

PELICAN COVE CONODOMINIUM ASSOCIATION

General Rules and Regulations - 2/05

The principal purpose of rules and regulations is to encourage residents, whether owner guests or tenants, to help keep our Pelican Cove Condominiums a pleasant place in which to live.

The layout and design of our complex is such that we live closely together. What any one of us does often affects others, and perhaps even the entire Condominium Complex.

The most important thing that all of us can do to keep our piece of St. Croix beautiful, pleasant, safe and valuable, is to know and comply with all of the rules.

RESIDENTIAL USE - No unit shall be used for any purpose other than as and for a single family residence or dwelling.

CLOTHES DRYING - No outdoor clothes drying activity shall be permitted. Towels etc. hanging over balcony railings.

GARBAGE AND TRASH REMOVAL - It shall be the responsibility of each unit to properly dispose of garbage and trash in the provided receptacle. Receptacle is located behind the stockade fence on left side of the driveway when exiting the property, just beyond the French building.

BARBECUES - Propane grills only allowed on decks and landings. Charcoal grills of any kind are not allowed on decks and landings. There is a community charcoal grill located at the pool cabana for residents to use.

EXTERIOR ANTENNAS - No exterior radio, television or any other electrical antennas or aerials or satellite dishes or other such devices shall be erected or maintained anywhere upon any unit or the Common Areas and Facilities.

ASSEMBLY OF MECHANICAL DEVICES - The pursuit of hobbies or other activities including specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices which might tend to cause disorderly, unsightly or unkempt conditions shall not be pursued or undertaken of the property.

HOUSING OF ANIMALS - (a) No stable, poultry house or yard structure shall be constructed or allowed to remain on any unit or the common Areas and Facilities; and (b) no animal shall be kept in any house or in any unit or allowed to remain on or about the Common Areas and Facilities.

NOXIOUS OR OFFENSIVE ACTIVITIES - Noxious or offensive activities shall not be carried on upon any unit or the Common Areas and Facilities, nor shall any loud or

boisterous activities be conducted which will interfere with the rights, comforts, or conveniences of other unit owners or tenants.

TEMPORARY STRUCTURES - No structure of a temporary character including, but not limited to, mobile homes or recreational vehicles shall be permitted on the Common Areas and Facilities, at any time either temporarily or permanently, at the instance of any unit owner.

PARKING - Vehicles shall be parked only in appropriate spaces or designated areas.

Handicapped parking spaces are required by the building codes and are under no circumstances to be used by residents who do not display a handicapped parking sign.

OCCUPANTS BEYOND - All provisions of the Declaration, Bylaws and of any rules and regulations, or use restrictions promulgated pursuant thereto which govern the conduct of owners and which provide for sanctions against owners, shall also apply to all occupants of any unit.

GUESTS AND TENANTS - No unit may be occupied at any time by more than two (2) people per bedroom plus two (2) for the living-room.

MUSIC AND NOISE - Unit occupants shall exercise extreme care to avoid making loud or objectionable noises, and in using, playing or permitting the use of any radio, phonograph, television, musical instrument, amplifiers, or any other instrument or device in such manner as may disturb or tend to disturb other unit occupants.

NUISANCE - No unit shall be used, in whole or in part, for the storage of any property or thing that will cause such unit to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance thing or material be kept upon any unit that will emit foul or obnoxious odors or disturb the peace, quiet, safety, comfort or serenity of the occupants of surrounding property. No noxious or offensive activity shall be carried on upon any unit, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to any person using any property adjacent to the unit. There shall not be maintained any plants or animals or device or thing of dangerous, unsightly, unpleasant or of a nature as may diminish or destroy the enjoyment of Properties.

UNSIGHTLY OR UNKEMPT CONDITIONS - It shall be the responsibility of each owner to prevent the development of any unclean, unhealthy, unsightly or unkempt condition on his or her unit.

COMMON AREA USE - No unit owners shall use, or cause to be used, the Common Areas and Facilities in such fashion or manner as might tend to cause disorderly or unsightly conditions upon or within the Common Areas and Facilities or which shall preclude the use and enjoyment of such Common Areas and Facilities by any one or all of the other unit owners and/or Declarant.

REMEDIES FOR VIOLATION - In the event that a unit owner shall violate or refuse to obey any of the restrictions and conditions, the Board of Directors, its designated

committee, or any of its authorized agents or employees may, in its sole discretion, after 14 days written notice to the unit owner in violation, enter upon the unit of the unit owner then in violation, or upon the Common Areas and Facilities, if appropriate, and perform such removal, restoration or repair as such Board of Directors, committee, authorized agent or employee, in the exercise of (REMEDIES FOR VIOLATION CON'T) its sole discretion, may deem necessary or advisable. Such unit owner in violation shall be personally liable for all cost incurred by the Board of Directors in the performance of such restoration or repair and the liability for such cost shall be enforceable by the Board of Directors by any appropriate proceeding at law or in equity. Such liability shall also be a permanent charge and lien upon the unit of such unit owner, due and payable at the time and day any such costs are incurred. If any emergency condition in violation of this Declaration shall exist on any unit such that the Board of Directors deems it unwise or unsafe to provide 14 days written notice prior to curing such condition, the Board of Directors may cause entry upon the interior of the unit for the purposes stated in the section immediately after making reasonable efforts to notify the unit owner of such unit.

