

# Southwinds at the Moorings

## SOUTHWINDS RULES AND REGULATIONS

*THESE RULES AND REGULATIONS WERE LAST AMENDED BY THE SOUTHWINDS BOARD OF DIRECTORS ON JUNE 8, 2021. THEY SUPERCEDE ANY RULES AND REGULATIONS PREVIOUSLY ADOPTED BY THE BOARD. FURTHER DETAILS ON A PARTICULAR REGULATION MAY BE FOUND IN THE SOUTHWINDS POLICY SECTION OF THE WEB SITE.*

### **A. 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 plans from the common areas. Furthermore, owners are not allowed to individually plant or prune flowers, trees or shrubs on the property or give direction to the landscape personnel. All landscaping suggestions and requests should be made by directly contacting the SW Landscape Committee Chairperson for consideration.
2. Bulletin boards are maintained by the management company which monitors, and controls all posted notices.
3. For reasons of safety, privacy and avoiding disturbance, the use and launching of drones on Association property by unit owners, residents and guests is prohibited.

### **B. UNIT:**

1. Loud and disturbing noises are prohibited. All radios, televisions, tape machines, stereos, singing and playing of musical instruments shall be regulated to sound levels that will not disturb others.
2. Water heaters should be replaced every 10 years at a minimum. Washing machine hoses should be stainless steel braided hoses (not rubber hoses). Tankless water heaters will not be permitted. Whenever the unit is vacant overnight or longer, the unit water supply should be shut off to avoid leaks and damage to other units.

### **C. SWIMMING POOLS AND SPA:**

1. All posted pool rules must be observed. A member of the Board of Directors or a designated representative, shall have the authority to exercise reasonable judgment regarding these rules and enforce the rules.
2. Pool and pool area hours are from dawn to dusk.
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.
5. All children using the pool and spa who are not toilet trained must wear approved swim diapers.
6. All persons must shower before entering the pool or spa.

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7. Radios and other electronic devices at the pool 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. No toys or floating objects which interfere with the safety and comfort of other individuals using the pools are permitted in the pool.
10. No talking is allowed on cell phones in the pool area at any time.
11. No food or beverages are permitted in the pool or on the pool wet deck.
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 and are not to be used or removed for any other purpose at any time.

## **D. 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.

## **E. CHILDREN:**

1. The activities and behavior of all children, when upon the Condominium's premises shall be regulated by an adult, including physical supervision where necessary.
2. Children shall not be permitted to play 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 him from any common area if the child's conduct is such that it violates number (2) above or disturbs the reasonable expectations of other residents.

## **F. EMPLOYEES:**

1. Except for emergencies, no personal work for unit owners is to be performed by management company employees during their working hours.

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2. Arrangements for personal work by management company employees must be made by the owner to be performed after the workday or on weekends. 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.

## **G. ELEVATORS:**

1. Padding must be installed while moving furniture or objects which may damage the elevator interior. Contact the manager ahead of time to make arrangements for padding.

2. Owners and/or residents shall be responsible to the Association for any damage done by themselves, their guests or delivery persons serving them.

## **H. GUARD:**

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

## **I. 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.
3. The use and storage of golf carts by residents & guests on Southwinds property shall not be permitted.

## **J. GENERAL:**

1. The owner of each unit must provide the Association with a current workable key and a security code if any, for his unit for the purpose of access in the event of an emergency, pest control services, and otherwise as necessary.
2. All unit owners and renters are to receive a copy of the Southwinds Association Rules and Regulations. These rules and regulations shall apply equally to owners, their family, guests and lessees.
3. All overnight guests must sign in at the SW Guard House to receive a copy of the Rules & Regs and a Guest Pass.
4. All comments and complaints requesting action must be submitted to the Board of Directors in writing.
5. No dogs are allowed in Buildings 2, 3, 4, 5 and 6 except approved service /assistive animals.