

SIESTA BEACH HOUSE CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

These Rules and Regulations are a supplement to the principle documents, which are the Declaration of Condominium, Articles of Incorporation and the Bylaws. Living in a condominium is best explained by the words sharing, harmony and enjoyment. This style of living can only be maintained by having respect for your neighbor and yourself. These rules are Siesta Beach House policy and provide a vehicle whereby all can live in peace.

These Rules and Regulations are approved by the Board of Directors and apply to Owners, Tenants, Guests or Visitors. All owners shall be provided copies of all major documents including this manual. Tenants will only be provided with this Rules and Regulations manual. All owners and tenants have the responsibility of abiding by these Rules and Regulations and making sure that their guests abide as well.

The Board of Directors and their Agents have the authority and responsibility to enforce these Rules and Regulations. The Board of Directors also has the authority to add and amend the Rules and Regulations whenever necessary.

LOCATION

Siesta Beach House Condominium Association, Inc. is located on both sides of Windsong Lane that runs from Midnight Pass Road to the Gulf of Mexico. Windsong Lane is just one block in length. At the west end of the lane is our private beach and at the east end of the lane near the main road, is our heated pool.

There are 43 units in our complex, all privately owned. Building #1 and #2 are located on the South side of the lane. Building #3, House A, B and C are located on the North side of the lane. We also have an office at the front entrance of our property that is occupied by our Rental Agent.

There are 8 additional private properties within our complex. The residents of these properties are not part of our condominium association and do not have the use of our facilities.

LANE

Windsong Lane is the private property of Siesta Beach House Condominium Association, Inc. The association is responsible for the upkeep and safety of the lane. We are a family oriented complex and have a very strong desire to keep everyone safe. Adults and children of all ages use the lane, going to and from the beach, pool, office and their units.

- 1. There is a maximum SPEED LIMIT OF 10 MPH on Windsong Lane**

2. Each Owner or Tenant will have a designated parking slot that is clearly marked. A parking permit is required in order to park at Siesta Beach House.
 - A. Owners will be given parking tags that should be displayed on the rearview mirror of their vehicle, or a parking permit, which should be displayed on the dashboard.
 - B. Tenants and Visitors must register their vehicle and obtain a parking permit from our agent in the front office. Please place your permit on the lower left corner of your vehicle's dashboard.

There is 1 parking place per unit. There are a few additional limited parking spaces that are usually available for guests and visitors. Please be aware, that failure for not having a parking permit could result in your vehicle being towed away.

3. There is **NO PARKING** allowed for boats, motorcycles, RV's or trailers anywhere on the property of this association.
4. Private, off road vehicles, including ATV's and golf carts, are not permitted on the property by owners and/or guests. Association maintenance and security vehicles are permitted.
5. Please observe the **NO PARKING** signs on Windsong Lane. Failure to do so could result in your vehicle being towed away.
6. Bicycles and rollerblades are allowed, but skateboards are prohibited.

Reasonable and limited use of the lane by Guests, Visitors of Owners, or Tenants is acceptable, provided that the Owner, Tenant or Agent of the Association accompanies the Guest or Visitor.

Violation of any of these parking rules could result in the removal of the vehicle at the Owner's expense. Signs are clearly posted within the property including a sign at the entrance with regards to our towing policy

SIGNS

Placement of signs of any type is under the authority of the association. An open invitation to the public by a sign or any advertisement, by other than the association, is prohibited. **NO** signs are allowed in any Unit window.

PETS

There is a **NO PET** policy at Siesta Beach House.

Owners, Tenants and Guests are NOT permitted to have pets in any unit or common element. This includes Windsong Lane and the Beach.

With regard to the 8 private properties on this lane, they must keep their pets on their property and their pets are not allowed on Windsong Lane.

Sarasota County has a **NO PET** ordinance, which clearly prohibits pets from the beaches of Sarasota County. Violators are subject to fines even on the first offense. The board requests that owners and tenants alike report any violations to the Sarasota County Sheriff's Department.

SECURITY AND IDENTIFICATION

The Security and Identification Policy is based on the Rules and Regulations of the association. Safety and security are a major concern to the association, and should be to all who live here. The Rules and Regulations will be administered with a spirit of cooperation, trying not to inconvenience any person. We ask for voluntary participation by all. The theme of this policy is "What is best for all" and will be enforced by the board and its agents.

