

Southwinds at the Moorings

SOUTHWINDS RULES AND REGULATIONS

THESE RULES AND REGULATIONS WERE LAST AMENDED BY THE SOUTHWINDS BOARD OF DIRECTORS ON MAY 20, 2025. THEY SUPERCEDE ANY RULES AND REGULATIONS PREVIOUSLY ADOPTED BY THE BOARD.

A. GENERAL

1. All unit construction/renovation work requires an Architectural Review Request Application to be submitted (see Section B. below). This work includes, but is not limited to, removal or demolition of any kind (such as walls, cabinets, ceilings, flooring); installation of carpeting, ceiling, flooring, countertop/kitchen, bathrooms/showers, and tile work; prolonged use of electric saws and/or nail guns, hammering or drilling.

The BOD-approved period for owner construction/renovation within a unit at Southwinds is May 15 to October 15. Unit owners are responsible for hiring qualified and insured contractors and scheduling all work to begin no sooner than May 15 with completion on or before October 15. Daily work hours are 8AM- 5PM on Monday-Friday. No after-hours or weekend work is permitted.

2. To ensure owners and guests enjoy a relaxed and quiet holiday, no vendors or work projects will be allowed on campus during the Thanksgiving and Christmas holidays. This work shutdown is effective for all of Thanksgiving week, i.e., the Monday before Thanksgiving through the Monday after (inclusive); it will also include December 23 through January 2 (inclusive).

Emergency repairs during these periods to address water leaks, water heater failures, etc. or important appliance failures in a unit (e.g., oven, refrigerator) will be handled by notifying Keystone staff. If the on-site Resident Services Manager is not available, call Keystone Property Management Group at (772) 569-7928 and this line is forwarded to an answering service for after-hour emergencies.

3. Access to each unit is required. Therefore, a key that works with the Keystone master key, (and a current alarm security code or digital code, if applicable) must be provided to the Association for each unit. The key is to provide unit access in the event of an emergency, pest control services, dryer vent cleaning, and otherwise as necessary.
4. The current Southwinds Association Rules and Regulations are available at www.southwindspoa.com. All unit owners and renters may request a written copy of the Southwinds Association Rules and Regulations at the Property Manager's office. These Rules and Regulations shall apply equally to owners, their family, guests and lessees.
5. Owners are responsible for their guests and for making their guests aware of the Rules and Regulations. All guests are to abide by these Rules. "Day" (i.e. not overnight guests) guests who are not family members are to be accompanied by their SW host(s) when at the pools, dune crossover, BBQ area and at the beach. All guests must check in with Security upon arrival.
6. All requests for maintenance issues must be submitted via the online system at

Southwinds at the Moorings

www.southwindspoa.com. Login to the Resident Section, select MAINTENANCE tab, then Submit New Request, then select Category.

7. All owner comments or complaints requiring consideration by the Board must be submitted in writing by emailing southwinds@keyirc.com.
8. Per the Condominium documents, no dogs are allowed in Condo Buildings 2, 3, 4, 5 and 6 except pre-approved service/assistive animals. Forms for request and consideration by the Board can be found on www.southwindspoa.com. Login to the Resident Section, select DOCUMENTS, then Assistive or Service Application forms. Owners should note that this approval process may take considerable time to complete, and approval is contingent on an Owner providing complete documents.

B. ARCHITECTURAL REVIEW COMMITTEE (ARC)

1. An Architectural Review Request Application must be submitted to southwinds@keyirc.com for approval of all planned unit modifications/renovations at least 30 days prior to the start of a project. Forms are available on the Southwinds web site at www.southwindspoa.com. Select RESIDENT LOGIN, then select DOCUMENTS, then Architectural Review.
2. To ensure the integrity of the water-tight building envelope, any plans, replacements or repairs which will require penetration through the stucco exterior will be reviewed by an Association-selected inspector at owner's expense, prepaid prior to ARC approval. Specifically for windows, sliders, exterior doors, and/or storm shutters, there will be a prescribed fee which will include a plan review, an installation inspection before holes are sealed, and a post-installation inspection. For these specific projects, a vendor scope of work with product specs must also be included with the plans provided to the ARC.

