

**RULES AND REGULATIONS
OF
ACQUILUS II, A CONDOMINIUM**

Pursuant to the authority vested in the Board of Directors of **ACQUILUS II CONDOMINIUM ASSOCIATION, INC.** (the "Association"), the following rules and Regulations of Acquilus II, a Condominium (the "Condominium") have been adopted by the Board of Directors of the Association (the "Board") to govern the use of the Condominium Property ("Condominium Property") as defined in the Declaration of Condominium.

1. ENFORCEMENT. All violations of these rules and regulations shall be reported immediately to a member of the Board, an Association officer and/or the management agent. The Board's determination shall be dispositive in the event of any disagreements concerning violations, including, without limitation, disagreements regarding the proper interpretation and effect of these rules. In the event that any person, firm or entity subject to these rules and regulations, fails to abide by them, as they are interpreted by the Board, such person, firm or entity shall be liable to be fined by the Association for each such failure to comply or other violation of these rules and regulations. Such fine, which shall not exceed \$100 (or the maximum amount permitted under the Condominium Act) for each violation (provided however, a fine may be levied on the basis of each day of a continuing violation, for a total amount not to exceed \$ 1,000.00 or the maximum set forth in the Condominium Act) shall be collected by the Association and shall become a part of the Common Surplus of the Condominium, all as more fully set forth in the Bylaws. If the Board deems it necessary, it may bring action at law or in equity in the name of the Association to enforce these rules and regulations, including any provision herein for fines. In the event any such action is instituted, and reduced to judgment in favor of the Association, the Association shall, in addition, be entitled to recover its costs and attorneys' fees incurred in enforcing these rules and regulations.

2. USE OF THE COMMON ELEMENTS. The Common Elements of the Condominium are for the exclusive use of Unit Owners, and their immediate families, permitted lessees, resident house guests and guests, and no other person shall be permitted to use the Common Elements of the Condominium. There shall be no storage or parking of baby carriages, playpens, bicycles, wagons or toys on any part of the Common Elements. Such personal property must be stored within the Units or Limited Common Elements. Subject to federal regulations, no antenna or satellite dishes may be affixed to the Common Elements or Limited Common Elements, without the approval of the Board of Directors.

3. DAMAGE TO COMMON ELEMENTS. Unit Owners shall be responsible for, and shall bear any expense of, any damage to the Common Elements caused by moving to or removing from their Unit household furnishings or other objects, or caused by any other deliveries to or from Units by their invitees, or any damage to the Common Elements or Limited Common Elements caused by the acts or omissions of the Unit Owners or their invitees, agents or employees.

4. COMMON UTILITIES. Domestic water that serves both the common elements and all individual condominiums is supplied as a common expense of the Association. Please be mindful of potential leaks in toilets and other fixtures or appliances and proactive in repairing any issues. LP Gas (Liquid Propane) that serves lanai grills and interior fireplaces (in some units) to be used for lanai grills and existing fireplaces only. Any other type of gas appliance inside the units is not permitted. Nothing is to be connected to the building's propane other than propane gas grills. Any type of outdoor heaters or fire pits are not allowed by fire code. Make sure that your grill is at least 12 Inches away from the wall with the lid open. This will prevent excessive heat on the EFIS wall behind the grill. Many walls in the building have been damaged by ignoring this important step.

5. RENTALS. All owners or their rental agents must notify the Manager in writing 24 hours prior to occupancy of a unit. Notification shall be made via Managers E- Mail or Fax number. Rental agent / homeowner shall use the tenant occupancy form provided by the Acquilus II Manager. Forms are to be filled

out properly with all fields of information complete. Tenant must sign stating that they have read and understand all the property rules prior to occupancy. Failure to comply with this advance check –in procedure regulation *may* result in a \$50.00 fine.

