

Shelter Cove Resort Condominium, Inc.
Rules and Regulations
August 26, 2015

Although these Rules and Regulations may indicate that it is an Owner's responsibility, each Owner, lessee, invitee, relative, guest or other occupant shall be governed by these Rules and Regulations. All terms shall have the same meaning as defined in the Amended and Restated Declaration of Condominium for Shelter Cove Condominium ("Declaration") unless expressly stated otherwise herein.

1. Lots

- a.** Dwellings may only be one of two types: (1) recreational vehicle, travel Trailer, Fifth wheel and motor homes; or (2) Stationary park model ("Dwelling").
- b.** No Dwelling may be may be a "double-wide".
- c.** Only one (1) Dwelling may be permanently placed on a lot. For the purposes of these Rules and Regulations, permanent placement of a Dwelling constitutes a Dwelling placed for a period greater than thirty (30) calendar days in any calendar year.
- d.** All Dwellings located on condominium property must meet all requirements set forth by safety standards of the state of Florida and the Osceola County Board of Health and Fire Safety Code at all times.
- e.** A second Dwelling may temporarily be placed on a lot for a period not to exceed fourteen (14) consecutive calendar days and must have prior written approval of the Board of Directors.
- f.** Parking of unoccupied Dwellings on vacant Association owned lots is currently available for \$20.00 per month regardless of number of days used. See Treasurer of the Association for lot locations and payment.
- g.** Up three (3) cars, trucks or other vehicles used for day-day transportation (not including Dwellings) may be parked on to lot provided all of such vehicles are parking within the boundaries of the lot.
- h.** Permanent occupancy of tents, tent trailers or truck campers that are not mounted on trucks is prohibited. In no case shall, tents, tent trailers or truck campers that are not mounted on trucks shall be considered Dwellings.
- i.** Dwellings supported by blocks or stands must be tied down and skirted within thirty (30) days of being placed on the lot.

2. Lot Upkeep

- a.** Lot owners are responsible for keeping and maintaining their lots in good condition and repair.
- b.** Lot owners are responsible for cutting and trimming grass and brush on

their lots year round, Brush and limb cuttings should be placed at the street for removal by maintenance personnel Monday and Thursday morning

- c. Appliances, including, but not limited to, washers, dryers, freezers or refrigerators shall not be in view outside of the units. Washers shall be connected to the sewer system.
 - d. All parts of the property shall be kept in a clean and sanitary condition. No rubbish, refuse or garbage shall be allowed to accumulate or any fire hazard allowed to exist.
3. **Building**
No structure of any kind may be placed or built on any lot without the **prior** written approval of the Board of Directors of the Association. In addition, the lot owner must obtain the appropriate Osceola County permits. (See ARC form for detailed instructions.)
4. **Commercial Activity**
No commercial activity or parking of commercial vehicles of any kind shall be allowed in the condominium.
5. **Signage**
 - a. Owners are not permitted to post, display or show any signs, advertisements, or notices of any type on the Common Elements or the lot without the prior written consent of the Board of Directors.
 - b. The Board of Directors will only approve one “For Rent” or “For Sale” sign to be displayed on a lot. The size of any such sign is limited to a maximum of 400 square inches.
6. **Clothes lines**
Clothes lines are permitted only at the rear of the lot and in a manner that it cannot be seen from any adjacent street.
7. **Toilets**
No outdoor toilets shall be installed or allowed on any lot.
8. **Fires**
No open fires shall be permitted on a lot unless such fire is contained within a grill used for cooking.
9. **Animals**
 - a. Each owner of a pet is completely responsible for the pet at all times.

- b. No animals, livestock or poultry of any kind shall be kept or maintained in any unit except customary household pets, and then only under control of a responsible party.
- c. No animal is permitted to run loose on the Association's property.
- d. When outside the lot, all permitted animals must, at all times, be accompanied by and under the control of its owner and on a leash of no more than 6 feet and under the direct control of the owner.
- e. The owners of a permitted animal or animals shall be responsible for immediately picking up and properly discarding any and all excrement from the Animal in a safe and sanitary manner.
- f. No pets shall be tied outside the living unit in absence of the owner.

