

**RULES AND REGULATIONS**  
**EBB TIDE CONDOMINIUM ASSOCIATION**  
**Revised February, 2018**

The Rules and Regulations are enacted to enhance the enjoyment of the property and promote the well being of owners, occupants and guests of Ebb Tide. Violations of the Rules and Regulations will be met by the imposition of fines, as well as possible administrative court action. The Rules and Regulations are enacted for your benefit, and the benefit of your neighbors at Ebb Tide; please abide by them at all times so that we can make Ebb Tide a better place to live.

**USE OF UNIT**

1. Each Unit shall be used only for residential purposes and may not be used for any business or commercial purposes whatsoever.
2. Unit owners and occupants shall not use or permit the use of their premises in any manner which would be disturbing or be a nuisance to other Unit owners or occupants, or in such a way as to be injurious to the property or its reputation.
3. The use of Units shall be consistent with existing laws City, County, State and Federal, and no use shall constitute a nuisance.
4. Owners and occupants of Units shall exercise extreme care to minimize noises and the use of musical instruments, radios, television sets, amplifiers, etc so as not to disturb the other persons and parties occupying Units.
5. No garments, towels, rugs or other items may be hung from the windows of the Units, or on balconies, stair railings, trees, bushes, or on the lawn; rugs, etc. may only be cleaned or dusted within the units, and not in any other portion of the Condominium Property.
6. Copies of the Rules and Regulations shall be provided by the Unit owner to all renters upon their arrival at Ebb Tide and made available in their unit to all guests.
7. No exterior locks may be changed without providing the President of Ebb Tide and current Homewatch Company a copy of the new key immediately.
8. All interior water valves and water heaters must be shut off in the event of an absence by occupants of a unit for a period longer than seventy two (72) hours.
9. Each unit shall have no more than eight (8) overnight occupants while the owner is present and no more than six (6) overnight occupants while the unit is rented. Renters may not have pets.

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**COMMON ELEMENTS**

10. Common elements shall not be obstructed, littered, defaced or misused in any manner.
11. Any damage to common areas and limited common areas caused by individual owners or their guests shall become the responsibility of the unit owner and any assessments to correct the conditions shall be the responsibility of the unit owner and they will be charged accordingly.
12. No unit Owner or occupant of a Unit shall post any advertisements or posters (including For Rent or For Sale signs) of any kind in or on the Unit, car or boat or elsewhere on the Condominium Property except as authorized in writing by a majority of the Board of Directors.
13. Owners must be informed 1 week prior to all Open Houses. Open Houses cannot be longer than 4 hours in duration and not be held more than 3 times in a 7 day period. The front door must remain locked at all times during an Open House.
14. All garbage and trash shall be placed in plastic sacks, tied and deposited in the Unit's waste can provided for such purpose. All recyclables must be placed in the recycle bins provided by the County for that purpose. Garbage collection is made on Monday and Thursday mornings, and recyclables are collected on Thursday mornings. It is each Unit's responsibility for placing trash cans and recycle bins in the driveway at the street edge to be collected by the county and also for removing the emptied cans back to the appropriate storage place as well.
15. All inhabitants shall at all times while on premises act in an appropriate manner without creating disturbances or nuisances to other guests. There will be no playing on the balconies, in the elevators, in the courtyard, on the docks or in the front foyer. Rollerblading, roller skating and all skate boarding is not allowed on the condominium common elements or inside units.
16. All pets shall be maintained on a leash or hand held at all times. Owners shall pick up and dispose of all solid waste matter from their pets immediately after excretion.
17. No plants, shrubs or trees may be removed or replaced by Unit owners without prior Board approval.
18. The style and paint color of all existing or new hurricane shutters and windows must conform with the style and color presently there. Windows must be hurricane rated in bronze metal and have grids on the outside unless otherwise approved by the Board.
19. Unit entrance doors, if changed, must be fire rated and approved by the Board.

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20. **Personal property such as bicycles, drying racks, etc. shall not be stored on lanais; lanais must be kept in a clean and orderly fashion. No spas are permitted on lanais.**
21. **All vertical blinds, mini-blinds, drapes and other window treatments that are viewable from the outside must be white or earth tone in color.**
22. **The maintenance of common area hurricane shutters (3<sup>rd</sup> floor) and the upgraded common area lanai floor outside the elevator (3<sup>rd</sup> floor) is the sole responsibility of the unit owners on that floor. Each unit (3A and 3B) is responsible for maintaining the hurricane shutter outside their front door as well as the common area lanai floor on that floor.**

**LIMITED COMMON AREAS**

23. **Limited common areas can be decorated but must conform to the aesthetics of the building as determined by the Board of Directors.**
24. **Limited common areas cannot be used as a permanent storage facility.**
25. **Usage of limited common areas for more than one day must be approved by the Board and must be cleaned up afterwards.**
26. **Use of limited common areas cannot interfere with the solitude, rights and enjoyment of all other unit owners.**
27. **Screens are required on rear lanais and the maintenance and repair of all screens is the responsibility of the unit owner. Additionally, the maintenance and/or replacement of the limited common area rear lanai floors, whether tiled or stamped concrete, is the sole responsibility of the unit owner.**
28. **Any and all painting of exterior areas can only be done with colors and paint authorized by the Board.**
29. **Smoking is prohibited in the front lobby areas on all 3 floors.**

