

**HOLIDAY OUT AT ST. LUCIE A CONDOMINIUM
10725 SOUTH OCEAN DRIVE
JENSEN BEACH, FLORIDA 34957**

RULES AND REGULATIONS

This set of rules and regulations was finalized and approved by the board of directors at their meeting held on April 21 2010.

Unit Owners are furnished a set of these Rules and Regulations, and will also be sent updated pages each year after the Annual Meeting with any changes. When received, you should insert them into the Section in the Blue Book, discarding the pages which they replace.

Changes made in the Rules and Regulations and not yet sent to the unit owners can be found in the minutes of the Board of Director meetings, on the last page.

When a unit is sold, your Blue Book must be given to the new owners, as it also includes the Declaration of Condominium, By-Laws, Articles of Incorporation, and other pertinent information regarding Holiday Out. **IT IS THE RESPONSIBILITY OF UNIT OWNERS TO UPDATE THEIR BOOK WHEN UPDATES ARE SENT TO THEM.**

Unit Owners are requested to read and familiarize themselves with the Rules and Regulations. Any questions should be directed to the General Manager or the Board of Directors.

Unit Owners are urged to attend Board of Director and committee meetings, generally held once a month during season, October through April and on special occasions when called.

The **ANNUAL MEETING OF UNIT OWNERS** is held on the second Saturday of March each year.

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RULES & REGULATIONS
HOLIDAY OUT AT ST. LUCIE, A CONDOMINIUM

INTRODUCTION

Rules and Regulations are developed by the Board of Directors for the purpose of promoting health, safety and comfort for Residents, Guests and Renters within our community. *(See By-Laws page 41 section 11 Powers and Duties (d), page51 SECTION 1 AS TO COMMON ELEMENTS and page53 (c) Board Adopted Rules)*

Rules and Regulations are reviewed and revised from time to time as needs of and conditions in the community change.

Owners are asked to participate in the enforcement of Rules and Regulations by calling attention to those who are unfamiliar with them and those who, from time to time, ignore them. The manager cannot be expected to police this large complex by himself! BD 4/10

GRANDFATHERING:

The Board of Directors keeps records as to the date of enactment of all rules and regulations. All changes are made prospectively and not retroactively. However, once a non-conforming use ceases to exist for any reason, then all future use must be in conformity with rules and regulations in existence at that time.

For Example: Once a non-conforming RV is removed from the unit, a new RV must conform to existing rules. BD - 3/14/98

AUTHORITY TO ACT FOR CONDOMINIUM

Authority to act for and on behalf of the Condominium lies with officers of the Condominium (FS 718.111). Authority is delegated to the Manager to act on behalf of the Condominium with respect to protection of Condominium property and common elements.

In the event of an “Emergency”, individuals are expected to act as any reasonable person in a similar situation would. Illegal activity, property and personal damage on individual units are the responsibility of unit owners for reporting and follow through. **CALL 911!!** BD 4/10

VIOLATIONS

Reports of violations by unit owners are to be submitted in writing on the form provided in the office. The form can also be filled out electronically on our website (www.holidayout.org)

Violations are addressed by the Manager. BD 4/10, 12/13 (See Declaration page 17 XVI. Misc. Provisions #8)

FINES – In addition to all other remedies, the Board of Directors shall have the authority to levy reasonable fines for the violation of these Rules and Regulations, Articles of Incorporation, Declaration, and By-Laws enacted by the association in accordance with Florida Statute 718.303. Fines may be imposed according to the Fining Policy found in the BOD Policy Manual.

BD 2/13

HURRICANE/STORM SEASON PREPAREDNESS DIRECTIVE:

The U.S. National Weather Service officially defines Atlantic Hurricane Season as June 1 to November 30. Unit Owners are responsible for awareness of severe weather hazards and for appropriate compliance with this Directive/Rule. Owners **SHALL** be held liable for any damage or loss to property or bodily injury or damage or loss to the common elements due to the Owner's negligence, and/or negligence of any renter of the Unit.

Per Holiday Out By-Laws Article III, Section 11, the Holiday Out Board of Directors **SHALL** "take such actions as are prudent and necessary for the benefit of unit owners and to protect and promote their health, safety and welfare."

Per Florida Statute 718.1265, Association Emergency Powers, the Holiday Out Board of Directors may exercise powers, including but not limited to: implementation of a disaster plan before or immediately following the event for which a state of emergency is declared; contract on behalf of any unit owner for items or services for which owners are otherwise individually responsible. In such event, unit owners on whose behalf the Board has contracted are responsible for reimbursing the association.