ADDITIONAL REGULATIONS

CAUSE FOR INCREASE/CANCELLATION OF INSURANCE – Nothing shall be done or kept in any Unit or in the Common Areas that will increase the rate of insurance of the Buildings or contents thereof without prior written consent of the Board. No unit owner or occupant shall permit anything to be done or kept in their Unit or in the Common Areas which result in cancellation of insurance on the Buildings or which would be in violation of any law.

REASONABLE ACCESS TO UNITS – The Association has the irrevocable right of access to each Unit, during reasonable hours, when necessary for the maintenance, repair, replacement or any common elements, or any portion of a unit to be maintained by the Association pursuant to the Declaration or as necessary to prevent damage to the common elements or to a unit or units, including the right to make inspection for the presence of any vermin, insects, or other pests that may cause damage to the common elements or a unit or units and including the right to take such measures as may be necessary to control or exterminate such vermin, insects, or other pests as necessary to prevent damage to the common elements or to a unit or units.

Unit owners or their agents must supply the Manager with the names and telephone numbers of their tenants regardless of the length of term of the stay in the Unit.

PUBLIC GALLERIES/BALCONIES - Only decorative pots containing ornamental plants, mats, or benches may be placed on the public galleries.

Neither occupants or their guests shall play in the entrances, walkways, or stairwells of the buildings.

All personal property must be stored within its respective unit. Nothing may be left, even temporarily, on the common elements of the buildings.

CONSTRUCTION WORK or repair work or other installation involving noise shall be conducted ONLY on weekdays between the hours of 8:00 AM and 5:00 PM (Not to

include legal holidays or weekends) unless such construction or repair work is necessitated by an emergency.

USE OF POOL

Pool hours are 8 am to 9 p.m.

Appropriate attire is to be worn at ALL times.

No Diving/and or jumping into the pool is allowed.

No glass containers shall be brought to the pool area.

An adult shall accompany children under the age of 12.

The tenants shall accompany Guest of tenants using the Common Area Facilities.

No dive equipment shall be permitted in the pool or Jacuzzi.

No diapered children shall be permitted in the pool or Jacuzzi.

No child under the age of 12 years shall be allowed in the Jacuzzi.

No riding of any wheeled vehicle around the pool area or Cabana area.

No roller skating or rollerblading around the pool area or Cabana area.

USE OF CABANNA

Appropriate attire must be worn at ALL times while on the property.

Tenants may entertain up to 30 people

No party shall go past 9 PM; including clean up time

Reservations for use of Cabana shall be made with the manager in advance. An Owner Authorization Form must be signed prior to any party taking place.

Owners or tenants contemplating entertaining should review the Music and Noise section of the Rules and Regulations.

Pelican Cove Condominium

These facilities are for the sole use of Owners, their guests, and Tenants. Use of the facilities constitutes your agreement to comply with the following rules, the assumption of all risks relating thereto and your agreement to indemnify Pelican Cove Association against all liability in connection therewith.

Hours of Operation: 8:00 AM to 9:00 PM Daily

Pool and Jacuzzi Rules

- **No lifeguard on duty – swim at your own risk.**
- **An adult (18 years or over) shall accompany children under the age of 14 at all times.**
- **No food or glass containers are allowed in the Pool or Deck area.**
- **No broadcast music.**
- **No diapered children are allowed in the Pool or in the Jacuzzi.**
- **No dive equipment is permitted in the Pool or Jacuzzi.**
- **No bicycles, wheeled vehicles, or roller blades are allowed on the Pool Deck.**
- **No running, jumping or diving are allowed in the Pool or Jacuzzi areas.**
- **Please rinse feet off in the pan provided before entering the Pool or Jacuzzi.**
- **No children under the age of 12 allowed in the Jacuzzi.**
- **Do not alter the temperature controls in the Jacuzzi.**
- **Turn off the jets, replace cover and secure area when finished.**
- **No smoking**

Cabana Rules

- **Reservations for the Cabana must be made with the Manager with a minimum of 24 Hours advanced notice, accompanied by a \$250.00 (owners) and \$500.00 (non-owners) refundable deposit.**
- **A signed copy of the Owner Authorization for the Tenant Usage of the Facilities must be on file in the Association office prior to any function.**
- **It shall be understood that this property is for Private Residency and by no means should anyone impose on other Owners, their guests, or their tenants. (Please refer to the Rules and Regulations in the Declaration of Condominiums regarding Music and Noise)**
- **No glass containers are allowed in this area.**
- **No more than 30 guests are permitted.**
- **The area is to be cleaned up at the end of any function and trash is to be removed from the receptacle and taken to the dumpster.**
- **All surfaces are to be wiped down and tables and chairs placed in their original positions.**
- **Music – radios are allowed if they are played at a reasonable level so as not to disturb other owners, guest, or tenants.**
- **Children are not allowed to roam freely throughout the landscaped beds. Please be sure they understand this rule.**
- **A party for six or more children under the age of 15 requires that any owner, guest, or tenant to hire a certified life guard to be present.**
- **No party shall be allowed to continue after 9:00 PM – which includes clean up time.**
- **Failure to comply with these rules may result in the loss of your deposit.**