**POOL**

30. **No incontinent individuals are permitted in the pool; no diapers or other comparable materials are permitted.**

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31. The swimming pool shall be closed at 10 o'clock p.m., and shall not be used past that time until 8 o'clock a.m. the next morning.
32. Everyone must shower before entering the pool, either under the pool shower or in their unit.
33. Children must be supervised by an adult.
34. No glass containers are permitted in or by the pool.
35. Rafts, balls, noodles, floats, and other games are permitted provided they are being used; when not in use, they must be promptly removed and stored.
36. Animals are not permitted by the pool without their owners present; animals are not permitted by the pool when guests are present. Your animal's behavior must be acceptable by the Board to be allowed at the pool. Animals are never allowed in the pool.
37. Radio use by the pool should not be an annoyance to other owners or guests.
38. Diving, running and rough housing are prohibited.
39. **SWIMMERS SWIM AT THEIR OWN RISK; NO LIFEGUARD IS PROVIDED.**

**PARKING**

40. No boats, trailers, house trailers, mobile homes, commercial trucks, motorcycles, motor scooters, jet-skis, wave runners or travel trailers of any kind shall be permitted to park on the property other than for deliveries or for workman performing work on the property or at a unit. For the purposes of this rule, a commercial truck is any truck on which commercial signage is located or upon which work materials are stored which are visible from the exterior. Extended cab pickups or oversize vehicles must always be parked in the garage.
41. No vehicle repairs or mechanical maintenance is permitted in the parking area or on the premises. All oil or other fluid leaks are to be repaired immediately.
42. All vehicles must be duly licensed and registered and must be in good operating condition.
43. Each unit shall be restricted to a maximum of one car per unit parked outside in the parking lot.

**DOCKS**

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44. Fish cleaning shall be allowed only at the fish cleaning table adjacent to the docks.
45. No boat shall be stored so as to obstruct the view of the Unit owners.
46. All boats shall be registered, if required by law, and shall be in working order.
47. All boats shall be clean and in good visible condition so as not to detract from the aesthetics of the property.
48. Only owners and tenants may have a boat at the dock; dock space cannot be rented separately and apart from unit nor used by non-unit owners or those that are not tenants of a unit.
49. Dock walkways cannot be used for permanent storage of any item.

**RENOVATIONS**

50. Any and all structural changes/alterations must be done by a licensed and fully insured contractor. Building permits must be obtained when required.
51. Construction (i.e. kitchens, bathrooms, and tile flooring) can only be done off season (May 15-November 15). Renovations at other times must first be approved by the Board.
52. Notification must be given to the Board 30 days in advance of all renovations.
53. Preferably an owner should be present for all renovations. If that is not possible, Ebb Tide's homewatch service must be employed at the owner's expense to supervise all renovations and cleanup on a daily basis. Ebb Tide's homewatch will not do the cleaning but will insist that contractors clean up daily and will notify the unit owners of any problems with contractors.
54. New tile or hardwood flooring must have soundproofing material installed before final product.
55. All common areas (front entrance, elevator, lobby, portico, uncovered and covered pool decks) must be covered and protected during all renovations.
56. Any damage caused by individual owners or their contractors to common and limited common areas shall become the responsibility of the unit owner and any assessments to correct the conditions shall be the responsibility of the unit owner and they will be charged accordingly.

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57. No owner or occupant of a Unit shall install wiring for electrical or telephone installation nor install any type of television antenna, cable, machines or air conditioning units etc., or make any structural changes or alterations within a Unit except as authorized in writing by a majority of the Board of Directors.

**NEW OWNERS**

58. New owners are required to fill out and submit an Ebb Tide application form. A fee of \$100 will be charged.
59. All prospective new owners must be interviewed by at least 1 Board member in person or via telephone and not by the Owner of the unit being sold.
60. All unit owners are required to have a Home Owners Insurance Policy for their unit. Copies of the declaration page will be collected at each year's Annual Meeting.

**RENTERS**

61. New renters are required to fill out and submit an Ebb Tide application form. A fee of \$100 will be charged.
62. All prospective new renters must be interviewed by at least 1 Board member in person or via telephone and not by the Owner of the unit being leased.
63. All renters agree to abide by all the Condominium Documents including the Rules and Regulations of the Association.

**MEETINGS**

64. Any member who wishes to record or videotape a meeting of any kind must **DISCLOSE** their intentions prior to the meeting.

**OTHER**

Contingency monies will be increased when the Board of Directors sees fit. Contingency monies will be used as needed during the budget year. Upon sale of unit, the total amount of contingency money in the current budget year will be divided by 4 unit owners. At seller's discretion, said money (1/4 of total) can be reimbursed to seller at time of closing. Ebb Tide will not at any time be responsible for the refunding of contingency money. It is the responsibility of the seller to obtain a refund of contingency money by the new owner.

**\*ANY ISSUES OR QUESTIONS REGARDING THE RULES AND REGULATIONS CAN BE PRESENTED TO THE BOARD OF DIRECTORS FOR CONSIDERATION OR APPROVAL. A MAJORITY VOTE IS NECESSARY FOR ANY CHANGES.**

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