Florida Statute 320.01, defines Recreational Vehicles,

A recreational vehicle-type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle.

RVs under this law include travel trailer; camping trailer; truck camper; motorhome; private motor coach; van conversion; park trailer (non-HUD compliant only); fifth-wheel trailer.

These definitions **SHALL** apply to all RVs within Holiday Out premises and must comply with the following directive:

1. All RVs placed on Units **MUST** be fully licensed and ready for highway use. An RV is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached structures. RVs are manufactured in compliance with RVIA or similar standards and as such, do **NOT**

comply with St Lucie County building codes.

2. All RVs **MUST BE REMOVED** from Holiday Out premises when a State of Emergency is declared and/or an Advisory by the National Hurricane Center/NOAA/NWS is declared for Hutchinson Island South, due to extreme weather-related conditions; this shall include, but is not limited to, Tropical Storm, Hurricane, Flood, or Storm Surge.

3. All owners occupying their RV lots or those renters that may occupy such lots must provide evidence that any RV can be removed in the event of a declaration as defined above in item 2 between June 1 to November 30. Upon check-in at the office, all RV owners, whether the lot owners themselves or the renter of such a lot, must have the manager verify their capability to remove the RV by either of the two means noted below:

a. RV to be removed by the owner or renter themselves:

Owner or renter must have manager verify the means of the RV's removal either by driving it or utilizing their own tow vehicle, and furthermore understand that the Holiday Out Association will remove the RV from the premises through the services of a 3rd party provider should the owner or renter be found to be in violation of the Holiday Out Hurricane rules and fail to remove the RV pursuant to the Holiday Out Hurricane rules and that those expenses incurred by the Holiday Out Association are to become due from the owner within 30 days of their occurrence. The document associated with this verification process is to be signed by the owner and become part of their property file.

b. RV to be removed by a 3rd party:

If the Unit owner or renter cannot verify their personal means for removing the RV during the period between June 1 to November 30, the owner or renter shall provide Holiday Out with a copy of an executed contract that identifies the name, address, and contact information of the company or individual to provide such RV removal services of the specific RV from the Holiday Out premises, in compliance with this Holiday Out Directive, as detailed above. A copy of the executed RV removal contract will be required to be a part of the pre-registration process in this situation. It is the owner's responsibility not the property manager, to contact their 3rd party for their service to be provided. The owner will sign the document associated with this verification process which includes that should the 3rd party fail to remove the RV pursuant to the Holiday Out Hurricane rules that those expenses incurred by Holiday Out to remove the RV will become due from the owner within 30 days of their occurrence

No oral verification is considered valid regarding this matter.

4. All Other Vehicles must be adequately secured if they remain on a Unit between June 1 to November 30.

5. Unit Owners **MUST** secure their property prior to their leaving Holiday Out during hurricane season (June 1 to November 30). Unit Owners in residence **MUST** ensure they will be able to adequately secure their property when such an Advisory occurs. If you (or your Renter) fail to secure your property and/or possessions, Holiday Out will remove any/all items and discard them, at Unit Owner expense that it deems, at its sole discretion, to be hazardous to the health and safety of its residents and property, consistent with authority granted under F.S. 718.1265, Association emergency powers.

6. All occupants of Holiday Out **SHOULD** comply with Mandatory Evacuation Orders when issued by authorities. **(BOD 9/13/19)**

SECTION A - GENERAL RULES

ASSIGNMENT OF EASEMENT TO UNIT OWNERS

This indenture made and entered into on this 19th day of December, 2002 by and between Holiday Out at St. Lucie, a Condominium. (Grantor), whose address is 10725 South Ocean Drive, Jensen Beach, Florida 34957 and all unit owners at Holiday Out at St. Lucie, a Condominium, (Grantee).

WHEREAS, GRANTOR is the beneficiary and successor in interest of a five (5) foot easement area, which easement encumbers all units in Holiday Out as reflected in the Declaration of Condominium as recorded in Official Records Book 168, Page 1348, as amended, St. Lucie County, public records; and

WHEREAS, GRANTOR, its successors and assigns agrees in consideration for the sum of One Dollar (\$1.00) and other good and valuable consideration, to grant to GRANTEE, their successors and assigns, all right, title and interest that it holds in the easement for the purpose of maintenance, repair and replacement of dwelling structures, mobile homes and trailers erected on the zero-lot line side of each unit as permitted by St. Lucie County, subject to the following restrictions and conditions:

1. Use of the easement by adjacent unit owners shall only be during regular business hours;
2. At no time, shall the easement access be used on a Sunday or other legal holiday;
3. Any unit owner utilizing such easement shall do so in a non-negligent and non-abusive fashion;
4. Any injury or damage to landscaping, turf, the unit or other personal property shall be immediately and promptly repaired and restored to its condition prior to said damage.

