Mariner's Light Condo
16332 Gulf Boulevard
Redington Beach, Florida 33708
Lease and Rental Rules

1. Each Unit Owner is responsible for the leasing or rental of his/her Unit and acknowledges that no representation has been made by the Association regarding the feasibility of the purchase of his/her Unit for an investment or lease purpose.
(Bylaws Article 20.13 and Rules & Regulations 13)

2. In the event any Unit Owner wished to sell, transfer, rent or lease his/her Unit (for a period of one year or more) he/she shall first deliver written notice containing a copy of the proposed lease with the name and address of the proposed purchaser or lessee to the Association notifying it of his/her intention to accept the same. The Association shall have the first right to either consent to the transaction or to purchase or lease the Unit or to provide a purchaser or lessee for the Unit upon the same terms as those specified in said notice and shall have fourteen (14) days from the date of delivery of said notice in which to deliver a binding offer to buy or lease upon the same terms and conditions as set forth in the Unit Owner's notice
(Declaration of Condominium -22.01)

3. Thereupon, the Unit Owner shall wither accept such offer or withdraw and/or reject the
offer specified in his notice to the Association. Failure of the Association to provide a binding offer as required above shall be deemed consent to the transaction specified in the Unit Owner's notice and the Owner shall be free to make or accepts the offer specified in his notice and to sell or lease his/her Unit pursuant thereto to the prospective purchaser or lessee therein named with forth-five (45) days after his/her notice was given
(Declaration of Condominium 22.02)

4. In the event a Unit Owner purchases or leases a Unit or provides a purchaser or lessee
therefor, or consents to a proposed sale or lease, the Board of Directors of the Association shall deliver its written approval as hereinafter established.
(Declaration of Condominium - 22.03)

5. Any attempt to lease a unit without the prior written approval of the Board of Directors shall be deemed breach of the Declaration, shall be wholly null and void, and shall confer no title or interest whatsoever upon any purchaser or lessee; provided, however, any deed or lease may be validated by subsequent approval of the Association in the event of a sale or lease without prior approval as herein provided.
(Declaration of Condominium - 22.04)

6. A unit may be leased not more than one (1) time in any consecutive thirty (30) day period. If a Unit Owner violates this section, the Association shall be permitted to take whatever legal remedy available to prevent such violation and the Unit Owner, in violation of this section shall pay all costs and attorney's fees that the Association may incur as a result of this litigation, including services rendered in any appellate action.
(Bylaws: Amended Article 22.13)

7. In no event shall overnight occupancy exceed eight (8) persons for a residential Condominium Unit unless otherwise expressly set forth herein, under no circumstances may more than one (1) family reside in a residential Condominium Unit at one time. Families or words of similar import used herein shall be deemed to include spouses, parents, parents-in-law, children and grand-children and additionally, sharing arrangements for the occupancy of Condominium Units herein between family members are permitted, as well as other arrangements between two unrelated adults, as long as the same is approved by the Board of Directors of the Association. Without limiting the generality of this paragraph, Units shall be occupied by no more than eight (8) persons, including children, if the Unit is leased.
(Bylaws: Amended Article 20.3)

8. A unit owned by an individual, corporation, partnership, trust or other fiduciary may only be occupied by the following persons, and such person's families and guests: (i) the
individual Unit Owner, (ii) an officer, director, stockholder or employee of such corporation, (iii) a partner or employee of such partnership, (iv) the fiduciary or beneficiary of such fiduciary, or (v) permitted occupants under an approved lease or sublease of the Unit, as the case may be. Occupants of an approved leases or subleased
Unit must be the following persons, or such person's families and guests: (i) an individual lease or sublessee, (ii) an officer, director, stockholder or employee of a corporate lessee or sublessee, (iii) a partner or employee of a partnership, lessee or sublessee, or (iv) a fiduciary or beneficiary of a fiduciary lessee or sublessee. Under no circumstances may more than one family reside in a residential Unit at one time. "Families" or words of similar import used herein shall be deemed to include spouses, parents, parents-in-law, brothers, sisters, children and grandchildren. In no event shall occupancy exceed eight (8) persons for units that are leased. The Board of Directors shall have the power to authorize occupancy of a Unit by persons in addition to those set forth above.
(Declaration of Condominium: Amended Article 22.10)

