

Preamble to the Rules:

I thought it would be useful to add a few words about the attached rules of Ocean Village Club Condominium Association. We need rules. They are the framework that, hopefully, allows many people in close proximity to each other, enjoy the Club.

I would suggest one overriding, nonbinding rule and that is to be kind, courteous and respectful to each other while enjoying our Club. Going the extra mile will make Ocean Village Club a great place to spend time at the beach.



Ocean Village Club Condominium Association, Inc.

Rules

Effective December 15, 2011

**Public Records of
St. Johns County, FL
Clerk # 2012002669,
O.R. 3516 PG 32-35
01/17/2012 at 02:01 PM,
REC. \$17.00 SUR. \$18.50**

The Rules are regularly updated. Questions of definition or interpretation and application for exceptions, especially for medical or safety reasons, may be addressed to the Ocean Village Manager, who acts as the designate of the Ocean Village Club Board of Directors. Appeals of the manager's decisions may be made to the Board of Directors.

General:

Prohibitions

1. No loud and disturbing noises.
2. No littering.
3. No trash outside anywhere other than in dumpsters.
4. No tampering with sprinklers.
5. No grills other than electric are permitted on patios or balconies.
6. No roller-skating on building walkways.
7. No possession or use of fireworks of any kind anywhere on OVC property.
8. No scooters ("two-wheeled vehicles without seats") or skateboards.
9. Only licensed drivers currently qualified to drive on public roads in the State of Florida may operate motor vehicles on OVC property. People with suspended licenses may not drive on OVC property.

Restrictions

1. Playing games, roller-skating, or bike riding in common areas must not interfere with other residents.
2. Roller-skaters, skate-boarders and bicyclists under 16 must wear helmets.
3. Pedestrians have the right of way.
4. The clubroom is available for use by owners under conditions set by the OVC Board of Directors.
5. With advanced permission by OVC manager, owners may serve alcohol in the clubhouse meeting room. No alcohol may ever be served to minors.
6. Common walkways shall be kept clear.

Dwelling Units:

Prohibitions

1. No propane tanks may be stored in condo units or storage lockers.
2. No tile or carpeting, secured or unsecured, may be installed on the balcony or patio floors. Rugs on patios or balconies are limited to two, each no larger than 30" X 45".
3. No one may alter the appearance of any building or common area or condominium property without board approval.
4. Nothing shall be hung from any railing except national flags or seasonal decorations.
5. Nothing may be hung from, or placed on, any building exterior or roof, including balcony walls and ceilings.

Restrictions

1. All leases of six months and a day or more must be approved by the Board, or it's designate, based on an application requiring references from prior landlords, credit checks, and background checks. This long- term rental/lease application form must be secured from the manager, and copies of the completed

- forms (with the references, credit reports, and background checks attached) must be submitted to the manager at least two weeks prior to expected occupancy. Any costs are the responsibility of the owner.
2. Any interior remodeling activity within a unit must be scheduled with the approval of the manager, in order to disturb others minimally.
 3. Storage lockers are for the shared use of owners in that building.
 4. Installation of screen enclosures on balconies or patios, or screen or storm doors, or hurricane shutters must have prior approval of the Board of Directors or its' designate.
 5. A unit owner may post one "For Sale" sign no larger than 6" X 8" in the inside of one window of the unit. No other "For Sale" signs are permitted anywhere on the buildings or property.
 6. Satellite dishes may not be installed by unit owners except according to FCC Rules, which provide for their installation inside the unit or on the balcony. They may not be installed on the roof. To ensure this rule is properly implemented, approval of the installation plan by the Board in advance is required.
 7. Front doors to units must be properly maintained by owners and new/replacement doors must be fiberglass and approved by OVC manager. Paint for doors is provided by OVC and is the sole paint acceptable.

Parking, Vehicle, and Outside Storage Rules:

Prohibitions

1. No boats, RV's/campers, jet skis, trailers, unlicensed or unsightly vehicles may be parked or stored outside at OVC.
2. No vehicles may exceed a single parking space.
3. No one may sleep in any vehicle parked at OVC.
4. No vehicles may be left for 14 days or longer, except as approved by OVC manager, who must be provided a set of keys for emergencies.
5. No kayaks or canoes may be stored outside. FROM APPROVED RULES 2-09
6. No repairs to vehicles are permitted on site, except for emergency repairs.
7. No vans or trailers for moving household items in or out of units are permitted on site beyond a 24 hour limit.
8. No one, including motorcyclists may violate St. Johns County Noise ordinances. FROM APPROVED RULES 2-09
9. No riding in pick-up truck beds is permitted.

