

Welcome to Sea Ranch Club Condominium Association, Inc. Building "C"

4900 North Ocean Blvd., Lauderdale-by-the-Sea, FL 33308

*Office: (954)785-9504/(954)785-9505
Fax: (954)785-8970*

*Email: office@searanchc.com
Website: www.searanchc.com*

*Security: (954)785-9506
Fax: (954)784-9370*



**WELCOME TO SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC.
BUILDING "C"**

Our wonderful residents and our beautiful resort-like property make the Sea Ranch community an outstanding place in which to live. As neighbors, it is most important that we all not only recognize our rights but our obligations to others. These Rules and Regulations are for the mutual benefit, comfort and protection of all. They supplement the Declaration of Condominium, Articles of Incorporation and By-Laws of Sea Ranch Club Condominium Association, Inc. We look forward to serving you, and with your help will make this a most enjoyable environment.

I. BOARD OF DIRECTORS

Under the Condominium Documents, the Board of Directors of Sea Ranch Club Condominium, Inc. has the responsibility and authority for the operation of the Association, the management of the Condominium Property, and the establishment and enforcement of these Rules and Regulations. The Board of Directors may modify, add to or repeal these Rules and Regulations at any time.

Any consent or approval given by the Association under these Rules and Regulations shall be revocable at any time, except for the approval of apartment resales and leases.

Compliments, comments and/or complaints regarding the management of apartments, grounds, employees, or regarding the action of other apartment owners should be made in writing and sent by certified mail to the Association Board of Directors, the Building Executive Committee, and/or the Resident Manager, as appropriate. [Compliments and suggestions about every day matters should be made in writing and submitted on Forms provided beside the Building Suggestion Box located in the Mail Room.]

II. RESIDENT MANAGER

The Manager's office will be open for the transaction of business Monday through Friday (except holidays) from 8:00 a.m. to 4:00 p.m. The Manager carries out the policies of the Association/Building Directors, makes recommendations to the Directors, administers the Building Office, and hires and supervises employees. The Manager is also in charge of the Association's Landscaping department. The Manager is charged with ensuring that the Rules and Regulations are adhered to and with holding employees responsible for areas in which they have been given authority.

Personnel at the Main Desk and Southeast Garage Gate assist entry into the building and garage, accept qualifying goods and package deliveries, and provide general assistance with observing and improving building conditions. They should not be reprimanded, directed, or instructed when questioning identify of guests or owners or asking for compliance with the Rules and Regulations. Any complaints should be referred to the Manager, who will investigate and take action as appropriate.

Maintenance and Housekeeping personnel maintain and clean the common elements and limited common elements only. No apartment owner shall request or cause any employee to do any of his/her private business, except as approved in writing by the Association and Manager (Forms at the Manager's Office).

When any parts of the common elements, grounds or equipment require maintenance or service, the Manager should be informed (Forms at the Main Desk.). If a resident needs special maintenance assistance for his/her apartment, a list of recommended service companies may be requested from the Manager for consideration.

III. SURVEILLANCE AND SAFETY

Efforts are made through personnel at the Main Desk and Southeast Gate and electronic devices to exercise surveillance of community activities. Cooperation from residents is essential. Residents should contact the Main Desk any time the presence of an unauthorized person is suspected and/or an emergency, including overflowing plumbing fixtures or leaking pipes in apartments or common elements, is occurring. This station is staffed twenty-four (24) hours a day, seven (7) days a week (including holidays). The Southeast Gate is staffed eight (8) hours, from 8:30 a.m.-4:30 p.m., Monday-Friday (excluding holidays).

All doors from inside the building to the outside, or from the garages into the elevator lobbies or stairways, must be closed and locked at all times and must not be blocked open.

Apartment doors opening to main halls or foyers must not be blocked or otherwise left open. Blocked or open doors interfere with air conditioning. Also they interfere with fire control and are forbidden by Fire Department Regulations. Apartment doors should be kept locked for privacy/safety purposes.

No solicitors will be permitted in the building at any time except by individual appointment with residents.