9. The subleasing or sub-renting of a Unit Owner's interest shall be subject to the same limitation as are applicable to the leasing or renting of a Unit. The Association shall have the right to require that a substantially uniform form of lease, or sublease, be used or, in the alternative, the Board of Directors' approval of the lease or sublease form to be used shall be required. After approval, as herein set forth, entire Units may be rented

provided the occupancy is only by the lessee, his/her family and guests. No individual rooms may be rented
(Declaration of Condominium Article 22.09)

10. Reasonable, uniform Rules and Regulation concerning the use of the Condominium Property may be made and amended from time to time by the Board of Directors and/or members of the Association, in the manner provided by the Articles of Incorporation, and/or the Bylaws. Copies of such rules and regulations and amendments
shall be furnished to all Unit Owners and residents of the Condominium upon request. Each Unit Owner shall conform to and abide by the Bylaws and uniform rules and regulations of the Association which have been or are adopted concerning the Condominium Property, and each unit Owner shall see that all persons using the Owner's property, by, through or under him, does likewise.
(Declaration of Condominium 22.14 and Rules and Regulations 23)

11. A preset fee of up to Fifty Dollars ($50) may be charged by the Association in connection
with the approval of any such transfer, sale, lease, sublease, or approval in order to cover the Association's expenditures and services in regard thereto.
(Declaration of Condominium 22.07 and Bylaws Article 5s)

12. No Unit Owner shall show any sign, advertisement or notice of any type on the Common Elements or his Unit. There shall be no "for sale" or "for rent" signs in any form or size placed inside or outside of the windows of a Unit or attached to the curtains or blinds or any part of the interior or exterior of the Condominium Unit or on the Common Elements. The Association can post a sign for the purpose of Unit Owners selling or renting their Units and said sign shall be erected in an area designated by the Association.
(Rules & Regulations 11)

13. All children shall be under the control of a responsible adult when occupying or using
the Common Elements of the Condominium.
(Bylaws 20.12 and Rules & Regulations 12)

14. Unit Owners may keep dogs, cats or other household pets provided that they are not
kept, bred, or maintained for any commercial purposes and so long as said pets do not constitute a nuisance to the other Unit Owners. Dogs must remain on a lease when outside the Condominium Unit and are not allowed in the pool area or in the grassy area adjoining the beach. All pets must use the designated sanitary areas, which are the grassy (gravel) areas on either side of the condominium building. In the event the Unit Owner of said pet(s) receives written notice from the Association that his/her pet

constitutes a nuisance, for any reason whatsoever, the Owner (Lessee) of said pet(s) shall immediately remove them from the Condominium Property. For purposes herein, household pets shall be dogs, cats and birds and Unit Owner (Lessee) may have only a maximum of two (2) pets, neither of which may weigh more than twenty-five (25) pounds
(Bylaws: Amended Article 20.15 and Rules & Regulations 15)

15. One (1) assigned parking space per unit. There are five (5) other owner spaces and six (6) guest spaces. The clearance to enter the covered parking is 6 feet 5 inches.
(Declaration of Condominium 14.01)

16. Uncovered guest parking spaces may be used only for the parking of passenger cars and
station-wagons. Bicycles, tricycles, mopeds, motorcycles, campers, recreational vehicles,
boats, vans and pickup trucks shall be permitted to be parked only in covered parking spaces assigned to Unit Owners. Provided, however, said camper recreational vehicle, boat, van or pickup truck must fit totally within the covered parking space. Repairs to any of the aforementioned types of vehicles shall not be made on the Condominium Property, and shall not be permitted on the premises unless said areas are expressly designated for repairs, additionally, the washing of any vehicle on the Condominium Property shall be permitted only in designated areas.
(Bylaws Article 20.4 and Rules & Regulations 4)

