

## **TURTLE DUNES CONDOMINIUM ASSOCIATION, INC.**

### **RULES AND REGULATIONS**

These rules and regulations apply to all condominium unit owners, occupants, guests and visitors. These Rules and Regulations should be made available and displayed in each unit. These Rules and Regulations are designed to promote the safety, comfort, convenience and enjoyment of residents and the preservation of all property.

1. Each unit shall be occupied only by a single family, its servants and guests, or lessees, as a residence and for no other purposes.
2. The Common Elements and Limited Common Elements shall be used for the purpose for which they are intended in the furnishing of services and facilities for the enjoyment of the Units.
3. All Condominium Property shall be kept clean and sanitary. No rubbish, refuse or garbage shall be allowed to accumulate, nor shall any fire hazard be allowed to exist.
4. In accordance with local fire codes, no personal property shall be stowed or stored in Common Walkways.
5. No nuisances, loud or objectionable noises, or odors shall be permitted.
6. No garments, towels, rugs or similar objects shall be hung from windows, balconies or from any exterior facades of the property.
7. No objects, including, but not limited to cigars, cigarettes or trash shall be thrown, or disposed of, from the balconies and windows.
8. In accordance with state fire codes, no open flame barbecue grills shall be permitted on balconies and patios.
9. No owner shall make or permit any use of his/her Condominium Unit which will increase the rate of insurance upon the Condominium Property.
10. Sea Turtle Pool is for the use and enjoyment of the owners and guests of Sea Dunes and Turtle Dunes only. Pool gate codes shall not be released to anyone other than Unit Owner residents and guests. Owners and guests are to provide their own towels. Towels and personal belongings shall be removed from the pool area after use. Any items not so removed will be removed and discarded.
11. Pets shall be leashed and under owner's control at all times. Owners shall pick up after pets and dispose of properly.
12. Parking of vehicles shall be in designated parking spaces only.
13. Parking of golf carts and island hoppers shall be in designated "Golf Cart Parking" area only.
14. Outside parking of bicycles shall be in designated "Bicycle" areas only. There shall be no bicycle riding on interior common hallways or into the elevator. If transporting bicycles to individual units, please walk them through common hallways.
15. There shall be no skateboarding on interior common hallways or into the elevator.

**16. No immoral, improper, offensive, or unlawful use shall be made of the Condominium Property or any part thereof. All valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed.**

**The responsibility of meeting the requirements of governmental bodies pertaining to maintenance, replacement, modification, or repair of the Condominium Property shall be the same as stated in the By-Laws.**

**17. It should be remembered that these Rules and Regulations are in addition to and do not replace the By-Laws of Turtle Dunes Condominium Association which the Board of Directors uses as its primary governing document. The Board of Directors may adopt additional Rules and Regulations from time to time for the operation of the Condominium. In addition, these Rules and Regulations are in addition to and do not replace any AIPCA Rules and Regulations governing all of Amelia Island Plantation.**

**Revised 2013.**