IV. OWNERS' RESPONSIBILITY

Apartment owners are responsible for the actions of their children, other family members, guests, lessees, licensees and invitees, and shall see that all such persons are familiar with these Rules and Regulations. *Any damage to the buildings (interior and exterior, particularly the main driveway entrance), recreational facilities or other common elements caused by apartment owners, their families, guests, lessees, licensees, and invitees shall be repaired at the expense of such owner.*

V. ABSENTEE OWNERS

Absentee owners may grant permission for guests to use an apartment provided a written authorization is submitted to the Manager seven (7) days prior to the guests' scheduled arrival (Forms at the Manager's Office). Absentee owners may allow immediate family only to occupy their apartments for a period not to exceed thirty (30) days. Any longer periods requires Board approval in advance. Lessees do not have this privilege.

VI. GUESTS (VISITORS)

Only owners or lessees and members of their immediate family in residence are not required to register at the Main Desk — all others must complete a Guest Registration Card giving their name and planned dates and times of arrival and departure. Registration must also show name of host/hostess for each guest. In the case of corporate ownership, the Association will approve only two designated corporation officers to act as owners.

All guests or visitors will be permitted to enter the building and elevators only after proper identification and clearance from the Main Desk.

An employee at the Main Desk shall telephone the apartment occupant, who may view the person seeking entry on television Channel Ninety Two (92). *If the occupant gives verbal clearance, the person shall be allowed to proceed to the apartment. Advanced written approval for entry may be left with the Main Desk.*

The Association, after consultation with the owner, may require any guest who is guilty of serious violation of the Rules to vacate the premises.

VII. ABSENCE OF RESIDENT

Even for short durations, residents of record must notify the Manager in writing of the dates and times of their departure and return and their contact address and telephone number. The Manager also must be informed in writing of arrangements made with for mail, parcel and other deliveries and any domestic or service personnel to be admitted to the apartment. *The Association and its employees are not responsible for loss resulting from domestic or service persons admitted to the apartment of an absent resident. When an apartment is to be left vacant more than seventy-two (72) hours, water must be shut off by closing the lever in the air conditioning closet. Water heaters are further recommended to be disconnected by turning off the switch at the breaker box in the main electrical panel.* Call the Manager for assistance. Owners planning to be absent during hurricane season must prepare their apartments prior to departure by removing from their balconies or patios all furniture, potted plants and moveable objects and by designating in writing to the Manager a responsible firm or individual satisfactory to the Association to care for their apartment. Instruction in the "Hurricane Preparation and Procedures Manual" must be followed.

VIII. OCCUPANCY

Apartments shall be used for single-family residences only. No separate part of any apartment may be rented, and no trade, business, profession or other type of commercial activity may be conducted in any apartment.

An apartment owner shall not permit or suffer anything to be done or kept in the apartment which will increase the insurance rates on his apartment, the common elements, or any portion of any Sea Ranch Club Condominium or which will obstruct or interfere with the rights of other apartment owners in Sea Ranch Club Condominium Association.

An apartment resident shall not annoy others by unreasonable noises, nor commit or permit to be committed any nuisance or immoral or illegal act in the apartment, in the common elements, or in any portion of the Sea Ranch Club Condominium.

IX. RESPONSIBILITY FOR CONDOMINIUM PROPERTY DAMAGE.

According to State Law (Statute 718.111 (j) 1.), a unit owner is responsible for the costs of repair or replacement of any portion of the condominium property not paid by insurance proceeds if such damage is caused by intentional conduct, negligence, or failure to comply with the terms of the declaration or the rules of the association by a unit owner, the members of his or her family, unit occupants, tenants, guests, or invitees, without compromise of the subrogation rights of the insurer.

X. ENTRY-KEYS

Agents of the Association, contractors or workers, authorized by the Association, may enter any apartments at any reasonable hour of the day for any purpose under the terms of the Association Declaration of Condominium or By-Laws. Except for an emergency, entry will only be made after prearrangement with the apartment owner. *To facilitate entry, the Association must retain a passkey to each apartment. No owner shall alter any existing lock or install a new lock on any door into an apartment or its air conditioner closet without prior consent of the Association.* Upon such consent, the owner shall provide a key to the Association.

