

Sandal Cove Association, Inc. (Sandal Cove 1)
Buildings 1001, 1003, 1005
Rules and Regulations

Adopted and Effective May 6, 2026, by the Board of Directors

The following Rules and Regulations have been adopted by the Board of Directors of the Sandal Cove Association (Sandal Cove 1) in accordance with the Declaration of Condominium and By-laws of the Association. These Rules and Regulations are intended to promote the safety and welfare of residents, maintain an acceptable quality of life in our community, and protect the community's architectural integrity.

The Rules and Regulations and Standards may be modified, repealed, or amended at any time by a resolution of the Board of Directors when deemed necessary in the best interest of unit Owners/residents and the community.

1. Pets.

- a) Owners MUST clean up after their dogs! Take along a baggie with you to pick up waste and then dispose of it properly.
- b) No more than two pets are allowed per unit.
- c) Any buyer purchasing a Unit at Sandal Cove 1 after June 1, 2022, will be limited to dogs that weigh less than 35 lbs. at maturity.
- d) Dogs must be kept leashed and under the control of their owner whenever the pets are outside the unit and never allowed to run free.
- e) Owners should not walk their dogs near the pool area or close to buildings and patios.
- f) Dogs should not be left unattended in an Owner's unit for any extended period. Dog owners should not permit excessive barking that will disturb other unit Owners.

2. Children

- a) Children under twelve (12) must be accompanied by an adult in common areas and in pool areas.
- b) No ball playing, Frisbee, skateboarding, or roughhousing is allowed in the parking or common areas, and noise should always be kept to a minimum.

3. Washing Motor Vehicles

- a) Washing motor vehicles is prohibited in the parking lot or on the condominium premises.
- b) Mobile automobile detailing is allowed.

4. Barbecue Grills

- a) The use of barbecue grills on enclosed patios, balconies, and other places below rooflines is considered hazardous and is strictly prohibited. Fire regulations state that, "no hibachi, gas-fired grill, charcoal grill, or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony or under any overhanging portion or within 10 ft (3 m) of any structure."
- b) Any Owner using a barbecue grill in compliance with the above rule must ensure that fumes and smoke are controlled and do not become a nuisance to neighboring units.
- c) If any damage is caused by improper use of barbecue grills or as a result of violating the above rules, the Owner assumes full legal and financial responsibility for any damage caused.
- d) Woodburning or gas firepits are not allowed on any balcony or under any overhanging portion of the building.

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5. Noise.

- a) Residents may not make or permit any loud or disturbing noises in the building or on the Condominium property. Loud noises will interfere with the rights, comforts, conveniences, or quiet enjoyment of other Residents.
- b) Please close doors quietly, including unit entrance doors, lobby entrance doors and screens, and doors to laundry and storage rooms.
- c) The use of radios, televisions, cell phones, musical instruments, and stereo equipment must be at sound levels that do not disturb other residents.
- d) Residents who own dogs must ensure that their dogs do not disturb other Owners with excessive barking.
- e) It is recommended that, at poolside, radios, cellphones, televisions, or other entertainment devices be used with headphones.
- f) Residents must be especially considerate when the weather allows windows and sliding doors to be left open. Sounds are amplified by the configuration of the buildings and pool area.

6. Trash and Dumpsters.

- a) All trash must be placed in sealed bags or boxes and securely closed before being placed in the dumpster.
- b) Sandal Cove 1 follows the recycling guidelines of the City of Safety Harbor. Residents should review and follow the recycling guidelines.

7. Large Trash Items.

- a) Dumpsters are for household garbage only. Furniture, lumber, appliances, carpeting, and hazardous materials are to be taken to the appropriate county disposal sites. Call the City of Safety Harbor for special pickup of "white goods" (refrigerators, stoves, hot water heaters, or other appliances).

8. Feeding animals.

- a) No bird feeders or other food of any kind shall be placed outside of any condo unit or upon any portion of the common elements. Feeding birds may attract vermin such as mice or rats.