Information to provide to the Manager shall include:

- Names of all persons to occupy unit. (Maximum 8 persons per unit)
- Age of all persons occupying unit
- Arrival and departure date and time (If arriving after 6:00 PM , notify manager)
- Vehicle description: color ,make ,model, and tag number (If vehicle is a rental include on form)

Additions Rental Tenant Rules and Regulations

- Anyone renting for *more than seven days* must meet with the Manager or another designated person appointed by the Board of Directors of Acquilus II for a brief tenant orientation *prior to* the occupancy of a unit.
- Owner or rental agent shall provide Key Fobs to allow access to the property. *No access codes* shall be provided to rental tenants, with the exception of the fitness center. A \$50.00 deposit is requested for the cost of the Fob. Deposit shall be fully refundable to owner or rental agent upon return of the Key Fob in working order. Rental tenants that have been provided with access codes *may* result in a \$50 fine 1st offence 2nd offense \$100.00 fine to unit owner and the current access codes for said unit will be deleted from the gated access system.
- All rental tenants having guests shall keep the number to a reasonable size. All guests must park outside of Acquilus II property and be escorted onto property by the tenant. Manager must approve if number of guests exceed 8 persons per unit.
- Rental tenants and their guests are not allowed to bring pets on the property.
- Renters and their guests are required to abide by all the Acquilus II Rules and Regulations that are to be posted in a conspicuous place inside of each rental unit.

6. LEASE TENANTS. All owners or their Leasing agents must notify Manager *7 days* prior to occupancy of a unit. Notification shall be made via Managers E- Mail or Fax number. Rental agent / homeowner shall use the tenant occupancy form provided by the Acquilus II Manager. Forms are to be filled out properly with all field of information complete. Tenant must sign stating that they have read and understand all the property rules prior to occupancy. Failures to comply will this advance check –in procedure regulation *may* result in a \$50.00 fine.

Information to provide to the Manager shall include:

- A completed Owner / Tenant Occupancy Form. (Supplied by the Manager)
- Copy of Owners Lease agreement (Approved by Board)
- Ages of all persons occupying unit.
- Move in date and time (Lease tenant must abide by the move in policy of Acquilus II Condominium Rules and Regulations cited below)
- Vehicles descriptions : color ,make ,model, and tag number
- Lease tenant must meet with the Manger or another designated person appointed by the Board of Directors of Acquilus II for a Lease tenant orientation *prior to* the occupancy of a unit.
- All Lease tenants having guests shall keep the number to a reasonable size. All guests must park outside of Acquilus II property and be escorted onto property by the tenant. Manager must approve if number of guests exceed 8 persons per unit.
- Lease tenants and their guests are required to abide by all the Acquilus II Rules and Regulations that are to be provided by owner or Leasing agent prior to Manger orientation meeting.

7. **NOISE.** All noise, including without limitation, talking, singing, television, radio, record player, tape recorder, or musical instrument shall be kept at such volume level that the noise is not audible outside of the boundaries of the Unit in which it originates. Any and all violations reported to and verified by the manager *may* incur a \$100.00 per incident fine and possible Police citation

8. **OBSTRUCTIONS.** There shall be no obstruction on or cluttering of the Condominium Property, including, without limitation, sidewalks, driveways, automobile parking spaces, lawns, entrances, stairways, decks, balconies or vestibules, or other Common Elements or areas. Any and all violations reported to and verified by the manager *may* incur a \$50.00 fine per incident

9. **DESTRUCTION OF PROPERTY.** There shall be no marking, marring, damaging, destroying, or defacing of any part of the Condominium Property. Unit Owners shall be held responsible for, and shall bear any expense of such damage caused by the Unit Owners, their family, guests, lessees and/or invitees.