XI. DELIVERIES AND MOVING

If no one is home to accept a delivery, goods and packages, except heavy and bulky items, will be accepted and kept at the Main Desk or Southeast Gate unless you instructions in writing are made to the contrary. Advance arrangements shall be made with the Manager before moving furniture or bulky personal belongings in or out of the building and a deposit shall be paid, as appropriate. Elevator padding shall be placed in the elevator before use. Movers shall take their cartons from the building upon completion of the move and shall not place

them in the trash room or elsewhere on condominium property. Liability or damage caused by moving or carrying any article onto condominium property shall be borne by the owner of such article.

XII. DELIVERY, DOMESTIC, AND SERVICE PERSONS

Delivery, domestic and service persons shall be permitted to enter the building and elevators only after proper identification and clearance from the Main Desk. An officer from the Main Desk shall telephone the apartment occupant who may view the person seeking entry by turning their television set to Channel Ninety Two (92). If verbal clearance is obtained from the apartment occupant, or if advance written approval has been left with the Main Desk, the person shall be allowed to proceed to the apartment. Such person shall use the freight elevator for east wing apartments or regular passenger elevators for north and south wing apartments.

XIII. ALTERATIONS

The exterior of an apartment and all other exterior areas appurtenant to an apartment, including balcony walls, railings, ceilings or doors, shall not be painted, decorated or modified by an apartment owner in any manner without the prior consent of the Association.

Nothing, including but not limited to, radio or television aerial antennas, signs, notices or advertisements, awnings, umbrellas, curtains, shades, window guards, light reflective materials, hurricane impact windows or storm shutters, ventilators, fans or air conditioning devices shall be attached or affixed to the exterior of any apartment or balcony, or exposed on or projected out of any window, door or balcony of any apartment without prior consent of the Association.

The outside appearance of any window of any apartment may not be altered, except by installation of inside shades, blinds, draperies and drapery materials, without prior consent of the Association.

The consent of the Association to all or any of the above may be withheld on purely aesthetic grounds within the sole discretion of the Association.

No interior of an apartment shall be altered in any matter if such would have any effect on the structural elements of the building, or its electrical, mechanical, plumbing or air conditioning systems without prior consent of the Association. Temporary seasonal decorations on entrance doors, providing ordinary fire and safety requirements are observed, shall be permitted. Artwork is allowed to be hung on individual foyer walls in the wings with mutual consent of the apartment owners involved.

XIV. HOUSEKEEPING

Each apartment owner shall keep his apartment in good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown from the windows, doors or balconies thereof any dirt, water, cigars, cigarettes or other substances or articles. Pest control, if needed, can be arranged through the Office.

No article shall be hung or shaken from the doors, windows or balconies or placed upon the outside window sills or balcony ledges of an apartment. Clothes lines or drying racks of any description are not to be used for airing or drying clothes on any balcony.

One storage space shall be assigned to each apartment; limited additional spaces are available for lease from the Association. The apartment owner to whom storage space is assigned or leased shall maintain the space in a neat and sanitary condition at all times, and shall not permit to be stored therein any article which will create a hazard. *The Association shall not be responsible for any loss or damage in the use of such spaces.*

Air conditioner closets and other water apparatus on the condominium property shall not be used for any purpose other than for which constructed. Any damage resulting from misuse of any toilets, showers or other apparatus in the apartment shall be paid for by the apartment owner in whose apartment it has been caused.

An apartment owner shall not use or permit to be brought or stored in any apartment, air conditioning closet or storage unit any inflammable oils or fluids such as gasoline, kerosene, naphtha, benzene, or other explosives or articles deemed extra hazardous to life, limb, or property. Old paint cans must be discarded.

Cooking by any means on any balcony is prohibited by Fire Regulations.

Rugs, mats, shoes, beach items, carts, etc. may not be placed outside apartment entrance doors.

Apartment owners shall not do or permit anything to be done to interfere with the rights, comforts or conveniences of others.

Apartment owners shall not put their names on any entry of the apartments or mail receptacles except in the proper places and in the manner prescribed by the Association for such purpose.