Restrictions

1. Each unit has use of one reserved and one visitor parking space.
2. Vehicles in reserved spaces must display OVC parking permits.
3. Bicycles must bear an OVC-provided tag and must be placed in bicycle racks provided.
4. Vehicles of owners who fail to respond to violation notices will be towed at owner's expense.
5. The association assumes no responsibility for any vehicles on property.
6. Motorcycles must be parked in identified parking spaces.

Recreation:

Pools

1. Posted rules govern. Many of the pool rules, such as those regarding glass, food, alcohol, and sanitation, are state laws.
2. Parties or functions are not allowed in the pool area without Board approval.
3. Use of wet suits in pools is prohibited.
4. The placing of any article on chairs or lounges to reserve them is prohibited.
5. Group exercise programs must be approved and scheduled outside prime time by the OVC manager.
6. Devices such as "noodles," when used as part of a rehabilitation exercise program prescribed by a physician or other authorized health practitioner are authorized. Noodles are also authorized when part of a group exercise program for residents.
7. **NO Pets are allowed at the pools.**

Tennis, Horseshoe, Shuffleboard Courts

1. **NO Pets allowed at the tennis courts**
2. **Tennis courts are restricted to playing tennis.**
3. **Use of tennis court sign-in sheet posted in the heated pool area is mandatory. The owner or renter must sign full name and unit number in a specific ninety-minute time slot. Only a single time slot may be reserved in advance each day. Players may use the next time slot if not reserved by anyone else at the time their session ends. Consideration for others should govern.**

PETS:

1. Dogs must be leashed and under the direct control of a responsible person who can physically control the dog under every circumstance when outside on OVC property.
2. Pet droppings must immediately be cleaned up from OVC property and properly disposed of.
3. No Pet may be left on the balcony or patio unless it is supervised by a responsible person.
4. No pet may be tied outside.
5. Pets are not allowed at the pools.
6. Excessive barking is not allowed. This is defined as barking incessantly for more than ten minutes or 30 minutes intermittently.
7. Vicious dogs should be reported to County Animal Control, 904-209-0746 or the Sheriff 904-824-8304 or 911 and the property manager.
8. Cats must be collared and under the control of their owners and may not roam freely.
9. Florida state health regulations prohibit animals within the pool fence. Violations could result in the pool being closed for 48 hours. Nor are pets allowed in the clubhouse. Registered service animals are exempt from this rule.
10. The board or the property manager may order the removal of any pet which in their judgment is vicious, a source of annoyance or nuisance or danger to other residents of OVC.
Such an action may result in a permanent loss of pet privileges.
The Board may also fine for any violation of pet rules and collect damages or repair or replacement costs.
11. Unit owners are ultimately responsible for any damage caused by their pets or the pets of their occupants and renters. Pet owners shall indemnify the Association and hold it harmless against any loss or liability of any kind arising from their pets.
12. **An owner may have no more than two pets.**
A renter may not have more than one pet at OVC at any time.
Renters may not bring any of the following breeds on OVC property:
Rottweiler, Pit Bull, Doberman, Chow, or German Sheperd.
13. All rule violations should be reported to the property manager (904 471-7022). The Property manager is the exclusive authority in interpreting the rules. Any interpretation may be appealed to the board.

THESE RULES WERE APPROVED BY THE BOARD OF DIRECTORS AND ARE EFFECTIVE AS OF DEC. 15, 2011.

IN WITNESS WHEREOF, the Association has executed these Rules on the 9 day of January, 2012.

Judith
Witness:
Gail A. Huskold
Witness:

OCEAN VILLAGE CLUB CONDOMINIUM ASSOCIATION, INC.

BY: [Signature]
Luke Byrne, President
c/o 4250 A1A So. - St. Augustine, FL 32080

State of Florida, County of St. Johns

The foregoing instrument was acknowledged before me this 9 day of January, 2012, by Luke Byrne, as President for Ocean Village Club Condominium Association, Inc., a Florida non-profit corporation. He is personally known to me.

Prepared by:

Doug Hibbard, Committee Chairman
c/o OVC Office-4250 A1A South
St. Augustine, FL 32080

Judith
Notary Public