Recorded 12/20/02: St. Lucie County – File Number 2134167 OR BOOK 1630 PAGE 515 (See

Declaration page 12 Easement XIII #4)

1) **Signage Within Condominium**

- A) **For Sale or For Rent** One of each type of sign for the purpose of selling and/or renting the unit is permitted. They may be no larger than eighteen (18) X twenty-four (24) inches. Signs for the purpose of selling other items are not permitted. Signs should not interfere with lawn maintenance.
- B) While **not in residence**, a “No Trespassing” sign, no larger than twelve (12) X eighteen (18) inches would be allowed in the driveway area. While **in residence**, the following signage is allowed:
1. Family name
 2. Sports teams
 3. “Welcome to”. Or similar signs
- C) Vehicle Signage – Unit Owner and Renter Vehicles with permanent business/advertising signage, must be covered while in the park either with a commercially made, full fitted and securely attached car cover or magnetic covers for smaller signs. Magnetic signs containing advertising are to be removed from the vehicle when in the park.
- D) Contractor signage during construction is permitted. Contractors may post a business sign on their work site no larger than eighteen (18) X twenty-four (24) inches. Sign must be removed when work is completed. BD 2/85, MA 2/84, BD 2/89, BD 2/21/96, BD 3/14/98 (*See Declaration page 12 Signage XIII #3*) BD 12/17/14

2) **Pets Within Condominium**

- A. Only one customary household pet i.e. dog or cat is allowed per unit. The ONLY acceptable dog walking area is **your property** or the **Holiday Out Dog Walk**. BD 3/19/03 BD 2/13, BD 10/16/19
- B. Pets are prohibited from the tunnel, Bathhouse green spaces, Rec. Area and the Holiday Out beach. BD12/18/02, BD 2/85, BD 2/89, BD 3/14/98, BD 3/19/03, BD 10/16/19
- C. Droppings, placed in plastic bags are to be disposed of immediately by the pet owner.
- D. Pets outside the private residence must be on a leash of 8’ or less.
- E. Houses, pens or runs are not permitted.
- F. The following breeds of dogs are **prohibited** in Holiday Out: Bull Terrier (Pit Bull), Staffordshire Terrier, German Sheppard, Doberman, Rottweiler, Chow, Akita, wolf hybrids, American Eskimo and Presa Canarios.

4) **Plantings/Shrubbery/Trees**

A) Plants and shrubs shall not be placed in a manner which interferes with grass cutting or other normal Holiday Out maintenance and easements, nor creates a nuisance or hazard. (see Declaration Art. XIII, 4. & 6. p.12, 13, and Sec A General Rules, Assignment of Easement p.5, and General Rules, Sec A 8) Unit Appearance p. 8) BD 2/85, BD 4/87, BD 3/14/98

B) Plants and shrubs must be kept trimmed at least two (2) feet from neighboring unit. BD 3/93, BD 1/94, BD 3/14/98, BD 12/18/02

C) New Plantings of AUSTRALIAN PINES, MELALEUCA TREES, NORFOLK ISLAND PINES, SPANISH BAYONET “YUCCA”, RUBBER PLANTS, FICUS or BRAZILIAN PEPPER TREES are prohibited. BD 2/85, BD 2/89, BD3/14/98, BD 12/18/01, BD 2/19/03

D) Norfolk Island and Australian Pines currently growing may not exceed twenty-five (25) feet. In the event maintenance of this restriction is not carried out by the owner or through tree trimming contractor by the date specified in notification - it will be done, and the unit owner will be billed accordingly. BD 2/85, BD 2/89, BD 3/14/98 BD 12/18/02, BD 2/19/03

5) **Barriers/Fences**

No fences, hedges or barriers which interfere with general maintenance or easement access are permitted. However, one decorative section no larger than 4ft high and 6 ft long is permitted. MA 2/84, BD 2/85, BD 5/85, BD 3/14/98, BD 12/13 *(See By-Laws page 51, XIII, section2 (a) (3))*

Driveway barriers must consist of a detachable chain or rope suspended at a height between (2) and four (4) feet above ground by poles. Barriers must be set back into the easement at least two (2) feet to allow pedestrians and bicyclists space to safely move off the street to avoid vehicular traffic. BD 3/16/16

6) **Registration**

A) Holiday Out is required by Florida Statute to know who is authorized to reside here. Therefore, all Unit Owners, Non-Owners, and Renters must **register/check-in** upon initial entry at the Condominium Office.