10. **BALCONIES, WINDOWS, TERRACES AND DOORS.** Nothing shall be dropped, thrown, swept, or otherwise expelled from any window, door, balcony or terrace. The cleaning of balconies or lanais with the use of running water must be conducted only when raining; and on the 1st Monday of every month between the hour of 6: AM and 11: AM .Any other time cleaning will be done by mopping only. All loose or movable objects shall be removed from balconies upon notice of an approaching hurricane or other inclement weather characterized by conditions of high wind Failure to remove and safely store these items under conditions above cited *may* result in a clean-up fee and the cost of any damage to other areas of the building. Balconies, windows, terraces, and doors shall not be altered from the condition in which originally constructed, including without limitation alteration by painting, screening, or installation of reflective materials, unless pursuant to the Declaration of Condominium, Articles of Incorporation and Bylaws of the Association.

11. **REFUSE.** All refuse; waste, bottles, cans, newspapers, magazines and garbage shall be properly bagged and deposited in the trash chutes located on every floor of the Condominium. Never place pet waste or baby diapers or cigarette butts in common area trash cans. Large boxes should be broken down and placed in the blue dumpster on the northwest side of the property. Large amounts of glass should be properly bagged and deposited in the blue dumpster on the North West side of the parking lot

12. **GUESTS.** No person under twenty-one (21) years of age shall occupy a Unit unless accompanied by a person over the age of twenty-one (21). All owners who allow friends or family the use of their unit when they are not present shall notify the manger in writing 24 hours prior to the occupancy of their unit. Notification shall be made via Managers E- Mail or Fax number. Homeowner shall use the tenant occupancy form provided upon request from the Aquilus II Manager. Forms are to be filled out properly with all fields of information complete. Tenant must sign stating that they have read and understand all the property rules prior to occupancy. Failures to comply with this advance check –in procedure regulation *may* result in a \$50.00 fine.

Information to provide to the Manager shall include:

- Names and relationship to owner of all persons to occupy unit. (Maximum 8 persons per unit)
- Age of all persons occupying unit
- Arrival and departure date and time (If arriving after 6:00 PM , notify manager)
- Vehicle description: color ,make ,model, and tag number

13. **LOBBY ENTRANCE.** Entry to the building through the 1st floor lobby is reserved for residents and their guests only. All service, contract, or delivery personnel with the exception of USPS, UPS, FedEx or other standard package delivery services, shall enter the building through the West Garage entry only. In the event

that deliveries are too large to be made through the West Garage entry, Manager shall be notified prior to delivery to arrange entry access point.

14. SIGNS. No sign, nameplate, signal, advertisement or illumination shall be inscribed or exposed on or at any window, door, balcony or terrace, unless approved in writing by the Association or as may be installed by Acquilus II, a Condominium, or its designees during the marketing of the Condominium.

- **15. ACCESS DEVICES OR CODES.** The Association shall at all times have access to each Unit in the Condominium. No Unit Owner shall change existing access devices or codes or install additional locks unless approved by in writing by the Association. Access codes shall not be given out to rental tenants, with the exception of the fitness center. Owners or their Rental agents should provide entry point Key fobs that open all other areas of property. Rental tenants that have been provided with access codes *may* result in a \$100.00 fine to unit owner and the current access codes for said unit will be deleted from the gated access system.

16. PARKING. No vehicles shall be parked so as to impede ingress to or egress from other parking spaces, drives, roads or building entryways. No boats, trailers, campers, trucks or oversized vehicles may be parked on the Condominium Property, except as specifically approved by the Association. All automobiles shall be parked only in the parking spaces or garages so designated for that purpose. All vehicles parked on condominium property shall have a decal or temporary parking pass clearly displayed on the windshield or dashboard of the vehicle. The decal / temporary pass must identify the unit where the driver may be found. If no decal or temporary pass is present on vehicle a \$50.00 fine *may* be charged to owner of vehicle, and or the vehicle may be towed at owner's expense. Garage doors are to be closed when not in use except in the event of emergency. No vehicle maintenance or repairs shall be performed on the Condominium Property. No vehicles in a state of disrepair or unlicensed vehicles or boats may be stored or repaired on the Condominium Property.