XV. HURRICANE SHUTTERS AND IMPACT WINDOWS

To ensure ease of operation, hurricane shutters must be maintained semi-annually – clean, lubricate, fold to side, and/or close and lock. Similarly, impact windows must be maintained twice a year – lubricate all moving parts, open and close to distribute lubricant evenly, and lock. *Do not use Vaseline for lubrication as it collects dirt and clogs moving parts.*

XVI. AIR CONDITIONERS

Air conditioners must be left operating continuously, particularly in vacant apartments, to mitigate the growth of mold and avoid the need for costly mold remediation. Recommended temperature setting is 74 degrees. For additional protection and cost savings, owners may install a humidistat control in their apartments. See Manager for more information. For maximum operating conditions, units should be serviced three times a year by changing filters, flowing out condensate lines, and checking efficiency level.

XVII. NOISE

To ensure the comfort of all residents, radios, TVs, hi-fis, organs and other musical instruments shall be kept to a minimum volume between the hours of 10:00 p.m. and 10:00 a.m.

Unnecessary loud noise, including banging of catwalk doors and apartment entry and balcony/patio doors, disturbances in foyers, scraping of furniture being moved, etc., shall be avoided at all times.

The Association may require apartment owners to place area rugs or carpet in bedrooms, living rooms, and/or dining room areas in order to curtail noise disturbing to other apartment owners.

Except in an emergency, the blowing of any horn from any vehicle which is upon or approaching any driveway or parking area serving condominium property is prohibited.

XVIII. SMOKING AND ODORS

By state law, building common elements, including elevators, elevator lobbies, and foyers, are non-smoking zones. Residents smoking within apartments should consider neighbors who are non-smokers. Residents cooking or painting within apartments also should consider neighbors by turning on air conditioning and exhaust

fans. *Hall doors must not be opened to dissipate odors – this will trigger the fire alarm system, requiring the Fire Department to reset the whole building system at significant expense.*

XVIX. OBSTRUCTIONS

Sidewalks, entrances, passageways, elevators, vestibules, stairways, walkways, corridors, halls, driveways, and roads shall not be used for any purpose except ingress to and egress from the condominium and the apartments, and no objects or articles of any kind shall be stored thereon. Walkways along the western side of the north and south wings should not be used as passageways except when necessary; no obstruction of any kind should be placed on such walkways which would prevent ready passage in an emergency.

Specifically Banned Items: No carts, bicycles, scooters, baby carriages, or similar vehicles and no beach or other toys, clothing, shoes, or personal articles shall be allowed to stand in any driveways or common elements, including halls. They obstruct ingress and egress and are not allowed by the Fire Department. Bicycles may be placed in the bicycle storage room or bicycle racks in the garage area. All bicycles **MUST** be registered with the Main Desk, where a proper identification tag will be issued. However, the Association assumes no responsibility for theft, loss or damage of bicycles placed in this room or racks.

XX. ELEVATORS

Elevators are equipped with telephones, which provide direct contact with the Main Desk and with a communications center of the building's elevator service company; telephones shall be used only in an emergency. In case of public utility power failure, elevators will stop briefly before switching to emergency power at which time only elevators two (2), three (3), and seven (7) will be operational.

Do not use elevators in case of fire. Use stairways plainly marked "Exit".

When summoning an elevator, do not push both up and down buttons simultaneously. Do not block elevator door open; press DOOR HOLD button. Otherwise, the elevator will break down, technicians will be required to reset controls, and building residents will be inconvenienced.

Smoking in elevators, as in all common elements, is prohibited by State Law.

XXI. TRASH CHUTES

Refuse that cannot be processed by kitchen food waste disposals shall be securely tied in heavy plastic bags and placed in trash chutes. *Do not force refuse into chute.* Discarded Christmas trees must be wrapped so as not to scatter pine needles and cartons too large for trash chutes on each floor must be taken to the garage level trash room. Trash chutes may be used only between the hours of 8:00 a.m. and 9:00 p.m. Cigar and cigarette butts must be extinguished before bagging.

XXII. GARAGES

Each owner or lessee of an apartment must register with the Main Desk the license tag number, the make, and the description of any vehicle being garaged in the building. *Absentee owners or lessees garaging their vehicles for more than twenty-four (24) hours may leave a key with the Manager in case of emergency.* Owners having more vehicles than assigned parking spaces should contact the Manager for possible special arrangements. Each vehicle must have a Building ID Tag affixed, as arranged with the Main Desk.