B) **For all Renters and Non-Owners:** Holiday Out's Pre-registration Form and procedure must be complete and received at the Holiday Out Office prior to arrival. This Form is available at the Holiday Out Office and at the holidayout.org website.

C) Unit Owners, Non-Owners and Renters must inform the Holiday Out office of any extended absences. BD 2/85, BD 3/14/98, BD 5/31/19.

7) **Trespassing**

All units are privately owned. Use roads for walking. Do not trespass, shortcut through lots or climb over perimeter fences. Unit Owners are responsible that children and guests understand and obey the rules of this condominium. BD 4/10

8) **Unit Appearance**

Residents must keep their unit areas neat in appearance. No household appliances, such as refrigerators, washing machines, dryers, etc. shall be outside dwelling and/or screen rooms except when placed inside storage box or storage container. Some, but not all of other common items that our manager would look at are:

- Bicycles must be racked or on a kickstand.
- Tools must be stored at the rear of the unit.
- Clamshell awnings or shutters when not attached must be stored underneath the unit or stacked against the rear of the unit.
- All concrete blocks, except those used to block parking, must be stored at the rear or under the unit.
- Hoses at permanent units must be located on a suitable hose reel or other hose storage device.
- All skirting must be in place on permanent installed units.
- Steps/decks/patios must be clean and serviceable and meet county codes.
- Screening, vinyl windows and fabric awnings must be clean and in good repair.
- Unit exterior should be clean.

BD 4/14 (*See Declaration page 13, XIII #6*)

9) **Responsibility**

Unit Owners shall be legally and financially responsible for the conduct of their guests and Renters while on Condominium property. 4/10 (*See By-Laws, page 48, Article VII, section 2*)

10) **Waste Dumping**

Dumping wastewater or sewage on the ground is prohibited by Federal law. Disposable diapers and other unsuitable materials must not be put into sewer. BD 4/10

11) **Solicitation, Petitions and Literature**

Soliciting, petitions and distribution of literature is permitted with written permission from the manager, for items affecting the Welfare of the Park.

Park related petitions/literature may be circulated in the Park and **must be sponsored and signed** by at least one (1) unit owner. BD 4/10

- 12) **Quiet Hours:** Sunday through Thursday - 10:00 PM to 8:00 AM
Friday and Saturday - 11:00 PM to 8:00 AM
BD 4/9 1, BD 3/14/98

- 13) **Antennas**
Antennas of any type are prohibited in the Park. Satellite dishes that meet FCC requirements are permitted. BD 7/9/97, BD 3/14/98 *See By-Laws page 51 (a) EXCLUDED AND NOT PERMITTED WITHIN THE CONDOMINIUM #5 Satellite Dishes)*

- 14) **Flag Poles**
Flag poles installed on units must be no higher than twenty (20) feet from the ground. BD 3/17/2004

SECTION B - CONSTRUCTION/CONTRACTORS1) **Easement** *(See Declaration page 12 Easement XIII #4)*

A five (5) foot easement must be maintained at rear and left side of unit, free from any permanent paving. These areas may be covered by any easily removable material which allows percolation. This permeable material may not be painted, caulked or sealed in any way that might reduce its permeability. - Non-permeable plastic material **may not** be used under this material. Should any ground cover or planting in this easement need to be removed, it will be at the owner's risk and expense. BD 4/10

2) **Concrete/Pavement**

A) Concrete is allowed along the right property line to permit zero (0) lot line. Owner is responsible to move any utilities at his own expense. BD 3/88, BD 3/14/98 *(See By-Laws page 52(b) Construction of Dwellings #5 Paving)*

B) When new or improved unit and/or screen room is placed, all concrete in excess of that permitted by the By-Laws must be removed at unit owner's expense. BD 4/88, BD 4/22/97, BD 3/14/98

C) St. Lucie County statutes require that all concrete intended to be placed under any unit including provisions for all plumbing, wiring, cable and sewer must be poured, finished and in place before any unit can be placed or set on lot. BD 12/16/98

D) St. Lucie Statutes require that concrete slab must be solid with no voids and be at least 3000 lbs psi. Should owner desire to use existing slab the owner must obtain certification from a structural engineer stating the slab meets or exceeds 3000 lbs psi. Existing slab must be free of cracks that could cause new home to sink or not be esthetically pleasing. BD 12/16/98, BD 1/21/2004