9. Hanging Towels or Clothes

- a) No beach towels, bathing suits, clothing, bedding, or other personal items are to be hung on balcony railings or on any common element of the Condominium.

10. Swimming Pool.

- a) All residents and their guests must comply with the swimming pool rules, which are posted poolside.
- b) No glass of any kind is permitted in the pool area.
- c) Pool furniture shall not be moved from the paved pool deck.
- d) Smoking is discouraged at the pool area, but anyone who does smoke is asked to properly dispose of cigarettes and smoking materials.

11. Breezeways and Stairwells

- a) All common hallways, breezeways, and passageways shall be kept free of furniture, decorative items, statues, etc.
- b) Areas under the stairways in interior breezeways (leading to two-bedroom units) may be used to store bicycles, provided the bicycles are labeled with the unit Owner's name and unit number.
- c) The area under the stairs leading to the second-floor one-bedroom units is not to be used for storage.

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12. Watercraft.

- a) All boats, canoes, kayaks, or other watercraft moored along the lakeshore or stored on the dock must be registered with the Management Company.
- b) Boats must be kept dry to prevent breeding of mosquitoes.

13. Changes to Exterior.

- a) No structural alterations may be made to any part of the exterior of the building without the prior written approval of the Board of Directors. This includes, but is not limited to, alterations to doors, windows, balconies, and patios. This includes painting any exterior portion of the building.

14. Mailboxes.

- a) Unit Owners are responsible for repairing broken locks to their mailboxes.
- b) Mailboxes shall not be left unlocked.

15. Use of City Water.

- a) City water from the building outside faucets shall not be used for washing vehicles or watering lawns. Water from the outside faucets may be used to water plants within the owners' patios and around the buildings.

16. Limited Common Elements

- a) The limited common elements of the Condominium include balconies and patios inside the garden walls and are for the exclusive use of the respective unit Owners. Patios are not to be used as walkways, and residents should not walk across neighbors' patios.
- b) Owners of first-floor units must maintain their respective individual garden areas in a neat and orderly manner. Garden patios should not be neglected and must never become overgrown with vegetation.

17. Parking

- a) One parking space is provided for the exclusive use of each unit Owner and is identified by the Owner's unit number. Please inform all your tenants and guests that they should park only in your assigned space or along the perimeter wall in the guest parking area.
- b) Unit Owners who have multiple autos may park additional vehicles in guest parking.
- c) Any unit Owner parking a vehicle in a numbered space that is not their own must have prior written permission from the Owner to whom the space is assigned. That written permission must be on file with the Management Company.
- d) Unit Owners who are here seasonally (snowbirds) may leave their vehicles in their designated spot or in the guest parking area during their absence.
- e) Parking on Condominium premises shall be limited to passenger vehicles only.
- f) No overnight parking of commercial or recreational vehicles is permitted. Commercial vehicles shall include any vehicle displaying signs of regular commercial use, such as equipment or ladder racks, or commercial signage or lettering.
- g) Boats, jet skis, unregistered golf carts, RVs, trailers (including utility trailers, boat trailers, and campers), buses, and any unregistered/uninsured vehicles are strictly prohibited. All illegally parked and/or nonfunctioning vehicles will be towed at the Owner's expense.

18. Storage.

- a) The storage of hazardous or combustible materials is prohibited in or on any area of the Condominium property. This includes under stairwells and in storage rooms.

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- b) Each unit Owner is permitted only one-sixteenth (1/16) of the area in the storage room in their building. All items in the storage area should be labeled with the Owner's name and unit number. Items which are not labeled will be removed and donated to charity.

19. Sale or rental of unit.

- a) Only one real estate "for sale" sign may be displayed on the premises of each unit.
- b) All prospective buyers and or lessees must complete an application and remit an application fee to the Board of Directors before purchasing or leasing a unit. Applicants must agree to a criminal background check. The Board of Directors must approve all applicants before a unit is sold or rented. The process takes approximately thirty (30) days.

