

AVALON BEACH CLUB CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

1. Cabana units shall not be used as residential or overnight accommodations, but shall be used solely for recreational purposes, including lounging, showering, changing and storage of beachwear and equipment.
2. Any use, practice or activity that is the source of annoyance to residents or which interferes with the peaceful possession, quiet enjoyment and proper use of the property by the residents is prohibited.
3. All units and property must be kept clean and in a sanitary condition. No rubbish, refuse, garbage or any fire hazard shall be allowed to accumulate. All garbage and trash shall be placed in plastic bags and securely tied before throwing down the trash chute; no trash or refuse shall be left in the trash chute rooms. All refuse and trash, which is too large to be accommodated in the chute, shall be carried down to the ground level and properly disposed of in the trash room.
4. Any trash (as opposed to garbage) such as old furniture, refrigerators, doors, drywall, carpeting, etc. is to be disposed of by the owner/occupant and not via the trash room. Arrangements need to be made by the owner/occupants to haul away the debris on a daily basis at the owner/occupants own cost.
5. Water closets and water apparatus on the condominium property shall not be used for any other purpose than that for which they were constructed. Occupants shall be held liable for any damage inside the unit or common areas occasioned by misuse of water closets or other apparatus.
6. LEASING OF UNITS- See attached regarding the leasing of units.
7. No signs of any kind, specifically including without limitation "For Sale" and "For Rent" signs, shall be permitted on the building, grounds or vehicles.
8. Guest of occupants shall be limited to six (6) in number at any time and must be accompanied by the resident when using the recreational facilities of the property including the beach club, pool, whirlpool and sauna areas or they must display a badge (provided by the Association) which identifies them as guest of unit occupants. A reservation is required for larger groups or to hold a party in the recreation area; present your request to the Board four (4) days in advance for approval.
9. The use of grills and barbecues is restricted to the ocean side beach club area, except for the 1st Floor.
10. Building and grounds maintenance personnel on the premises are assigned specific duties to be performed under supervision of the Management Company. Occupants shall not interrupt or interfere with these personnel in the performance of their duties. If you have a question related to the

building and grounds or other common areas, contact the Management Company.

11. When using the pool, whirlpool and sun deck areas occupants shall, in addition to any posted regulations, observe the following:
 - a) Proper attire shall be worn in the lobby/elevator when using pool area; dry thoroughly before entering the lobby/elevator to avoid pooling of water on floors
 - b) Pool furniture shall be covered with towels when using suntan lotion.
 - c) Sanitation rules shall be scrupulously observed when using the swimming pool, whirlpool or sauna. Shower thoroughly to remove suntan lotion and sand before entering pool. To conserve energy, turn off the sauna and whirlpool immediately when not in use.
 - d) Children twelve (12) years of age and under are not allowed in the pool, sauna or whirlpool area without adult supervision.
 - e) Children under three (3) years of age must wear properly fitting rubber pants when in the pool.
 - f) Pool hours are from 8:00 a.m. to 10:00 p.m.
 - g) Pool use is at ones own risk.
 - h) Furniture and equipment may not be removed from the pool area.
 - i) In the event that any child has a bowel movement in the pool, the parent, guardian and unit owner will be held responsible for all cost incurred due to this act, such costs include, but are not limited to, chemicals, cleaning, labor and refilling the pool.
 - j) Pets are not permitted in the pool or pool area.
 - k) Boisterous conduct, loud games, or other annoying activities are not permitted in the pool area.
 - l) Persons with infections or contagious health conditions must not use the pool.
 - m) Glass items are not permitted in the swimming area at any time.
 - n) Sauna use is limited to thirty (30) minutes.
 - o) All persons must read posted instructions before using the sauna.
 - p) The facility must be left in a clean condition. The sauna and the light should be turned off when leaving.

12. Parking rules:
 - a) Occupants shall park only in the numbered space assigned to their unit as designated in the documents.
 - b) Guest parking shall be restricted to the area designated by the Association.
 - c) Trucks, pick-ups, trailers, boat trailers, motor homes and other recreational vehicles, motorcycles, commercial vehicles and vehicles other than passenger cars are prohibited.
 - d) Short wheel base station wagon or suburban type vans (all glass windows) may be approved by the Board; panel or RV type vans are not authorized.
 - e) Pick-up trucks are permitted to park during daylight hours, after sunset they will be tagged with a warning. If parked a second time after sunset they will be towed at owners expense.
 - f) Occupants are responsible for their guest's observances of parking

- regulations.
- g) Unauthorized or improperly parked vehicles are subject, at the discretion of the Board, to being towed from the premises at the expense of the owner.
 - h) If an occupant has more than one (1) vehicle, they must obtain written permission from the board.
 - i) If an occupant wants to allow another occupant to park in his assigned space in his absence, written authorization must be provided to the Board.
 - j) Parking in handicapped spaces is for handicapped visitors only.
13. Car washing is permitted only in the designated car wash area.
 14. Any person occupying a unit for more than thirty (30) days shall no longer be termed a guest, but becomes an occupant.
 15. All owners must leave a key to their unit in the maintenance office for emergency maintenance problems. The Association has the irrevocable right of access to each unit during reasonable hours, when necessary for the maintenance, repair or replacement of any common elements or for making emergency repairs which are necessary to prevent damage to the common elements or to another unit or units. Emergency keys will not be released to anyone, including realtors, contractors or service personnel. Unit owners will have to make other arrangements for providing access keys.
 16. Bathing suits, clothing of any kind, rugs, towels or any other articles shall not be draped over railings, walkways, windows, balconies or facades.
 17. Clotheslines may not be hung on the building.
 18. Bicycles, furniture, fishing rods, rafts or any personal property of any kind shall not be left on the walkways or in any common areas. All personal property shall be kept within the apartment.
 19. Any personal property left in the common pool area will be removed by management and if left unclaimed for thirty (30) days, will be disposed of.
 20. Tossing cigarette or cigar butts, bird feed, trash, or discards of any sort from or on balconies, walkways, stairs or any common area is prohibited.
 21. Walkways and stairs must be kept free of furniture or any type of obstruction.
 22. No one shall be permitted to play or loiter in hallways, stairwells, elevators, roof, walkways, driveways or parking areas: This includes skateboarding, roller skating, bike riding and any other activities.
 23. Ball playing is not permitted in any common area.
 24. Children must be supervised at all times.
 25. Shopping carts will be returned to designated area immediately after use and chain must be fastened per FIRE CODE regulation
 26. No common areas shall be decorated or furnished by an individual owner or group of owners in any manner, except with prior approval by the Board.

27. No door to door solicitations shall be permitted.
28. It is the responsibility of the parent and/or guardian of each child to show proof of age to management, if so requested.
29. Smoking on elevators, stairwells or catwalks is prohibited.
30. Shutters may not be installed without Board approval.
31. Prior to installing tile (3rd Floor and above) owner/occupant must first install a sound proof material, such as corkboard.