E) All work must be inspected by General Manager before RV, modular unit or building can be placed on lot. BD 4/10

F) No units may be brought in after working hours, weekends or holidays without prior permission from General Manager. BD 12/16/98

3) **Curbing**

Any curbing that prevents water from running off the road onto grass or permeable material is not permitted. All curbing must be approved by the Manager. BD 4/10

4) **Wooden Decks**

Wooden decks may be placed on the unit but shall not encroach on the five (5) foot easement. No non-permeable plastic is to be used under any deck, walkway or patio. Plans must be approved by the General Manager before installation.

A COUNTY PERMIT IS REQUIRED FOR ALL DECKS. BD 3/14/98, BD 4/21/2004

4b) **Wooden Patios**

Wooden patios are allowed in the 5 ft setback area but must be no higher than 6.25 inches from the ground; this allows for 1-inch clearance, a 2x4 joist and a 5/4 deck board. It must be separate from the house. Removal for utility work is at the expense of the owner. No individual section can be more than 25 square feet so that it can be easily removed for utility work. Absolutely no railings can be added around the perimeter. BD 3/19/90, 4/16/08

5) **Encroachment**

Units bordering common element are NOT permitted to encroach on the common element. The Board of Directors has NO authority to grant a variance on such encroachment. BD 4/91, BD 3/14/98 (*See Declaration page 15 Miscellaneous Provisions XVII #2*)

6) **Storage Box**

A) One portable storage box (container/shed) is permitted on unit, not exceeding ninety-six (96) cubic feet in volume, with no measurement over ninety-six (96) inches with a maximum (6) inch rise and **must abut** dwelling at back (or rear of side). It may be in the setback.

B) One **free standing** storage shed of the same dimensions as stated above, is permitted on an empty unit if it meets all St. Lucie County codes. Since it will be a permanent building, it must not encroach on setbacks. A plan of construction and location must be approved by Manager prior to construction. Manager will inspect at points during construction. BD 4/10 (*See By-Laws page 51 SECTION 2 AS TO CONDOMINIUM UNITS (a)2*)

7) **Contractors**

A) Contractors and individuals entering H.O. Park for the purpose of making structural, electrical, air conditioner, landscaping, paving or plumbing changes on any unit and common element, must first file with Holiday Out Office a Certificate of Contractor's Liability, with limits of \$300,000 or more and provide proof of a valid St. Lucie County License. BD 3/19/03

B) Contractors may post a business sign on their work no larger than eighteen (18) inches x twenty-four (24) inches. Sign must be removed when work is completed.

C) No semi-tractor trailers over thirty-five (35) feet long may enter the Park without approval from General Manager. BD 2/85, BD 2/89, BD 2/15/92, BD 3/14/98, BD 3/19/03

8) **Hours**

Working days and hours in Holiday Out for any construction including contractors are Monday through Saturday - 8:00 AM to 5:00 PM ONLY. No work allowed on Sundays or the following: New Years Day, Memorial Day, July 4, Labor Day, Thanksgiving Day and Christmas Day. BD 4/10

9) **Awnings**

St. Lucie County code states that awnings or shutters are permitted but must be supported on at least one side by the Dwelling or Screen room and must not encroach on neighboring properties. BD 4/10

10) **EXTERIOR DWELLING COLORS**

Colors, according to the By-Laws, are restricted to white or pastel colors of pink, beige, blue, gray, green, almond, peach or yellow. (BD10/2019)

SECTION C - VEHICLE AND BOAT RULES

1) Parking Stickers – All unit owner vehicles must be registered and display the Holiday Out parking sticker on the front windshield. To register a vehicle, it must be brought to the office. A **valid state registration certificate** must be presented to obtain a sticker which will be placed on your car by Holiday Out personnel. All visitors/guests are to use your blue unit parking pass or come to the office and obtain a temporary parking pass to be displayed by hanging on inside rear view mirror. BD 2/13

