

Paradise by the Sea Rules and Regulations

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House Rules and Regulations

Paradise by the Sea

1. PURPOSE AND SCOPE

The following House Rules are in compliance with the provisions of the Condominium Documents for Paradise by the Sea Condominium. They are adopted for the purpose of insuring that all owner members may enjoy clean and well-managed buildings and facilities under conditions which are conducive to maximum comfort, convenience and safety. Accordingly, it is imperative that no apartment unit, or part thereof, be permitted to be used as a hotel room, transient apartment, motel, Airbnb or for any other purpose whatsoever, except as the personal residence of the owner and his immediate family, or of his tenant and his immediate family, provided that the lease to such tenant has been approved as required by the Condominium Documents.

Our community is only as good as we owners contribute to its success. Graciousness is a delicate balance of consideration for others and tolerance. If we were all guided by the "Golden Rule" there would be no need for Rules and Regulations.

2. RESPONSIBILITY

Each owner or his properly authorized and approved tenant shall be responsible for the actions and conduct of his family members and their guests as they related to compliance with the Declaration of Condominium and the House Rules and Regulations of the Association.

3. GUESTS AND VISITORS

A guest is a person who is entertained in Paradise by the Sea Condominium by an owner or authorized tenant. However, when owners are not present, guests may not in turn invite other guests or visitors to use the facilities of Paradise by the Sea. An owner who is not in residence must notify the Board of Directors or Manager, at least one week in advance, in writing, of the proposed occupancy of his apartment by a person other than himself. The owner of the apartment must supply his guests with a copy of these regulations and apprise his guests of the importance of knowing and complying with these rules.

All house guests using the owner's apartment in his absence must be registered with the Managers. No more than two guests shall occupy a one-bedroom apartment and no more than four guests shall occupy a two-bedroom apartment.

A guest may be permitted only to visit and temporarily reside in a condominium unit with the owner, provided that the stay shall not exceed 30 days out of any 120 days. Owners and tenants are required to register their guest's arrival with the building representative.

Unit owners and tenants shall be financially responsible for any damage due to the actions and conduct of their grandchildren and their guests.

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Children shall not be permitted to play in the walkways, elevators and stairways of any apartment building, nor in the parking area.

Children shall not play in all areas mentioned above or the pool area. No rollerblading, scooter electric or manual, bikes, or skateboarding.

Be it resolved that Rule 3 of the Rules and Regulations is hereby revised and amended as follows: In addition to the requirements elsewhere stated herein, all guests residing in an apartment in the absence of the owner must be a member of the owner's family. For purposes of this Rule and the Condominium Documents generally, the term "family" shall mean and be defined as persons related to the owners by blood, marriage or legal adoption. Proof of such relationship is required in a manner to be determined by the Board of Directors. Family members may only occupy an apartment in the absence of the owner, for a period of time not to exceed thirty (30) days out of any 120-day period. Additionally, the occupancy limits as stated elsewhere in this Rule shall apply.

In addition, thereto and notwithstanding any statement to the contrary, no authorized tenant shall permit any guest of any person to occupy their apartment in the absence of the tenant.

4. COMPLAINTS-OBJECTIONS

- a) It is intended that the Board of Directors and the Manager shall have full power and authority to enforce these rules and it is not the province or duty of any other person to admonish the violations. If an owner member or tenant sees a violation, he should report it to the Manager, or a member of the Board of Directors who shall make a written record as to the facts and for the taking of action thereon. All other complaints, objections or suggestions must be in writing and signed by the owner member or tenant making the same and shall be filed with the manager. Unsigned complaints will be ignored.
- b) Objectionable behavior is not acceptable even when not specifically covered in the Rules. Violations of these rules by the owner, lessees, employees, guests and children, are the responsibility of the Owners and the Tenants.
- c) Violations called to the attention of the violating Owner or other persons by the Manager of the building and the Manager will inform the Board of Directors. Disagreements concerning violations will be presented to and judged by the Board for the proper action. All violations must be directed to the Manager and not to the Board or the Officers of the Corporation. If the Manager does not correct the condition, it may then be brought to the attention of the Board or Officers of the Corporation for proper action.

5. INSIDE YOUR APARTMENT

The inside of your apartment is your private home in the same sense as if it were a single dwelling. You own it and are responsible for maintaining it. The only restrictions on you are those imposed by Law, the Declaration of Condominium, the By-Laws and the House Rules of the Association. Tenants are bound by these rules and regulations to the same extent as their lessor or unit owner.