IDENTIFICATION

Siesta Beach House uses a wristband system for identification. Owners and Tenants will be given wristbands and are asked to wear these as identification whenever they are on Siesta Beach House property especially at the pool or at the beach. Any person, who cannot or refuses to show some proof that they are staying at Siesta Beach House to Siesta Beach House personnel or their Agents, shall be suspect and can be asked to leave the property of Siesta Beach House.

It is the duty of the Siesta Beach House personnel (Security Guards, SBH Agents, Board Members or Condo Owners) to be polite and courteous to all others who are asked for identification.

GUEST

A Guest is classified as a person who is not a Unit Owner or a Lessee or a member of the Owner or Lessee's immediate family, who is physically present in or occupies the unit on a temporary basis at the invitation of the Owner or Lessee. A guest who announces that he came to visit, without prior arrangement with the potential host, will be turned away in the manner similar to procedures used by all condominium associations. They will not be allowed to enter, park or proceed down Windsong Lane. Guests must be in the company of an owner or tenant of record, otherwise they will be classified as a TRESPASSER.

VISITOR

A Visitor is classified as a person or persons allowed entry for the purpose of conducting business with a unit occupant or otherwise entering the Condominium property on temporary basis at the express or implied consent of the owner. It is the duty of the Owner or lessee to notify this visitor of the rules and regulations of this association. Failure to do so could mean the removal of this visitor from the association property.

LAUNDRY

There are two laundry facilities at Siesta Beach House. One is located in the back of House C and the other is at the West end of Building #2. The laundry facilities are for the owners and tenants of Siesta Beach House.

There is NO SMOKING in the Laundry rooms.

POOL

The pool is provided for the enjoyment of all at Siesta Beach House. The temperature is maintained by the guidelines of the Sarasota County Health Department, which is 85 degrees Fahrenheit or 30 degrees Celsius. Please note the following rules:

- 1. There is NO LIFEGUARD on duty.**
- 2. Pool hours are 9:00 a.m. to 10:00 p.m. daily**
- 3. Pool users must shower before entering the pool.**
- 4. Infants in diapers must wear bathing suits with water-proof-non-leak pants.**
- 5. NO Diving in the pool, or Jumping or Running on the deck.**
- 6. Please help keep the bathrooms clean. Report any problems to the office.**
- 7. An adult must accompany children under 12 years of age. NOT another child.**
- 8. All persons in the pool must have a wristband or tag as a form of identification.**
- 9. NO balls or large flotation devices are allowed in the pool.**
- 10. NO glass bottles or glass containers are allowed in the pool area.**

Please respect others around you. Any person not following the above rules may be asked to leave the pool area by the association or its agents.

BEACH

Siesta Beach House is located on Crescent Beach, which is one of the most beautiful beaches in the world. The quartz sand and the Gulf of Mexico combined with the beautiful weather make guests want to stay forever.

Wristbands or tags are required at the beach for identification.

Our beach is a private beach, for the use of Siesta Beach House owners, tenants and their guests. Our common element extends to the high water mark of the Gulf of Mexico. Persons other than owners, tenants and their guests may use the beach from the high water mark to the water, but

not the beach. Our beach property lines are marked just south of the South wall of Sarasota Surf and Racket Club and North of the edge of the Palm Bay Club property. If you use any part of the beach other than our own, you are subject to a trespassing violation. The same is true for others using our beach.

Only an Owner or Tenant of Siesta Beach House may use our chairs. Guest may use chairs only if accompanied by an Owner or Tenant. The chairs of Siesta Beach House will be a unique color from our neighbors. If you are not sure which chairs to use, ask our personnel in the front office.

Please note the following rules for using the chairs.

- 1. Chairs must be kept on our property.**
- 2. Do not take furniture beyond the high water mark.**
- 3. There is no reserving of chairs. Any towels or other items left on a chair for more than 2 hours may be removed so that others may use chairs.**
- 4. Returning the beach chairs back to our original storage point on the property, which is located at the very beginning of our beach or where you see chairs being stacked, would be greatly appreciated.**
- 5. Due to the Turtle Protection Law, Chapter 54, Article XXIII, enacted in Sarasota County, the association is required to remove all furniture (Chairs, Tents, Umbrellas, etc.) from the beach, each day, on or before sunset from May 1 to November 1. We are sorry for the inconvenience this may cause you, but it is a law we must enforce. If only one chair is left out the association can receive a fine of up to \$5,000. Due to this law, we cannot afford to be held liable for anything left on the beach by an owner, tenant or guest.**

FOBS

FOBS are small, black, plastic devices attached to your unit keys that allow a unit owner or tenant to open the gate to access the beach. To open the gate, hold the fob next to black fob reader, on the inside of the poll, next to the locking magnet. You will hear a beep and the gate will open. After you go through, the gate will lock. You must use your fob to access the beach and to return to the property. If you have a need for an extra fob, talk to the rental agent in the office.