A) Unit Parking

1. Overlapping of a vehicle from owner's property onto the street is forbidden.
2. No parking on grass.
3. Truck campers cannot remove camper from truck.
4. No parking on unoccupied site unless permission has been granted, in writing, by the Unit owner. Signed permission letter must be presented to the manager and kept on file. BD 4/10
5. Parking on all streets within Holiday Out is prohibited. Exceptions are made for contractors or trades people and visiting nurses on business. If such vehicles impede traffic flow they **MUST BE REMOVED.** Emergency vehicles are exempt from all parking rules. BD 4/10
6. No more than two (2) vehicles (excluding electric carts, motorcycles, bicycles) and the principal residence are to be placed or parked on the unit at one time. No vehicle should be parked in on the left side further than 18 feet off the roadway. There shall be no parking on a regular basis of any RV in front of the residence, unless it is the resident's only means of transportation and will fit on his driveway. Except for two-wheeled car caddies which can be stored at the rear and under a motor home, no parking or storage of cars, trailers, or utility trailers is permitted at the rear of the unit. BD 1/90, BD 3/14/98, BD 10/21/09
7. There shall be NO parking or storage of boats and transport trailers on a Unit for a period to exceed 2 days (48 hours). Parking of RV on Unit's driveway while loading and unloading during this period shall be allowed, if RV will fit, or shall be parked in Rec Area per this Section Rule #5 below. BD 2/85, BD3/14/98, BD 11/20/2019 See By-Laws p.52, Art.XIII, Section 2(11)

B) Parking at Recreation Area

1. Unit Owners, Renters and Registered Guests may secure a permit from the H.O. Office for OVERNIGHT parking in the Rec Area, not to exceed seven (7) days for each permit and fourteen (14) days per year.

2. Commercial Vehicles with business equipment or materials aboard **MAY NOT** be parked overnight on the unit or in the Rec Area.

3. No storage of any other type is permitted on Common Element. BD 4/94, BD 3/14/98

2) Illegal Parking

Illegally parked vehicles may be towed by the manager at any time. BD 4/10

3) Unlicensed Motorized Vehicles (Golf carts, mopeds, etc.)

- a) Unlicensed motorized vehicles are permitted on common element with the same restrictions as automobiles.

- b) Florida Statutes require that owner must have an insurance policy to cover unlicensed vehicle and present the Vehicle ID # and dates of coverage to the H.O. Office and secure an ID sticker for said vehicle each year.

- c) As required by the state of Florida, **Only licensed drivers** are permitted to operate these vehicles. BD 12/90, BD 1/91, BD 3/14/98

4) All vehicles, including bicycles, **MUST:**

- a) Not exceed 10 MPH;

- b) Display lights from sunset to sunrise;

- c) Obey all traffic signs;

- d) Not tow skaters or wagons for recreational purposes. BD 4/15/92, BD 2/19/97, BD 4/22/97, BD 3/14/98

5) The use of roller blades, roller skates and skateboards will not be allowed after sunset.

SECTION D - REC AREA & SWIMMING POOL RULES

SMOKING – Smoking is prohibited in all Holiday Out facilities. This includes Upper Rec Hall, Lower Rec Hall, Bathhouses Office complex, pool, pool deck and within ten (10) feet outside of upper pool gates. 3/11 (See By-Laws, page #51, SECTION 2, (a) (6))

1) Condominium Activities/Private Parties

- a) Condominium activities have priority for use of space and time at the Recreation area and must be scheduled through the office. BD 4/10
- b) Unit Owners and or their renters desiring to use the hall for private functions must contact the Holiday Out office to confirm availability of facilities. Rec Hall reservation forms will need to be filled out prior to approval. Private functions cannot be booked more than sixty (60) days in advance. BD 4/10 (The exception to this 60 days, are weddings which can be scheduled six (6) months in advance.) BD 3/18
- c) A \$200.00 returnable deposit is required at time of reservation for private parties. BD 4/10
- d) Scheduling is complete when proof of single event liability insurance policy is submitted per registration form instructions and application sheet is signed by the Rec Director and Office Manager. BD 4/10, BD 3/19

2) Rec Hall Access

Unit Owners or Renters who use the Upper Rec Hall must have their proximity card(s) programmed to unlock the URH doors at H.O. Office by the office manager. When filling out the Rec Hall reservation form indicate the dates and time you need access and to which doors. If you have questions the office manager will help. BD 3/11

3) Rec Hall Hours

Recreation Area Hours in Lower Rec Hall are 8:00 AM to 10:00 PM, except for scheduled events. BD 3/14/90, BD 3/14/98

4) Visitors in Lower Rec Hall

All persons, age twelve (12) and under must be escorted by an adult. BD 12/19/01

5) Sports Activities

All sports activities, must take place in Recreation Area only. BD 2/85, BD 3/14/98

7) **SWIMMING POOL RULES**

Obeying all posted rules is required. For pool infractions, call the General Manager during work hours (M-F, 8:00 AM - 4:00 PM). After hours, serious infractions or actions jeopardizing public health or safety requires you to call 911. Emergency phone is located at the top of the stairs leading to the pool.