Apartment owners, their employees, domestics, agents, visitors, lessees, and family must obey all posted parking regulations including speed limit restrictions and shall not park vehicles so as to impede or prevent ready access by other owners to their parking spaces. **"Head-in" parking only is permitted.** No self-powered vehicle unable to operate on its own power shall remain on condominium property for more than twenty-four (24) hours. Repairing of vehicles is not permitted on condominium property. Washing of vehicles is permitted only in

designated areas.

Recreation vehicles, vans, and utility trailers less than 6'6" high will be permitted entry into the garage. When parked, they may not extend into the garage roadway so as to impede traffic.

Parking in the spaces provided or driveways at the front entrance to the building is restricted to guests only, and is subject to the control of the Main Desk.

No service vehicles may park in a previously assigned space without permission from the Manager.

XXIII. SWIMMING POOLS AND DECK.

All persons using the pool, beach, and other recreational facilities do so at their own risk! Pools may be used from 5:00 a.m. to midnight. After 10:00 p.m. the noise level must be severely reduced. No children under age fourteen (14) shall use the pool after 6:00 p.m. unless supervised by a parent. Children under age fourteen (14) must be supervised by a parent at all times.

A shower must be taken at the pool shower facility before entering pools.

Persons in beach attire must cover all chairs and lounges with a towel before use.

For the protection of all, persons with skin rashes, sores, abrasions or any infections or communicable disease shall not be permitted in pools.

No objects of any kind, i.e., rafts, floats, underwater gear, etc. are permitted into pools; except those floating swimming aids attached to bather's body.

Running, jumping, and playing games around the pool deck is prohibited. Glass bottles or glass containers of any description are not to be taken to the pool or beach areas.

Eating or drinking on the pool deck is not allowed.

The pool deck is to be left in a clean condition for the mutual benefit of all. Refuse bins shall be used for disposing waste. Recycling bins shall be used for recyclables.

Sand and tar must be removed from feet when leaving the beach to enter onto decks. Mineral spirits for this purpose is provided at the feet cleaning benches located at the transition point from sand to boardwalk.

Chairs, tables, and lounges on the pool deck may not be taken to the beach or any other area or reserved by the placing of towels.

Smoking Banned Poolside. No smoking is permitted in the pool areas, in the beach houses (cabanas), or on the paved areas (pavers) twenty-five (25) feet around the beach houses and pool areas at Buildings "A", "B", and "C". Pool attendants are authorized to request those not complying with the rule to cease and desist. Pool attendants are authorized to seek backup from Main Desk personnel. Compliance with no smoking signs posted at the beach houses and pool areas is mandatory.

XXIV. BEACH HOUSES, TABLES AND GRILLS

Please refer to the "Rules for Use of Tables and Grills at All Beach Houses" (attached). Reservations may be made through the Main Desk no more than 48 hours prior to use. Reservations must be made by the host/hostess; they cannot be made for anyone else. Reservations must include the number of persons in your

party. Special reservations must be approved by the Manager and can be made 30 days prior to use. For holidays and on special occasions, only one table per reservation will be approved 30 days prior.

Food and beverages may be taken to the beach house and tables in the barbecue areas on the beach.

Persons bringing food and beverages to these areas shall carry plastic trash bags along for disposal into provided refuse bins. Recyclables are to be discarded in provided recycle bins. The areas shall be left in clean condition for the mutual benefit of all.

Children should be under direct adult supervision at all times.

The Association shall have priority rights to all facilities for Association parties.

XXV. SAUNA BATHS

The sauna bath facilities are for the use and enjoyment of owners, lessees and their guests from 8:00 a.m. to 10:00 p.m.; posted rules and instructions shall be observed.

XXVI. ATTIRE

Persons wearing bathing suits must wear proper over-garments and footwear when in covered common areas, and shall not lounge in or drip water from wet bathing suits when in covered common areas. No one shall appear in or use lobbies, lounges, billiard room, card room, gym, library, or social rooms in any clothing other than street attire.