17. PERSONAL ITEMS. No towels, clothing, shoes or other material shall be hung or displayed on the balcony or outside of the front door of any Unit or within a Unit in a manner which is visible from the outside. Any and all violations reported to and verified by the manager may incur a \$50.00 fine per incident

18. COMPLIANCE WITH DOCUMENTS. All members, and every lessee, guest or visitor of a member, shall comply with all of the terms, conditions, covenants, restrictions and limitations contained in the Declaration of Condominium, the Articles of Incorporation and the Bylaws.

19. PETS. Unit Owners are granted a license to maintain not more than a total of two (2) pets, which must be either cats or dogs. Pets such as birds or fish, which are kept wholly within the Unit, may be maintained; provided, however, if such pets are a nuisance the Board may require their removal. This license shall be revocable by the Board at any time. Pets shall be leashed and restrained at all times when on or about the Condominium Property. Owners shall pick up and dispose of all animal waste in designated green dumpster on the North West side of property. Never dispose of pet waste in common area trash cans. The Board may from time to time adopt rules and regulations restricting or permitting pets on the Condominium Property including, without limitation, limiting the size and weight of dogs and/or cats to be permitted on the Condominium Property and creating rules with respect to waste disposal. No guest, lessee, or invitee shall bring any animal upon the Condominium Property without the Board approval, which said approval shall not be unreasonably withheld. Owners shall be responsible for, and shall bear the expense of any damage to person or property resulting from their pets' actions. No pets are to be inside the pool deck areas at any time. The Board's determination in such matters shall be final and the cost of repairing such damage shall be assessed by the Board and collected by the Association. Violations may incur a \$50.00 fine per incident

20. RULE CHANGES. The Board reserves the right to change or revoke existing rules and regulations and to make such additional rules and regulations, from time to time, as, in its opinion, shall be necessary or desirable for the safety and protection of the buildings and their occupants, to promote cleanliness and good order for the condominium property and to assure the comfort and convenience of Unit Owners.

21. MOVING AND DELIVERIES. The Aquilus II manager must be notified 48 hours prior to moves and deliveries of more than 6 items (Such as appliances and furniture). All deliveries and moves must take place from 8:00 AM till 5:00PM Monday through Friday. The manager will provide specific move in procedures which shall be followed. No deliveries or moves allowed on Holidays or weekends without Board approval. Any damages done during a move will be the responsibility of the owner.

22. REPAIRS OR REMODELING. All contractors must be licensed and insured. An owner should obtain a certificate of liability insurance with limits of \$1,000,000.00 each occurrence \$1,000,000.00 aggregate and workers compensation with statutory limits. Work may be performed only between 8:00am and 5:00pm Monday – Friday. No work shall be performed on Holidays or weekends without Board approval, unless repair is an emergency. Owners Door codes should not be given out to contractors. All contractors must enter the building at the west garage entrance only; the lobby entrance is for residents and their guests. The manager must be notified 48 hours prior to construction or remodeling.

23. POOL RULES.

- 3rd floor pool Hours: 6:00 A.M-10:00 P.M./ Oceanside pool 8:am till dusk
- Pool bathing load: 10 persons
- Under age 16 must have adult supervision
- People with health problems, and those using alcohol, narcotics, or other drugs shall not use pool without first consulting a doctor
- Shower before entering
- No food, drink, tobacco, or chewing gum in pool
- No glass in pool or on pool deck
- No animals in pool or on pool deck
- No diving
- Use handrails & steps to enter & exit pool
- No running
- No large floats or toys
- Diapered children MUST wear Baby Swimmers
- Music: Use headphones
- No electrical use in pool area (Violations will incur a \$100.00 fine)
- Dry off completely before leaving pool area
- NO LIFEGUARD USE AT YOUR OWN RISK!
- If pool furniture moved, return to proper place