No lifeguard on duty. Use of pool is at your own risk.

Listed below are State of Florida Pool Rules:

- a) Pool occupancy is a maximum of (48) forty-eight persons.
- b) Patrons must shower before entering pool.
- c) Drinks are permitted on the pool deck, but NOT within the white line.
- d) ABSOLUTELY NO GLASS.
- e) No diving
- f) Pool divider rope can only be removed during posted lap swimming hours.

Listed Below are additional Holiday Out Pool Rules:

- a) An adult must accompany all children twelve (12) years of age and under.
- b) "Wearable" floatation devices are allowed. Air mattresses, tubes, fins prohibited except in the kiddy pool.
- c) Noodles are permitted as floatation devices only, not as a toy
- d) No running, pushing, tag games, ball throwing, skating, rollerblades or skateboards permitted in pool area.
- e) Food is NOT permitted in the pool area. Food is allowed in the lower rec hall and front patio.
- f) All refuse MUST BE IMMEDIATELY DISCARDED into appropriate containers.
- g) Chairs, lounges and tables cannot be reserved when leaving pool area.
- h) No chairs lounges and tables allowed inside the white line.
- i) Earphones/headphones must be used for all audio devices.
- j) Children wearing a clean swim diaper under a swimming suit are permitted in kiddy pool only. Incontinence products not allowed to be worn in large pool.

(Pool operating hours are from 6 am. to 10 p.m. daily, weather permitting.)

Amended 4/18/12 BOD

SECTION E - RULES FOR OWNERS & AGENTS WHO RENT UNITS

- 1) Unit owners and/or their agents may rent units. Holiday Out condominium does not have a rental program. BD 3/9 1, BD 3/14/98
- 2) No unit in Holiday Out can be rented more than three (3) times in a calendar year for a period of less than thirty (30) days or one calendar month, whichever is less, or can any unit owner advertise or hold out to the public as a place regularly rented to transients regardless of how long it is rented or how many times a year. BD 3/91, BD 3/14/98 (See Declaration page 9 XI -#1)

According to the State of Florida and St. Lucie County code, it will be the responsibility of the unit owner to obtain necessary licenses and collect and remit to the proper agency any sales tax or tourist development tax. BD 3/91, BD 3/14/98

- 3) Holiday Out's Pre-registration Form & procedure must be complete and received at Holiday Out Office prior to arrival. All renters must comply with all registration requirements listed in Holiday Out Rules & Regulations, Section A, 6) Registration. Required vehicle passes will be issued to renters upon arrival. Board of Directors reserves the right to refuse a vehicle pass and access to all common element to any renter or guest who interferes with the safety of others or refuses to abide by the directives set forth in Holiday Out Declaration of Condominium, By-Laws, or Rules & Regulations. Unit Owners must advise renters of Holiday Out rules. BD 4/10, BD 12/13, BD 5/31/19
- 4) Providing keys and proximity devices to renters is the responsibility of the unit owner. Keys, and proximity devices will be issued to agents or renters only when a signed order is received from unit owner by Holiday Out office. Unit owners or their agents may secure replacement keys and proximity devices as stated in Section F. BD 3/11
- 5) Florida Statutes require when a unit-owners surrender possession of their unit to another person, the owners must provide their tenant with two (2) security keys for use at the bath house and pedestrian gate, two (2) proximity devices and all access devices (clickers) and mail box keys as required by:

Chapter 718, Florida Statutes - The Condominium Act (2009) 718.106
Condominium parcels, appurtenances, possession and enjoyment.

(4) When a unit is leased, a tenant shall have all use rights in the association property and those common elements otherwise readily available for use generally by unit owners and the unit owner shall not have such rights except as a guest, unless such rights are waived in writing by the tenant. Nothing in this subsection shall interfere with the access rights of the unit owners as a landlord pursuant to chapter 83. The association shall have the right to adopt rules to prohibit dual usage by a unit owner and a tenant of association property and common elements otherwise readily available for use generally by unit owners.

