

**RULES AND REGULATIONS
OF
THE TRADEWINDS APARTMENT OF MARCO ISLAND, INC.**

HOUSE RULES

1. Occupants should exercise care to minimize noise. Use of musical instruments, radios, TV, amplifiers, etc. must not disturb others.
2. Suitable footwear and cover required in **all** interior common areas.
3. Always keep apartment hallway doors closed.
4. Dusting and shaking of rugs, and hanging items from balconies or windows is not permitted.
5. No cooking is permitted on balconies.
6. Securely tie trash bags before depositing in the trash chutes

A \$50/day fine has been established for each violation of the above.

7. Do not throw cigarettes, ashes, or other articles from balconies.
8. Do not feed birds from balconies or elsewhere on the property.
9. Nothing may be kept or stored on the balconies or patios except patio furniture, plants and flowers. No umbrellas. Nothing is to be visible above the rail.
10. No floor mats permitted in the hallways.
11. There is to be no smoking in interior common areas.

A \$100/day fine has been established for each violation of the above.

POOL REGULATIONS

1. **Pool Hours: 9 AM to 9 PM** Pool is for use of owners, renters, and their guests only.
2. All persons enter the pool at their own risk. **NO LIFEGUARD ON DUTY.** Maximum capacity 40 people.
3. State law requires that all children under 12 years of age may not swim or use the pool area unless accompanying adult is in the pool area.
4. No flotation device allowed except children under three (3) years of age may be allowed in infant ring.
5. Incontinent individuals are allowed in the pool, if wearing state approved protective garment (includes infants).

6. Persons with open sores, cuts, or communicable diseases must refrain from entering the pool.
7. No glassware is permitted in the pool/patio area.
8. No food may be served or consumed in the pool/patio area except for special events authorized by the Board of Directors.
9. **NO DIVING/NO JUMPING** - Florida law 10D-5.137(7); Horseplay or loud noises are not permitted in the pool/patio, chickee area. Rafts, balls, frisbees, noodles, etc. are prohibited in pool/patio, chickee area or on the grass west of the fence.
10. Use suntan lotion only - **no oil please!**
11. Shower before entering pool.
12. When coming from the beach, please wash sand from feet at foot shower near pool house, before entering pool area or building.
13. Lounges and chairs must be covered with a towel, if you are using suntan lotion.
14. Pool/patio/chickee furniture may not be removed from areas nor reserved by placing personal items on them.
15. If you leave the pool area, take your personal belongings with you or place them on beachwalker's shelves.
16. Personal tape players and radios must be used with earphones.
17. No phone conversation on pool/patio deck area.
18. No animals in pool/patio deck.

A \$25/day fine has been established for each violation of the pool regulations.

PARKING REGULATIONS

1. When registering at the office, you must record your vehicle plate number.
2. **Residents** * are not permitted to park in the visitor nor visitor handicap parking areas adjacent to the building's entrance. The visitor parking areas are for **daily visitors only**.
 - A **resident** is anyone - owners, renters, guests, family, etc. - who spends the night in the unit.
3. No boats, trailers, recreational vehicles, nor trucks over 3/4 ton may be parked anywhere on the property.
4. No overnight parking is permitted in the visitor nor visitor handicap parking areas adjacent to the building's entrance.

5. A **handicap permit** is required to park in the handicap parking area.
6. No parking is permitted in “No Parking” areas indicated by appropriate signs.
7. Prior owner approval and written permits must be on file in the office in order to park in another unit owner’s parking space.
8. Do not interfere with an adjacent unit owner’s right to park in his space, therefore park your vehicle within the white lines of your stall.

A \$25/day fine has been established for each violation of parking regulations.