17. All garbage must be placed in plastic bags and sealed before depositing garbage directly
into the dumpster or chutes. Boxes or bulky containers must be broken and compacted before depositing into dumpster. The Unit owner shall deposit all garbage in the dumpster or other trash collection facilities provided by the Association and shall be prohibited from placing private garbage cans of the Common Elements.
(Bylaws 20.9 and Rules & Regulations 9)

18. The Unit Owner shall be liable for the expense of any maintenance, repair or replacement rendered necessary by his negligence or by that of any member of his family or his/her or their guests, employee, agents, lessees or vacation rental tenants, but only to the extent that such expense is not met by the proceeds of insurance carried by the Unit Owner of the Association
(Bylaws 20.18)

19. Each Unit Owner shall be permitted to have an electric grill on the balcony only. No propane or charcoal grills or smokers shall be allowed at a Condominium Unit or on the balcony of a
Condominium Unit. Charcoal grills and smokers shall only be allowed in those

designated areas found on the Condominium Property.
(Bylaws 20.21 and Rules & Regulations 21)

20. Each Unit Owner shall permit the Board of Directors of the Association, or any of them,
or the agents and employees of the Association, to enter the Unit for the purpose of maintenance, inspection, repair and replacement of improvements made in accordance with the requirements of this Declaration.
(Bylaws Article 20.22 and Rules & Regulations 22)

21. No rugs or mops shall be shaken or hung from or on any of the windows, doors, deck
railings or balconies, No clothes, sheets, blankets, towels, bathing suits, laundry or any other kind of articles shall be hung out of a Unit or exposed on the Common Elements.
(Bylaws 20.20 and Rules & Regulations 20)

22. No nuisances shall be allowed upon the Condominium Property nor any use or practice
that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents.
(Bylaws 20.5)

23. No Unit Owner shall annoy others with unreasonable noises or odors. Therefore, no smoking is allowed in the building. No smoking is allowed on Balconies or in other Common or Limited Common Element areas such as Hallways, Elevators, Pool Area, Covered Parking or within 10 feet of the building exterior walls in the front (uncovered) parking area. Smoking is permitted in designated smoking areas only.
(Bylaws 20.6)

24. All parts of the Condominium shall be kept in a sanitary and clean condition, and no rubbish, refuse or garbage allowed to accumulate nor any fire hazard allowed to exist.
(Bylaws 20.7)

25. No electrical device creating unusual electrical overloading or interference with radio or
TV sets of others may be used in the Units or Common Elements without the permission
of the other Unit Owners.
(Bylaws 20.8)

26. No immoral, improper, offensive or unlawful use shall be made of the Condominium Property or any part of it; and all valid laws, zoning ordinances and regulations of all governmental bodies for maintenance, modification or repair of the Condominium Property shall be the same as the responsibility for the maintenance and repair of the

property concerned.
(Bylaws 20.10)

27. No use of the Condominium Property shall be made which violates any of the terms and
conditions contained herein (Bylaws) or that violates any laws, ordinances and regulations of any governmental body having jurisdiction thereof.
(Bylaws 20.17)

28. Reasonable, uniform rules and regulations concerning the use of the Condominium Property may be made and amended from time to time by the Board of Directors and/or members of the Association, in the manner provided by the Articles of Incorporation and/or Bylaws. Copies of such rules and regulations and amendments shall be furnished to all Unit Owners and residents of the Condominium upon request. Each Unit Owner shall conform to and abide by the Bylaws and uniform rules and regulations of the Association which have been or are adopted concerning the Condominium Property, and each Unit Owner shall see that all persons using the Owner’s property, by, through or under him/her, does likewise.
(Bylaws 20.23)