SALES OR RENTAL AGENTS AND SERVICE VENDORS

Any Agent who is not affiliated with our Agent in our front office must follow the same rules and regulation as any other guest on our property. This means that they must have a parking permit and/or a tag to be on our property. Failure to show proof of identity could be the cause for removal of a vehicle as well as that person from our property.

It is the owner's responsibility to see that their agent complies with the procedures of the association. This can be done through either our property manager or our rental agent in the front office.

TELEPHONE

Many telephones in the units have long distance call blocks. Instructions for the use of the telephone should be marked in the unit. If you have a problem, please contact our rental agent. All phones have 911 emergency features.

QUIET TIME

Siesta Beach House has a quiet time in effect from 10:00 p.m. until 7:00 a.m. Please respect your neighbors around you. Numerous violations of this rule could mean the removal of those parties from the property.

RECYCLING

Sarasota County has a strict recycling law. Instructions and containers have been placed in each unit. Please place ONLY recycled items in the appropriately labeled bins located near your unit. The dumpsters are for non-recyclable items. High fines can be placed on this association for violations and could be levied on a tenant as well. Do not put recyclable items in plastic bags when placing them in the appropriate bins. Please, we ask your cooperation in this matter.

MICELLANEOUS

Drying of towels or other materials from balconies, walls, chairs, etc., where others can see them outside the unit, is NOT PERMITTED. Clotheslines are provided at each building on the property. Please use the clotheslines to hang your laundry.

Each condominium unit is individually owned and furnished by the owner. DO NOT move furnishings from one unit to another. Tenants are responsible for all missing items from the unit they rent. The housekeeper makes an inventory before and after each rental.

Nothing may be left on the Common Element overnight unless approved by the Board of Directors.

OUTDOOR GRILLS

Charcoal grills are provided at each building for owners and guests. Portable grills are not permitted on the property.

SMOKING

By Florida state law, Article X, Section 20 prohibits smoking in any indoor public place. For this reason smoking is not permitted in the laundry rooms, pool bathrooms or front office. There is no smoking in all rental units at Siesta Beach House per the rental agreement.

The county of Sarasota has also prohibited smoking from all its public beaches, effective January 2008. Smoking is only allowed in the parking lot or designated picnic areas. Siesta Beach House is a private beach and does not have this rule, but please note that our beach becomes public at 15' from the high water mark and you could be fined by the county sheriff that patrol the beaches.

LEGAL AUTHORITY FOR THE RULES AND REGULATIONS

The documents of Siesta Beach House provide for the Board of Directors to adopt and/or revise the Rules and Regulations Document. The Declaration of Condominium, section 4.4 of exhibit B, provides this authority.

The adoptive procedure is covered by Florida statute 718.112 (2) (c). This requires 14-day notice, for all owners, that a Board of Director's meeting will be held, for the purpose of adopting or revising a Rules and Regulations document. After adoption, the documents will be printed and furnished to each unit owner. A copy must be provided to any tenant who stays in a unit at Siesta Beach House. This may be through the board or our agent.

In Summary, violations of any of these Rules and Regulations, contained herein, will be reported to the Board of Directors for appropriate action to be taken pursuant to the Documents and By-laws of this Association.

Please save the embarrassment by complying with the Rules and Regulations. They are provided in the best interest of the health, safety and enjoyment of residents and guests of Siesta Beach House.

AGENTS

Progressive Community Management: 941-921-5393

**Tropical Sands Accommodations, Inc. – Steve Cavanaugh, Broker – 941-349-2233
This rental company operates the rental program at Siesta Beach House.**

Rules and Regulations adopted April 19, 1993, under the authority of the Board of Directors, of the Siesta Beach House Condominium Association, Inc.

First revision, effective June 1, 1998
Second revision, effective March 2008
Third revision, effective November 2011
Fourth revision, effective December 2015