patios, balconies, or any common element, which might be hazardous or objectionable to others.
- B. Garage and yard sales are prohibited.
- C. Drones are not permitted to be used at Aldea Mar. Privacy and safety concerns allow drones only for the Association's authorized use or by contractors authorized by the Board.
- D. Fireworks prohibited – Fireworks of any kind may not be used or stored on the Property.

NOTICES

The Association, its officers, directors, personnel, agents and representatives shall not, by virtue of adoption and implementation of these Rules, be liable or responsible for maintaining or assuring the safety or security of, or to provide supervisory personnel for, any recreational facility or any other component of the Common Elements or Condominium Property, except as such responsibility may be specifically imposed by, or contracted for with, an applicable governmental or quasi-governmental agency or authority. All individuals, including but not limited to any Unit Owner, any Guest, any Tenant, or any other Occupant, using such areas shall do so at their own risk and hereby for themselves agree to indemnify and hold the Association, its officers, directors, personnel, agents and representatives harmless from and against any and all claims or losses of any kind, personal, property or death, arising from such use.

The Association, its officers, directors, personnel, agents and representatives shall not, by virtue of adoption and implementation of these Rules, be liable or responsible for or make any guaranty or warranty, express or implied, with regard to the installation, maintenance and operation of any third party equipment, facilities, systems and related improvements of any kind, except as such responsibility may be specifically imposed by, or contracted for with, an applicable governmental or quasi-governmental agency or authority. All individuals, including but not limited to any Unit Owner, any Guest, any Tenant, or any other Occupant, using such equipment, facilities, systems and related improvements shall do so at their own risk and hereby for themselves agree to indemnify and hold the Association, its officers, directors, personnel, agents and representatives harmless from and against any and all claims or losses of any kind, personal, property or death, arising from such use.

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