

SPINNAKER RULES & REGULATIONS 2019

1. GENERAL

1. The serene atmosphere of Spinnaker is to be shared by all occupants. In regard to noise level (parties, stereos, etc.) special consideration should be observed for the hour of the day, the day of the week and the status of the doors and windows (open or shut.) Please do not use our sand as an ashtray or a litter box. Do not throw cups, bottles, cans, trash, etc. from the balconies.
2. Fireworks are prohibited by Florida State Law. Use of fireworks in, around or under the building is prohibited.
3. Sea oats, all sea grasses and sand dunes are protected by Florida State Law. Do not walk on or play on the dunes. They protect the ecosystem of the beach and in the long term protect us in the event of hurricanes or heavy winds. Please respect our beaches and cooperate in helping us to preserve our dunes. Please explain these reasons to your guests and tenants and instruct them properly on this Florida State Regulation. If we are lucky enough to have Loggerhead Sea Turtle Nests near our building on the beach (they will be marked by stakes with orange plastic ribbon and tagged.) please respect these as an important and wonderful part of our beach system. The nesting season is from May to October. No bright lights should be on towards the beach area in these months.
4. The presence of pets brought by renters is discouraged. Owners are fully responsible to the Association for any and all damage to the common areas caused by the pets of the unit occupants.
5. Water leaks or any emergency pertaining to Spinnaker should be reported to the rental agent or owner promptly. Residents and guests of Spinnaker are asked to help in keeping all unauthorized persons from using the facilities of Spinnaker and its parking lot.

2. THE BUILDING

1. Charcoal and gas grills are prohibited from use on the balconies or under the building. No open fires of any kind. Only Electric grills may be used! Florida law prohibits any fires on the beach.
2. Balconies or hallways are not to be used for drying swim suits, beach towels, laundry etc. A minimal amount of personal effects may be kept on

balconies and decks if stored neatly. Use inside and outside storage areas for beach gear, trash bags, cans etc.

3. Fire codes require fire extinguishers in the kitchen or the utility area. Please locate, and be prepared in case of an emergency. Proper functioning of smoke detectors should be checked monthly by occupants. Batteries should be replaced once a year by owners. A good time to do this is at the yearly meeting.
4. Do not put grease down the drains or toilets. Put cooled grease into sealed jars and dispose of in the trash. Do not put tampons, tampon applicators, wooden match sticks, cardboard, plastics or any other non- biodegradable materials down the toilets.
5. Unit owners shall show no sign, advertisement or notice of any type on the common elements, or in or upon his unit or windows.
6. All exterior windows shall be free from obstruction except curtains or drapes lined in neutral color, or other window treatment having neutral color visible from the outside of the unit.

3. GROUNDS

1. Please do not litter on the walkways, balconies, parking lot, or sand around or under Spinnaker and its common areas.
2. When using the outside water hose, please always use a shut off nozzle and neatly coil on rack after use. Do not allow your children to play with the hoses.

4. PARKING

1. Due to the limited parking area, all vehicles should be parked in a manner to allow maximum use of the space available. Campers, mobile homes, boats, jet skis, etc. must use the public parking lot to the west of the building.
2. Owners will be supplied with multiple placards which should be placed on the dashboard of their cars which serve as a parking permit for owners and their guests or renters. Arrangements may be made with a towing company to post signage warning that violators will be towed. The towing company will not patrol the lot and will only come to tow unauthorized vehicles when called by an owner.