20. Occupancy

- a) All condo units shall be occupied by no more than a single family and guests and shall be used as a residence and for no other purpose. One-bedroom units are limited to two persons, and two-bedroom units are limited to four persons on a permanent basis. No condo unit may be divided or subdivided into a smaller unit, nor any portion thereof sold or otherwise transferred.

21. Rental.

- a) No condo units may be rented without the prior written approval of the Board of Directors. No rooms may be rented except as a part of the leasing of the entire condo unit. When leased, only the lessee, their family, and guests may occupy a rented condo unit. The same limitation on the allowable number of people (two persons per one-bedroom unit and four persons per two-bedroom unit) applies to all rentals.
- b) Transient tenants are not permitted. Leases and or rentals shall not be for periods longer than three (3) years nor for periods less than six (6) months.
- c) An Owner may not rent their unit until they have owned it for at least two years.
- d) No more than four (4) units may be rented in any one building.
- e) Guests of unit Owners or renters are welcome for up to a two-week period, after which they will be considered permanent residents and must be screened by the Board for approval as in Item 19.
- f) An owner is not allowed to rent their unit if they have any outstanding balance on their monthly condo fees or special assessments.

22. Liability for Renters and Guests.

- a) Unit Owners are responsible for the conduct of their renters and guests and are to inform said guests and renters of these Rules and Regulations by supplying a copy of this document. Unit Owners are required to post a copy of the Rules and Regulations in all condo units leased to renters or legally occupied by Owners' guests. If guests, renters, or unit Owners violate any rule, the unit Owner will assume all legal and financial liability for damages.

23. Quiet Enjoyment.

- a) No unlawful, immoral, or improper use shall be made of the Condominium property or any part thereof by any Owners, renters, or guests. Any use of the common areas of the Condominium shall be consistent with these Rules and Regulations, the Bylaws of the Association, and the Declaration of Condominium.
- b) The following will not be allowed on Condominium property:
 - i. Noisy behavior.
 - ii. Conduct that is the source of annoyance to residents.
 - iii. Any other nuisance or practice which interferes with the peaceful possession and proper use of the property by its residents.

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- c) After 11:00 pm, any Owners or guests sitting poolside or using an open patio or balcony are asked to keep noise levels to an absolute minimum out of respect for other residents.

24. Clean and Safe Conditions.

- a) All parts of the Condominium property shall be kept in a clean and sanitary condition. No rubbish, refuse, or garbage may be allowed to accumulate, nor any fire hazard allowed to exist.
b) No Owner, occupant, renter, or guest will permit any use of their unit or allow or engage in any activity on the common elements which will increase the cost of insurance upon the Condominium property

25. Additional structures

- a) No small buildings or structures of any kind may be constructed upon Condominium property.

26. Planting in common areas

- a) Unit Owners may not plant or alter plants or trees in common areas without the expressed written consent of the Board of Directors.

Violation of any portion of these Rules and Regulations, the provisions of the Bylaws of the Association, or the Declaration of Condominium may subject a unit Owner, lessee, or guest to legal action, including a fine and attorney fees.

Florida's Condominium Law states that "Each unit owner, tenant and other invitee, and association is governed by, and must comply with the provisions of, this chapter, the declaration, the documents creating the association, and the association bylaws which are expressly incorporated into any lease of a unit." It also states that, "The association may levy reasonable fines for the failure of the owner of the unit or its occupant, licensee, or invitee to comply with any provision of the declaration, the association bylaws, or reasonable rules of the association...A fine may be levied by the board on the basis of each day of a continuing violation,...the fine may not exceed \$100 per violation, or \$1,000 in the aggregate." (Section 718.303)

These Rules and Regulations will replace and supersede all previous similar documents representing the Rules and Regulations of Sandal Cove 1.

Presented and approved by the Board of Directors to take effect on the first day of May 2026.

Signed:

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