XXVII. TENNIS COURTS

Please refer to the "Tennis Rules" (attached). Persons intending to use the tennis courts shall make reservations at the Main Desk maximum twenty-five (25) hours in advance. Playing time will be restricted to one hour when courts are full and others are waiting to play. An owner, lessee, or resident family member must accompany guests. Only parents may reserve courts for children under age twelve (12), and must accompany these children. Players must wear regulation tennis attire and shoes. Since the tennis surface is cushioned, rackets should not be thrown on the courts. All players shall take precautions to see that the surface is not broken or damaged by their actions. Only provided benches are for seating purposes.

XXVIII. RECREATION ROOMS

Lounges, library, card room, billiard room, exercise room, beach house bar and social rooms are available for all residents, as qualified in these Rules. Social Clubs, open for membership to all owners and Association affairs, shall receive priority in scheduling room usage. An owner or lessee may reserve the social rooms, card room or beach house bar for a private social affair (non-commercial). An owner, lessee or resident host/hostess for a Social Club or private party wishing to reserve a room shall complete the "Application for Use" (Form at Manager's Office).

For the social rooms (Reef Room [capacity 50] and Rendezvous Lounge [capacity 40]), an advance cash deposit of \$500.00 (refundable depending on inspection) and a clean-up charge of \$50.00 (non-refundable) per room is required for non-building events. The host/hostess will reimburse the building for the cost of any damage to the social rooms or other common elements and for any professional clean-up in addition to the norm to restore the condition in which received, as determined by the Manager and Board of Directors. The host/hostess will supervise and be responsible for the actions of all guests and guarantee that guests will respect all Sea Ranch Club Condominium Association, Inc. rules and regulations. If any alcoholic beverages are served, the host/hostess will be responsible for all state and condo laws and hold Sea Ranch Club Condominium Association, Inc. harmless in any situation that may arise. If the Manager or Directors are called from the Main Desk about any violation, the entire deposit will be forfeited. If an extra Security Officer is required for parking

vehicles of guests, the fee is \$15.00 per hour payable to Sea Ranch Club "C". A guest list in alphabetical order must be furnished to the Manager no less than twenty-four (24) hours prior to an event. See details in "Rule Governing Use of Party Rooms and Card Room" (attached).

XXIX. CHILDREN

Children are a welcome part of the Sea Ranch Club Condominium community, but parents and owners of the apartments in which they are living or visiting shall be responsible to see that they do not interfere with the quiet and comfort of other residents and that the following rules are observed:

1. Children are restricted from playing in garages, corridors, stairways, lobbies, library, lounges, mail room, or catering kitchen or riding up and down elevators unnecessarily. Playing on grassy areas is not allowed. *Skate boarding is prohibited.*
2. Children under age thirteen (13) shall not use the billiard room, exercise room, or sauna baths without direct adult supervision. Owners shall make advance arrangements with the Main Desk for each use of the social rooms, card room or lounges by children under age eighteen (18).
3. No person under age eighteen (18) may occupy apartments over night absent an adult.
4. Children under age six (6) shall be under direct adult supervision at all times.

XXX. PETS

1. **Definition:** Common household pets, include:
 - 1.1 No more than two dogs or two cats or one dog and one cat, each weighing less than twenty (20) pounds, per apartment.
 - 1.2 Caged birds including such birds as parakeets, cockatiels, canaries, parrots and love birds, but excluding birds of prey, protected species, common pigeons and birds normally associated with farms such as chickens, ducks and turkeys;
 - 1.3 Aquarium fish;
 - 1.4 Note: Reptiles are not considered common household pets.
2. **Pets Allowed Conditions:** Common household pets may be kept by apartment owners so long as the following conditions are observed.
 - 2.1 All pets in covered common elements must be carried.
 - 2.2 All pets being transported in carts must be placed in appropriate carriers.
 - 2.3 All pets must be leashed at all times.
 - 2.4 Exercising of pets is limited to the Dog Walk area between the north property line and the north deck of Building "A", the grassy hill area west of the upper garage gate of Building "C", and the grassy areas on both sides of the southeast driveway near to and across from the southeast entrance door to the lobby of Building "C". Pets must be leashed at all times during exercise.
 - 2.5 Under no circumstances are pets permitted on the beach or deck areas.
 - 2.6 Pet owners must clean up any accident pets might have on the premises. When walking dogs a "pooper scooper" or plastic bag shall be used to remove any feces from the Condominium Property. Proper disposal of waste in provided containers shall be made promptly by the pet owner.