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- a) NO residents may take or create unreasonable noise, odors or other annoyances which interfere with the rights, comfort or convenience of the other residents.
- b) NO apartment unit may be occupied on a permanent basis by other than the owner or his duly authorized and approved tenant and members of his immediate family, all members of whom must be 18 years of age or older. No guest's children under 18 years of age are permitted to occupy any apartment unless their parents or adult relatives are in residence at the same time.
- c) Wall to wall carpeting with pad is an absolute requirement for all floors in all apartments above the first story, the only exception being kitchen and bathroom. However, if a unit owner desires to install marble, ceramic tile or hardwood floors, or any other hard surface flooring in any room other than bathroom and foyer, he may do so provided that in any such room or rooms where he desires to make such installation, that the unit owner causes to be installed at the unit owners expense a Sound Control Underlayment of Laticrete AcoustiFlor, according to the specification of the manufacturer of said product or an approved equal in order to achieve the desired results of the muffling of the transmission of sound to the floor below.
- d) The maintenance and repair of all facilities, equipment and appliances within each apartment unit, including doors, windows, air conditioners, heaters, drains and plumbing fixtures are the personal responsibility of the owner and all of which are his own personal expense; exceptions are unit demising walls.
- e) Air conditioners in the apartment units and air compressors on the roof are the responsibility of the owner and not of the Association. They should be serviced at regular intervals to insure proper operation and, particularly, to prevent damage to other apartments. If in emergencies, service or repairs must be made by Association personnel, the owner will be charged in accordance with commonly accepted fees. All repairs or replacement work must be performed by licensed qualified contractors. Manager shall be notified by owner prior to work being commenced.
- f) No owner may change the outside appearance of the apartment either structurally or through painting, as prescribed in the Declaration of Condominium and these Rules and Regulations.

6. GENERAL

- a) An Owner or tenant shall cover traffic areas within the apartment with carpeting or other sounds deadening material to eliminate the transmission of objectionable noises to another apartment.
- b) No window unit air conditioning units are allowed in units.
- c) Rugs, mops, cloths, brooms, and vacuum cleaner bags shall not be dusted, shaken, or dried from the apartment windows, in the hallways, on the balconies, or in the stairwells.
- d) Nothing can be hung from handrails of unit.
- e) No Owner or tenant will be permitted to install any antennas anywhere outside his apartment.
- f) An Owner or tenant shall not store any article, whether in his apartment or in storage rooms, which will create a fire hazard.

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- g) No moving is permitted except on Monday-Saturday between the hours of 8:00 am and 6:00 pm. No moving on Holidays. Arrangements shall be made with the Manager in advance for scheduling.
- h) Replacement and present carpeting on the Patio terraces shall be of uniform color and quality as presently exist, except previously installed tile patio terraces.
- i) No changes by way of additions, painting, decorating or alterations to the outside of the apartment, including patio and balcony, are allowed without written consent of the Board.
- j) No laundry, bathing apparel, article of clothing shall be placed anywhere outside the apartment nor under any circumstances on balcony's railings.
- k) Hallways must not be obstructed in any manner. Rugs or mats may not be placed outside apartment doors in the corridors and catwalks, except foot mat on entrance door to unit.
- l) Cans, supplies, milk bottles, laundry, clothing, garbage, boxes, papers, waste or the like, beach chairs and furniture, etc. shall not be placed on catwalks or corridors. It is mandatory to keep all catwalks and corridors free from any obstructions. 100% clear egress must be maintained as per municipal code requirements.
- m) Owners and tenants are responsible for any damage caused by their workmen or employees.
- n) No carpet repairs, construction and maintenance work is to be done before 9:00 am or after 6:00 pm, or on weekends or holidays, unless in authorized emergency.
- o) No signs are to be placed in elevators. Signs placed on bulletin boards must be approved by the Manager and be of uniform size.
- p) No signs are to be painted on the pavement or the concrete parking bumpers or otherwise, without the approval of the Board of Directors.
- q) No cooking or Bar-B-Q appliances are to be used on the unit patios, catwalks, corridors or within the parking spaces. No Bar-B-Q is permitted within apartments.
- r) No cabinets are to be placed on unit patios. Freezers and refrigerators limited to under counter type, maximum 4 cubic feet capacity, permitted on the unit patios.
- s) No motorized scooters, motorized bicycles or supermarket shopping carts are permitted on the premises except on parking spaces. Occupants with a bicycle must store it within their own apartment or storage room.

7. LENGTHY ABSENCE OF OWNER OR TENANT

In anticipation of a lengthy absence, the Owner of Tenant must notify the Manager and list the apartment with a responsible firm or individual, for care, vermin control and inspection and authority temporarily, to repair damage which could affect other apartments. The Manager should be given a key to units and should be used by him in event of emergency. Damage repairs shall be at the cost of owner/tenant unless the same is the responsibility of the Condo Association in relation to their responsibility of external repairs.

8. RECREATION

- a) Shuffleboard courts are available without advance reservations on a first come, first serve basis.