VIOLATIONS MAY INCUR A \$50.00 FINE PER INCIDENT

IN AN EMERGENCY: Call 911, then Matthew Krucker, Manager (904) 234-6038

24. SPA POLICY

- 3rd floor pool Hours: 6:00 A.M-10:00 P.M./ Oceanside pool 8:am till dusk
- Bathing load: 6 persons
- Minimum age: 16 without adult supervision
- No child under 10 years of age allowed in Spa (Serious Health Risk)
- Maximum use: 15 minutes
- Maximum temperature: 104 F.
- Pregnant women, those with health problems, & those using alcohol, narcotics, or other drugs must first consult a doctor
- Shower before entering
- No food, drink, tobacco, or chewing gum in spa
- No glass in spa or on spa deck
- No animals in spa or on spa deck
- No diving
- No electrical use in spa area (Violations will incur a \$100.00 fine)
- Dry off completely before leaving pool / spa area
- NO LIFEGUARD USE AT YOUR OWN RISK

VIOLATIONS MAY INCUR A \$50.00 FINE PER INCIDENT

IN AN EMERGENCY: Call 911, then Matthew Krucker, Manager (904) 234-6038

25. CLUB HOUSE RULES

- All use of Clubhouse is for residents and their guests
- Anyone planning a function involving 8 people or more must reserve 7 days in advance
- Clubhouse hours 8:00 am till 10pm
- \$200.00 Deposit fully refundable after inspection for cleaning and damage (Check Held by manager)
- Clubhouse must be cleaned thoroughly after use
- After a Clubhouse function all trash must be taken out to green dumpster on north west side of parking lot
- Maximum numbers of people per function is 16 unless manager approves of a larger number; with the exception of an Association meeting, when there may be more
- Party must be hosted by Acquilus II resident, who will be present at all times during the party
- Smoking is prohibited in Clubhouse and pool deck area
- Parking for guests must be arranged so that no resident spaces are used without the residents permission. Without that, parking must be outside of Acquilus II Property. Such guests must be escorted in by the resident

26. FITNESS CENTER POLICY.

- Fitness Center Hours 4:00 am till 11:00 pm
- Use at your own risk
- Minimum age: 16
- No pets
- No smoking
- No glass. Use bottled, plastic drink containers

- No eating in workout area
- No loose clothing, jewelry, etc.
- No wet clothing
- Proper Fitness Clothing required
- Shoes and Shirt are required
- Do not attempt to repair or adjust equipment
- Report equipment problems to the Manager
- Wipe off equipment and benches after use
- Rack weights and dumbbells after use
- Do not drop or slam down weights
- Keep hands/feet from moving parts/weight stacks
- Do not use chalk on equipment
- Turn off TV and return remote controls to their proper place
- Turn lights off when exiting
- Make sure door locks behind you when entering or exiting fitness center
- Acquilus Condominium Association is not responsible for lost or stolen items
- **VIOLATIONS MAY INCUR A \$50.00 FINE PER INCIDENT**

IN CASE OF EMERGENCY: Call 911, then Matthew Krucker, Manager (904) 234-6038

GATES, WALLS, FENCING AND PROPERTY GROUNDS

- No person or animal is to crawl under or over any wall, gate or fence on Acquilus II Property at any time. This is a serious life threatening violation and will incur an immediate \$100.00 fine
- No skateboarding, roller-skating, bicycling is allowed on Acquilus II property with the exception of bike riding from garage to exit gate.
- Any person failing to clean up pet waste may incur a \$50.00 fine
- Failure to leash and restrain Pets at all times when on or about the Condominium Property may incur a fines of up to \$100.00.
- Any person disposing of cigarette butts in any common area of condominium property other than designated receptacle container in lower west garage may incur a \$50 fine per incident
- Any person caught throwing cigarette butts over any railing or banister may incur a \$100.00 fine per incident
- No Smoking in any common area is allowed , anyone caught smoking in common areas may incur a \$50.00 fine per incident
- Any person driving at an unsafe speed and manner on Acquilus II property may incur a \$50.00 fine per incident

- Any person that tampers with or attempts to adjust any common area electrical , HVAC thermostat , clock timers, pool filtration equipment or other common area mechanic systems may incur a \$50.00 fine