Failure to comply with any of the above requirements shall be a basis for a fine of up to one hundred dollars (\$100.00) and/or the removal of the pet from the condominium.

3. **Registration:** All cats and dogs and any other pets must be registered by the owner with the Manager. No unregistered pets shall be allowed. In addition, the restrictions on pets as amended hereby do not apply to pets which were in residence in compliance with the rule prior to the adoption hereof, provided said pets are subsequently registered as provided herein and do not violate any of the restrictions included in Sections 2 and 5 of this Rule.

4. **Indemnification and Hold Harmless**: Under the Condominium Documents an owner by purchase of an apartment agrees to indemnify the Association and hold it harmless against loss or liability of any kind or character whatsoever arising from or growing out of having any animal on the Condominium Property.
5. **Prohibition of Obnoxious or Nuisance Animals**: If a dog or any other animal becomes obnoxious to other apartment owners by barking or otherwise, the owner thereof must cause the problem to be corrected and not to recur. If the problem is not corrected or recurs or if the animal becomes a nuisance, including but not limited to the owner's non-compliance with the conditions in Section 2 of this Rule, then the owner upon written notice from the Association, shall remove such animal from the Condominium Property.
6. **Prohibition on Pets of Lessees and Guests**: No lessee nor guest of an owner or lessee, may bring any pet onto the premises of the Sea Ranch Club or any of its Condominiums, nor may any lessee keep a pet in his/her household, either temporarily or permanently, during occupancy of a leased apartment in any of the Sea Ranch Club Condominiums.

XXXI. SERVICE DOGS

Service dogs are allowed provided they are in compliance with all prevailing statutes and regulations.

XXXII. RE-SALE OR LEASE

The Declaration of Sea Ranch Club Condominium "C" for the protection of owners, establishes certain restrictions on re-sale or lease of apartments, and requires formal approval of such transactions by the Association. When the Association approves the transaction, a written Certificate Of Approval will be delivered to the apartment owner. For Dire. For Directors to give their approval, these requirements must be met:

- 1.. Furnish to the Manager a "Notice of Intent to Sell or Lease" (Forms are at the Manager's Office).
2. Furnish to the Manager a copy of the Re-sale or Lease contract.
3. Pay the Association \$150.00 to cover handling and necessary paperwork.
4. Furnish to the Manager an application to buy or lease in Sea Ranch Club signed by the prospective purchaser or lessee (Forms at the Manager's Office).
5. Arrange for a personal interview by the Representative of the Board and the prospective owners or lessees.
6. No lease shall be for less than four (4) consecutive months or longer than one (1) year. Apartments may be leased only once during a fiscal year.

If the apartment is to be shown to prospective purchasers or lessees by any agent in the owner's absence, a proper letter of authorization must be furnished to the Manager. *Lock-boxes may not be placed on doors.*

Parking Spaces. Upon conveying or passing of an apartment title to which parking space use is appurtenant, the owner receiving such title shall give satisfactory evidence to the Association of such title transfer and the Association shall thereupon cause to be executed in the grantee or transferee for such apartment a new Assignment of Use of Parking Space and record such transfer. Use of a parking space may be transferred by an apartment owner to another apartment owner, provided the transferor shall execute a written Assignment of Use of Parking Space and furnish a true copy of same to the Association. There will always be at least one parking space appurtenant to each apartment; no transfer shall be made resulting in an apartment not having an appurtenant parking space (Forms and instructions for transferring parking spaces are available at the Manager's Office).

XXXIII. FIRE PROCEDURES

When fire alarms sound, do not panic. Alarms normally sound only in fire-affected areas. Because the building is fire resistant, a fire in an individual apartment normally can be controlled and contained. Follow instructions spoken over loudspeaker system. Carefully open entry door to main hallway or foyer. If smoke is visible, close

the door and remain in the apartment until firemen come. Unless so instructed by the Fire Marshall, evacuate the building. Please consult “Fire Alarm Procedures for Residents” flyer.