SECTION F - KEYS, PROXIMITY DEVICES, GATE ACCESS DEVICES

1. All gate access devices, keys are owned by the Condominium. One (1) gate access device is provided to each unit. BD 4/10
2. Each unit may lease one (1) additional gate access device at a cost of \$50.00. BD 4/10
3. Malfunctioning access devices will be replaced by the Park which issued them at no cost to unit owner (no time limit), as long as devices have not been tampered with. Also, broken keys will be replaced free of charge. BD 4/10
4. Lost gate access devices will be replaced at a cost of \$100, along with a notarized affidavit stating device was lost. BD 3/14/98
5. Stolen gate access devices will be replaced at a cost of \$50, along with a copy of police report of the theft. BD 4/10
6. Loaning or giving keys or proximity devices to unauthorized, unregistered persons are prohibited. BD 3/11
7. Lost keys and proximity cards will be replaced at a charge to the unit owner on the following basis:

1st. Lost Key	\$25.00	
2nd. Lost Key	\$50.00	
3 rd . or more-Lost Keys	\$100.00	
Proximity Device	\$6.00	BD 3/11
FOB	\$7.00	

SECTION G - MISCELLANEOUS INFORMATION

1) **MAIL:** Please use the following addresses:

a) **For unit owner's personal mail:**

(Your Name)

10725 S. Ocean Drive Unit #_____

Jensen Beach, FL 34957

b) **For condominium business mail:**

HOLIDAY OUT AT ST. LUCIE-OFFICE

10725 S. Ocean Drive

Jensen Beach, FL 34957

c) **For forwarding of mail and/or other mail problems, consult:**

Jensen Beach Postmaster (772) 334-1898 BD 3/14/98

2) **TRASH REMOVAL** trash pickup is on Monday and Thursday.

Only trash is permitted.

Trash Too Large for Receptacles should be put out for pick up ONLY on day of pick up. BD 1/90, BD 3/14/98, BD 4/10

Extremely large items pick up should be directed to the current garbage collection contractor (call H. O. Office for Tel. #) for establishing a pickup date. BD 4/10

Hazardous Material such as Tires/Car Batteries, Used Motor Oil/Paint, Chemicals/Solvents, Medical Wastes or any other hazardous materials can be dropped off at:

Martin County, 9101 SW Busch St. Palm City, FL. 772-288-5772.

St. Lucie County, 6120 Glades Cut Off Road, Ft. Pierce FL 772-462-1768

Recycling container for the following items only: plastics, glass, tin, aluminum, cardboard and newspapers is located behind the Holiday Out office. **No Styrofoam** BD 2/17

Construction Material removal is **the responsibility of the Contractor**

Lawn Debris is picked up curbside Wednesday. Small clippings must be bagged and larger clippings must be no longer than four (4) feet. When cutting down a tree, the contractor must dispose of the trunk. BD 4/10

3) **SALE OR TRANSFER OF UNITS**

When selling your home in Holiday out, you need to be aware that if your property contains any violations of County or Holiday Out documents, including the rules and regulations, **THESE VIOLATIONS MUST BE CORRECTED** before the title will be transferred to the new owner.

As part of the title transfer process, the title company contacts the Holiday office in the Estoppels process. At this time the title company asks Holiday Out if there are any encumbrances or violations that must be addressed. The Holiday Out manager then inspects your property and reports this information to the Title Company. If there are problems, the transfer of title may not take place until these problems are corrected. If you have any questions about this, you should contact the manager well before your closing date.

When ownership of a unit transfers, the Document Book (known as the Blue Book), two (2) security keys for use at the bath house and pedestrian gate, mailbox keys, two (2) proximity devices and **all** gate access devices (clickers) are to be provided to the Buyer by the Seller. If the Seller cannot provide these items to the Buyer, the Seller is required to lease the necessary items for the Buyer at the established price. BD 3/11

4) **KEYS** with the engraved unit numbers removed will be considered lost and must be replaced. BD 4/91, BD 3/14/98, BD 4/10

5) **CABLE TV PROVIDER**

Comcast Cable Company, 1-800-COMCAST, 1495 NW Britt Road, Stuart FL 34994
(Just South of Treasure Coast Mall on US 1) BD 3/14/98

6) **CABLE TV CHANNEL 63**

Holiday Out broadcasts continuously on Cable TV Channel 63, information on regular and special events, rules and regulations, emergencies, Board and Unit Owners' Meetings, and items of general interest. BD 3/14/98

7) **MONTHLY CALENDAR**

A monthly events calendar is prepared for each month, November through April, listing all social events. These are available monthly in the office. BD 3/14/98

Holiday Out Office 229-2926 - Monday through Friday 8am to 1pm

Weekends, Holidays and after office hours you will get the answering service who will relay messages of importance. BD 4/10

Ambulance - Fire - Sheriff Dial 911