KEY RULES AND REGULATIONS

1. Owners of one-bedroom units may purchase up to 3 building security keys at cost. Owners of two-bedroom units may purchase up to 5 keys at cost.
2. Owners may place a refundable deposit on two additional building security keys after initial keys have been purchased.
3. No others may purchase or give a deposit for building security keys without owner authorizing the Association office.
4. Owners must supply guests and family who occupy the unit in the owner’s absence, with two security keys, two unit door keys, and if staying 30 days, a mailbox key as well.
5. Owners must supply their renters or their rental agents for renter’s use with two building security keys, two unit door keys, and one mailbox key.
6. Owners may have lost keys replaced after the number on the lost key is identified, for a purchase cost of \$100.
7. When a unit sells, selling owners must return security keys obtained by deposit within 10 days prior to the closing in order to get the refund.
8. When a unit sells, the seller, on or before the closing, is to give the buyer or their agents all the purchased building security keys listed by number in the estoppel letter. Any listed keys not turned over will cost \$100 to replace.

BARBECUE GRILL RULES HOURS OF USE-12 NOON TO 8 PM

1. When carrying food to and from the grill area, it must be in sealed containers.
2. No food is to be consumed outside on the property.
3. Clean and cover grill after usage.

STORM SHUTTER REGULATIONS

1. Installation must meet all building codes.
2. The bronze color must match existing door and window frames.
3. Shutters must be mounted on the face of the building, not on the perimeter of the balcony.
4. Shutters can be accordion/slide or roll-up type.
5. If removal and reinstallation is necessary for work on the building or balcony by the Association, it is to be at the owner's expense.
6. Maintenance is to be at the owner's expense.
7. Before the commencement of the installation of any shutters, the plans for the installation are to be reviewed by the manager.
8. Shutters must meet the state elevation velocity certification requirements.

SOCIAL ROOM/KITCHEN USE RULES

1. Use is determined on a "First Come" basis.
2. A resident may reserve the Social Room for a special private function such as a birthday, anniversary, or other special celebration. This includes those times which other residents are using the Social Room under recurring restrictive reservations. The special occasion reservation needs to be made at the office at least seven (7) days before the time of the previously scheduled recurring restrictive reservation and be approved by the person having the recurring restrictive reservation.
3. Complete and file a request form with the office within 48 hours prior to requested time of private use.
4. Tradewinds' residents may not use the Social Room for promotion of business or commercial ventures. Residents reserving the Social Room for group social gatherings, wherein the group is more than 50% non-Tradewinds residents, will be assessed a \$50.00 fee for each such reservation and limited to one such use per month. This does not include one-time social affairs such as parties (private, birthday, Christmas, etc.), wedding receptions, condominium sponsored meetings, etc.
5. A security deposit is necessary and will be returned within 72 hours after, if the manager, after inspection, is satisfied that no damage has been done to the facility.
6. Persons who have signed the request form for the use of the facility are financially responsible for the repairs of any damages.
7. After each private use, return the room and furniture back to the original state found prior to use.

8. No activity shall continue beyond midnight.
9. No food is permitted on the pool/patio area and Tiki Hut area.

BALCONY DECK REGULATIONS

1. Do not use chlorine, ammonia, or abrasive to clean
2. Use plastic or other type protectors for all furniture legs.
3. A 2' X 3' area rug may be placed, one per door, on deck. Do not adhere to surface.
4. Move potted plants regularly to prevent moisture/mildew buildup. All potted plants must be kept in a saucer.
5. Cost of repair is owner's responsibility, if above procedures are not followed.

BOARD MEETING RULES

1. For an owner to address the Board Meetings on items not included on the agenda, a written request stating the subject on which they wish to speak must be received 72 hours prior to the meeting.

The Tradewinds Board of Directors approves the preceding Rules and Regulations for the building, grounds, pool, and parking areas. In order to maintain the quality status of our building, it is necessary that all unit owners, their family, guests, and renters adhere to these rules and regulations.

ADVERTISING

No advertising is permitted on the premises, except for the Social Events bulletin board and Owners' bulletin board (restrictions apply).

INQUIRIES

To receive a formal response or action taken, it is required that the inquiry be sent by certified mail. (Florida Statute 718).

The Tradewinds Board of Directors approves the preceding Rules & Regulations.