No flooring installation over current flooring is permitted. An owner-prepaid inspection by an Association-selected inspector is required after removal of tile or glued-down flooring and, for all new floor covering after the installation of *Whispermat* (or equivalent) underlayment. Certain units as of the amendment date may have flooring on top of flooring and these are grandfathered in, but any future renovation of the flooring will require compliance with this rule.

To protect the slab construction of the building, the use of jackhammers is NOT permitted. You may contact members of the ARC for information on tile/flooring removal techniques without the use of a jackhammer.

See Architectural Review Request Application form (as noted in #1 above) for details.

3. Quiet Work:
 - a. Quiet work is allowed year-round Monday – Friday, 8AM – 5PM.
 - b. Quiet work is defined as interior work which does NOT cause an unreasonably loud noise or sustained disturbance to fellow residents, e.g., interior painting, wallpapering, hanging lighting fixtures, hanging pictures or curtains, and installation of shelving, cabinets, blinds, or closet interiors.

Southwinds at the Moorings

- c. As a matter of courtesy and good neighborliness, an owner doing “quiet work”, especially during high season, is encouraged to inform immediate neighbors (above/below/next door) of their work plans to minimize surprises or disruptions.
- d. **NOT Quiet work:**
The following examples are NOT considered quiet work and therefore are NOT allowed at any time between October 15 - May15: removal or demolition of any kind (such as walls, cabinets, ceilings, windows, shutters, sliders,); installation of carpeting, flooring, countertops/kitchen and tile work; prolonged use of electric saws and/or nail guns, hammering or drilling.

Power washing and trimming of trees and bushes in the cottages is permitted year-round if limited to one-hour in duration if using gas-powered equipment. Note that scheduling such outdoor work to coincide with regularly-scheduled mowing/landscape work for the Association limits noise and disruption from that type of work to one day/week. The Keystone Property Manager can provide the current weekly landscaping schedule.

C. COMMON AREAS

1. The common landscaped areas shall not be used for storage of privately owned plants. Landscape workers are authorized to remove any private plants from the common areas. Owners are not allowed to individually plant or prune flowers, trees or shrubs on the property or give directions to the landscape personnel. All landscaping suggestions and requests should be made by submitting a request to www.southwindspoa.com for consideration by the SW Landscape Committee. Log in to the RESIDENT SECTION, select Maintenance, then Submit New Request and select Category.
2. Bulletin boards are maintained by the Property Management Company which monitors and controls all posted Association notices. Owners wishing to post on these boards must contact the Keystone Property Manager for approval.
3. Outlets in garages and storage units are part of the common areas and common electric bill. Use should be limited to items requiring minimal electric usage such as trickle chargers, small power tools, etc. If refrigerators, freezers or other large appliances are used in garage storage areas, they must be emptied and unplugged when leaving for the season, or if an Owner’s unit is vacant for a month or longer.
4. The use and/or launching of drones on Association property by unit owners, residents or guests for recreational use is prohibited.

D. UNIT

1. Loud and disturbing noises are prohibited. All radios, televisions, stereos, singing and playing musical instruments shall be regulated to sound levels that will not disturb others.
2. Water heaters and associated plumbing must be replaced every 10 years at a minimum. Tankless water heaters are not permitted. Washing machine hoses should be stainless steel braided hoses

Southwinds at the Moorings

(not rubber hoses).

3. Whenever the unit is vacant overnight or longer, the unit water supply and the breaker for the hot water heater should be turned off to avoid leaks and damage to other units.
4. All items, including overhead fans, must be removed from balconies, patios, and front porch areas prior to departing for the summer season, or if the Owner is away for more than two weeks at any time of year. If you are hiring staff or someone to move your items inside, this must be done prior to shuttering your residence. If furniture is left out and requires removal by staff due to a storm, the Owner will be fined \$100.