Never open hall door to remove cooking-related noxious odors as alarms will unnecessarily sound throughout the building. Open balcony door or window or activate air conditioning or exhaust fans.

XXXIX. HURRICANE PROCEDURES

When a hurricane is forecasted for the area in which we live, all residents must follow the “Hurricane Preparations and Procedures Manual” which provides instructions on what needs to be done to protect residents, individual units, and common areas in our beautiful resort-like building and property. Sea Ranch is in a mandatory hurricane evacuation zone. *Residents are strongly urged to leave immediately and seek refuge with friends or family or at a public shelter inland.*

XXXV. OCEAN ROOM

The Ocean Room at Building “B” is for the use of all owners. Please refer to applicable Rules (attached).

Sea Ranch Club Condominium Bldg. "C"

NOTICE

MOVINGS

Move-ins and move-outs will only be allowed: *Mondays through Fridays* 08:30 a.m. to 4:30 p.m.
Legal holidays excluded

DELIVERIES

Store deliveries will be allowed: *Mondays through Fridays:* 08:30 a.m. to 4:30 p.m.
Legal holidays excluded

Construction materials deliveries will be allowed: *Mondays through Fridays* 09:00 a.m. to 03:00 p.m.
Legal holidays excluded

CONTRACTING WORK

Contracting works will only be allowed: *Mondays through Fridays* 08:30 a.m. to 4:30 p.m.
Legal holidays excluded

Definition of contracting work: Any work, other than cleaning, done to walls, ceilings, floors, or fixtures attached to the apartment

MINOR SERVICES AND REPAIRS

Minor services and repairs will be allowed: *Mondays through Fridays:* 08:30 a.m. to 4:30 p.m.
Legal holidays excluded

Definition of minor services: *Any work other than contracting work.*

Definition of minor repairs: *Any work on appliances or locks*

EMERGENCY REPAIRS

All emergency repairs will be allowed: *Mondays through Sundays 24 hours a day*

SECURITY DEPOSIT FOR MAJOR RENOVATIONS

All move-ins and move-outs and contracting work will require a refundable \$500.00 cash deposit to repair any damage and/or clean up in the building that could happen.

Manager

NOTICE

SECURITY DEPOSIT FOR MOVE-INS AND MOVE-OUTS

All move-ins and move-outs now require a refundable \$500.00 cash deposit.

Also, a charge will be made for any damage done, any cleaning required, or any repair needed.

To schedule the service elevator, residents should bring their cash deposit to the Office. The Office will then give a receipt for the money, which will be returned after the moving is done.

The cash deposit will be forfeited if the move-in or move-out goes over the allotted time (08:30 a.m. to 4:30 p.m.), past the 15 minutes grace period, as follows:

<i>at 5:00 p.m.</i>	<i>they will pay \$50.00</i>
<i>at 5:15 p.m.</i>	<i>they will pay \$100.00</i>
<i>at 5:30 p.m.</i>	<i>they will pay \$150.00</i>
<i>at 5:45 p.m.</i>	<i>they will pay \$200.00</i>
<i>at 6:00 p.m.</i>	<i>they will be asked to leave</i>

SECURITY DEPOSIT FOR CONTRACTOR WORK

All contracting work requires a refundable \$500.00 cash deposit.

Also, a charge will be made for any damage done, any cleaning required, and any repair needed.

Prior to having any work done by a contractor in their apartments, residents should bring their cash deposit to the Office. The Office will then give a receipt for the money, which will be returned after the work is done.

The cash deposit will be forfeited if the contractor goes over the allotted time (08:30 a.m. to 4:30 p.m.), past the 15 minutes grace period, as follows:

<i>at 5:00 p.m.</i>	<i>they will pay \$50.00</i>
<i>at 5:15 p.m.</i>	<i>they will pay \$100.00</i>
<i>at 5:30 p.m.</i>	<i>they will pay \$150.00</i>
<i>at 5:45 p.m.</i>	<i>they will pay \$200.00</i>
<i>at 6:00 p.m.</i>	<i>they will be asked to leave</i>

Manager