10. Trash

- a. All household trash must be contained in trash bags and placed in dumpsters. All organic yard trash, such as branches, pine needles, and cones, leaves, clippings, etc., may be disposed of at our pasture site.
- b. Only yard waste is to be placed in burn site – no lumber, oil or any other items.
- c. Hauling of large “junk” items (appliances, furniture, mattresses) as well as tires, batteries, paint cans, and waste oil to the county landfill is the responsibility of the owner.
- d. All owners are encouraged to use the recycling bins and dispose of the appropriate recyclable materials in the appropriate recycling bin.

11. Interference of Association business

No owner, guest or tenant shall interfere with the work of any employee, management agent, vendor, utility worker or any other person authorized to provide services to the Association.

12. Parking

No on street parking is permitted anywhere in the condominium property.

13. Speed Limit

The speed limit on the condominium property is ten (10) miles per hour on one-way streets and fifteen (15) miles per hour on two-way streets. All posted speed limits will be enforced.

14. Bikes, Mopeds and Golf Carts

Bikes, mopeds and golf carts are allowed on the condominium property. They must be operated in accordance with the same rules and laws as automobiles. A licensed driver must be present on any motorized vehicle in operation. All vehicles on the condominium property must be properly licensed and if

operated after dark must have operating headlights and taillights. Vehicle owners must assure the vehicles are operated in a legal and safe manner.

15. Motorcycles

Motorcycles are allowed. Revving or extended idling of engines in the condominium property is rude and disruptive. Please be considerate of other owners.

16. Go-carts, dirt bikes, ATVs

Go-carts, dirt bikes, ATVs and similar off road vehicles are not permitted anywhere on condominium property.

17. Nuisance

No nuisance shall be allowed upon condominium property or any use or practice which is the source of unnecessary annoyance to residents, or which interferes with the peaceful possession and proper use of their property.

18. Quiet Hours

10 p.m. – 8 a.m. – Sunday – Thursday

11 p.m. – 8 a.m. – Friday and Saturday

Infractions of quiet hours should be reported to the Osceola County Sheriff's Department (**NOT 911** – use the non-emergency telephone number – 407-348-2222)

19. Storage buildings

- a. Owners must obtain the prior written approval of the Association's Board of Directors before any shed or similar storage building is built or installed on a lot.
- b. The Board of Directors shall only permit storage buildings that are not more than 120 Sq. Ft. with a maximum size of 10 feet by 12 feet and such storage buildings must be a minimum of one (1) foot from the lot's property line shall meet **all local and county regulations**.

20. Renter Information

- a. Owners shall provide to their tenants, renters and lessees a copy of these Rules and Regulations.
- b. Owners are responsible for their tenants', renters' and lessees' compliance with these Rules and Regulations and the Rental Rules and Regulations.

21. Unit Owner Information

Each unit Owner shall provide the Association, in writing, the owner's

mailing address and be responsible for notifying the Association of any changes in the owner's mailing address.

22.Sale-New Owner Information

Upon sale of any unit, the seller shall provide the buyer with all Shelter Cove Condominium Documents, i.e.: Declaration of Condominium, Articles of Incorporation, By-Laws and Rules and Regulations in addition to all other documents required by Florida Statue 718.503 (Non-Developer Disclosure). Notification to Leland Management is required. The seller may provide the website address: scr.v.us which contains the above information on the DOCS tab in lieu of written copy.

23.Swimming Pool Rules

- a. All owners using the clubhouse must understand that this area is open to others and no owner or such owner's guest shall use the pool in any manner that excludes use by any other owners or their guests.
- b. Hours are dawn to dusk.
- c. The Association is not responsible for providing lifeguards and no lifeguards are on duty – **SWIM AT YOUR OWN RISK.**
- d. Shower before entering the pool.
- e. Pool is for the use of owners, registered tenants and authorized guests of owners and registered tenants only.
- f. No food, alcoholic beverages or glass objects in pool area.
- g. No pets allowed in pool area.
- h. Proper bathing attire required; No "cut-offs".
- i. No running in pool area.
- j. No diving is allowed.
- k. Maximum bathing capacity is 32 persons.
- l. Children under the age of 13 must be accompanied by an adult.
- m. Any person who is incontinent or not fully potty trained must wear appropriate waterproof clothing when entering or being carried into the pool.