E. SWIMMING POOLS AND SPA

1. All posted pool rules must be observed.
2. Pools, hot tub and pool area hours are from dawn to dusk per Indian River County regulations.
3. The lap pool is to be used for swimming laps only.
4. Children under the age of twelve (12) may not use the pools unless under the supervision of an adult at all times.
5. All children using the pool and spa who are not toilet trained must wear swim diapers.
6. All persons must shower before entering the pools or spa.
7. Radios and other electronic devices at the pools must be limited to use with earphones (plugs) only.
8. Owners and renters may not invite guests, other than overnight guests, to use the pools unless accompanied by the owner or renter.
9. Toys or floating objects which interfere with the safety of other individuals using the pools are not permitted in the pools.
10. No talking is allowed on cell phones in the pool area at any time.
11. No food is permitted in the pool area except during BOD-approved social activities.
12. No glass or animals are permitted in the fenced pool area.
13. Pool safety and cleaning devices are for maintenance and emergency use only.
14. Umbrellas should be closed after use upon leaving the pool area.

Southwinds at the Moorings

F. BEACH

1. Tar must be removed from feet and/or shoes when leaving the beach area before reaching steps and walkways. Tar removal supplies are stored at the foot of the steps on the beach.
2. Fishing gear, chairs, beach toys, etc. shall not be stored under the stairway at the beach.
3. Beach chairs shall be stored in the fenced area provided by the Association. Chairs shall be removed when their owners are not in residence.
4. Do not walk, play or damage any vegetation on the sand dunes.
5. Do not disturb turtle nesting areas.

G. CHILDREN

1. The activities and behavior of all children, when on the Southwinds premises, shall always be monitored by an adult.
2. Due to safety concerns, children shall not be permitted to play on the rock fountain, in driveways, roadways, parking areas, lobbies, elevators, on stairways or walkways in the Condominium buildings.
3. The Association Board of Directors, or their designated representative, shall at all times have the authority to require that the owner, lessee, guest or other adult who is responsible for a particular child remove them from any common area if the child's conduct disturbs the reasonable expectations of other residents.

H. EMPLOYEES

1. Except for emergencies, no personal work for unit owners is to be done by the property management company employees during their working hours.
2. Arrangements for personal work by management company employees must be made by the Owner to be performed after the workday or on weekends. Work request forms are available on the wall outside the on-site Keystone office or can be obtained by contacting the Keystone Property Manager. Payment for such personal work is the responsibility of the owner. The owner shall indemnify and hold harmless the Association from any liability resulting from such work.
3. If an owner plans to hire staff employees to move their patio/balcony items, this work must be done prior to owner's departure for the season and prior to their unit storm shutters being closed.

I. Grill

There is a common grill currently located on the beach side of the dune area. Use of the grill is on a first come, first served basis. After use, the grill and the valve to the gas tank should be turned off.

Southwinds at the Moorings

After use, the grill and the grill area should be thoroughly cleaned.

J. ELEVATORS

1. Elevator safety information is posted in each elevator.
2. Padding must be installed while moving furniture or objects which may damage the elevator interior. Owners must contact the Resident Services Manager at least one workday prior to delivery to make arrangements for padding.
3. Owners and/or residents shall be responsible to the Association for any damage done by themselves, their guests or delivery people serving them.
4. Owners must instruct guests or movers to not block open elevator doors as this can cause an elevator shutdown.

K. SECURITY

Residents are required to notify Security of all expected guests, contractors, and service people prior to their expected arrival. In situations where unexpected guests, contractors or service people arrive, the guard must phone the appropriate resident to receive approval for admission. No one will be allowed admittance to the Southwinds premises without such arrangements.

L. PARKING/VEHICLES

1. Owners and tenants must park in their assigned garages overnight.
2. Pickup trucks are not allowed on the property by owners, tenants or overnight guests and will not be allowed access before 8 AM or after 5 PM weekdays, or on weekends. Vendor pickups/work trucks have access only between 8AM and 5 PM, weekdays.
3. The use and storage of golf carts by residents & guests on Southwinds property shall not be permitted.
4. Charging of electric vehicles (EVs) on Southwinds property shall NOT be permitted.

END of DOCUMENT