SECURITY CAMERAS RECORD THIS AREA 24/7

Anyone violating these rules, causing a disturbance or deemed a nuisance will be removed from pool area.

24.Exercise Room Rules

- a. All owners using the Fitness Room must understand that this area is open to others and no owner or such owner's guest shall use the Fitness Room in any manner that excludes use by any other owners or their

guests.

- b.** All persons using the exercise room, and all equipment therein, do so **AT THEIR OWN RISK.**
- c.** It is strongly recommended that all persons using the exercise room consult a physician prior to using the exercise equipment or equipment therein, or beginning any exercise program.
- d.** Any person under the age of 13 must be accompanied by an adult
- e.** Any person using the exercise room is required to bring his/her own towel to wipe the equipment dry immediately after use.
- f.** Equipment must be wiped down after each use and left in clean and neat condition.
- g.** Do not drop weights or plates.
- h.** Stay hydrated; ensure that you bring plenty of liquids,
- i.** If you feel light-headed or faint, stop immediately, rest or seek assistance.
- j.** The last person to leave will close the windows and lock the door.

SECURITY CAMERAS RECORD THIS AREA 24/7

25. Clubhouse

All owners using the clubhouse must understand that this area is open to others. No owner or such owner's guest shall use the clubhouse in any manner that excludes use by any other owners or their guests.

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26. Trailer Storage Area

All owners using the Trailer Storage Area must understand that this area is open to others. The Association does not monitor or provide any type of security in the Trailer Storage Area. Anyone storing property in the Trailer Storage Area does so at their own risk. It is the sole responsibility of the individual storing property in the Trailer Storage Area to ensure any permitted items are stored in accordance with all rules and regulations promulgated by Shelter Cove and are appropriately secured against theft and damage.

The Association accepts no liability for any loss, damage or theft of property stored in the Trailer Storage Area. Access to and use of the Trailer Storage Area is granted upon the express condition that the Association shall under no circumstances be liable or responsible in any manner whatsoever for any loss, damage or injury to or in respect to any individual using the Trailer Storage Area or to any property stored in the Trailer Storage Area.

- a. The Trailer Storage Area is intended for trailers only.
- b. No motorized vehicles (e.g. motorcycles, cars, trucks and golf carts) except one stored on a trailer may be stored in the Trailer Storage Area.
- c. All trailers must be kept in a “road worthy” condition (e.g. no flat tires).
- d. All personal items, cargo and/or other property left on trailers must be tied down, affixed and/or secured to the trailer.
- e. All vehicles on trailers must be covered with a secured, non-ripped tarp.
- f. Everything stored in the Trailer Storage Area must be on a trailer – **NO STORAGE OF BOATS, VEHICLES OR OTHER ITEMS ON GROUND.**
- g. All trailers stored in the Trailer Storage Area must have the owner’s name and lot number attached to the exterior of the trailer on them in visible black 1.5” lettering that is readily apparent to a passerby.
- h. Failure to comply with these rules and regulation will result in notification and, if not cured or otherwise resolved, the property will be towed or removed at owner’s sole cost and expense by an authorized towing company.
Shelter Cove reserves the right to have towed, move, relocate, or impound any property which appears to be abandoned as evidenced by signs of disuse or neglect.

27. Common Element Changes

No owner, tenant or guest shall make, or cause to be made, any addition, alteration, decoration, repair, replacement or change of the Common Elements without the prior written consent of the Association’s Board of Directors.

28. Requests/Concerns

All maintenance requests, suggestions or questions should be put in writing and addressed to the Association for a response and placed in the mailbox near the maintenance shed. Requests should be addressed within 24 hours of the Association’s receipt of the request. Calls are to be made to management for emergencies only.