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- b) Swimming Pool: Residents and guests must always wear some type of jacket and foot covering inside the building and must dry off thoroughly before using the elevators to return to their apartments. **See *POOL RULES* under the *Amenity Rules* for additional rules, PAGE 9.**
- c) Scheduled gatherings for conversation, games, art entertainment, bingo, singing or other acceptable pleasantries such as modeling, amateur shows, or professional performances are encouraged. Good taste and a deadline of 11:00 pm should be observed. Only apartment owners, tenants and their guests are permitted to attend functions.
- d) Reservations may be made with the Manager for the reasonable use of the Recreation Room. Children are not permitted in this room unless accompanied by an adult. Anyone who uses the facilities of the recreation room for a private party will be charged a non-refundable fee of up to \$75 for clean-up costs, payable in advance at time of reservation. This does not relieve the use of responsibility for any damage to property, and the user is expected to return the recreation room to a reasonable condition of order and cleanness. Special care should be taken with the kitchen facilities to safeguard the equipment and prevent fire or electrical problems. **See *CLUBHOUSE RULES* under *Amenity Rules* for additional rules, PAGE 10.**
- e) Blankets, mats, beach chairs, etc. or any other furniture are not permitted to be placed on any of the poolside landscaped areas.
- f) Park: Hours for use of the Bar-B-Q are from 10:00 am to 10:00 pm. **See *PARK RULES* under *Amenity Rules* for additional rules, PAGE 11.**
- g) Ball playing is not permitted on the premises except in the park.
- h) Marina: **See *MARINA RULES* under *Amenity Rules* for rules, PAGE 12.**

9. PARKING

A parking space has been assigned to each apartment. Automobiles will be parked only in areas provided for that purpose. Each owner must register his car with the Manager.

Out of courtesy to others, instruct your guests, visitors and delivery persons where to park. The Association shall have any vehicle which is improperly parked, towed away at the expense of the owner of said vehicle. If an owner wishes to give someone else temporary use of his number parking space, he should give a letter of authorization to said person, as well as a copy to the Manager. No one may park in driveways or delivery zones at any times. Only cars may use the parking area. No boats, trailers, recreational vehicles, commercial vans or pickup trucks are permitted to park in Paradise by the Sea. Use horn only for emergency. All parking of automobiles shall be head-on and within space designated.

10. ALL SOLICITATIONS

No door to door solicitations, regardless of cause, will be permitted in Paradise by the Sea Condominium.

11. TRASH ROOMS AND CHUTES

All garbage and disposable items should be wrapped carefully and tied securely in plastic bags before being placed in the chute. Keep the room clean and put nothing in the chute which could cause obstruction, fire, explosion, or unusual odor. Chute and entrance doors should be kept

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closed as all times when not in use. Nothing is to be dropped between 9:00 pm and 8:00 am. Plastic bags and ties can be purchase from the Manager. No bottles or liquids shall be placed in the chutes. They shall be placed directly in the dumpster. Disposed of newspapers, magazines and other discarded items shall not be left in the trash rooms and must be placed in the ground floor dumpster.

12. ROOF ACCESS

Access to the roof for purpose of repairing or replacing the air conditioning equipment by a Unit Owner or his authorized agent shall only be by appointment made with a representative of or under the supervision of a representative of the Manager. No unit owner, or tenant shall be permitted on the roof for any purpose without the permission of the Manager.

13. LAUNDRY ROOM

Laundry rooms shall be used only between the hours of 8:00 am and 9:00 pm. Users shall be responsible for the removal of lint and leaving premises in a dry and clean manner. No placing of discarded items is permitted in the laundry room. Clothes in the washer or dryer are to be removed immediately after cycle is completed.

14. ELEVATORS

The appearance of our elevaotrs will be preserved only if care is taken not to mar or scratch interiors with packages, furniture, etc. The proper operations, emergency, can safety precautions will be explained upon request.

It is recommended that elevator use be avoided during thunder and lightening storms as most power failures occur at this time.

Arrangements to use elevators for any extended use must be made with the Manager. Elevator paddings are required for moving furniture, in or out. Moving time is restricted to the hours between 8:00 am and 6:00 pm, Monday through Saturday. NO moving will take place on Sunday or holidays.

15. LEASE OR RESALES

An apartment shall be used for a single-family residence, only and not anyone under 18 years of age.

No Owner may dispose of an apartment or any interest therein, by rent or lease, unless the rental agreement or lease shall have written out in full and submitted to the Board of Directors for approval not less than 10 days before the agreement or lease shall become effective. No lease will be considered for less than three months or more than twenty-four months, and only one lease may be made during any twelve-month period. On resales, a fee of \$50.000 will be levied against the Owner to covers charges. All leases are subject to the Board of Directors' approval. Resales are subject to the same screening restrictions as leases. The Board of Directors shall have fifteen (15) days in which to approve or disapprove the lease and failure of the Board of Directors to act within twenty days shall be deemed approval. Every lease must contain a

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provision which prohibits subletting and assignment. Application for all leases must be secured through the Managers' office.

16. NOISE

In order to insure your own comfort and that of your neighbors, radios, televisions, hi fi sets, organs and other musical instruments must be kept at a minimum, especially between the hours of 10:00 pm and 8:00 am. All other unnecessary noises shall also be avoided at all times.

17. DOGS AND PETS

The keeping of a dog or other pet at Paradise by the Sea is not a right of an Owner of an apartment, but is a conditional license, available only to Owners as such in residence, and is solely applicable to those dogs and other pets which are being taken into the premises. This conditional license is subject to termination at any time by the Board of Directors upon a determination that such dog or other pet is vicious, is annoying to other Owners or has otherwise become a nuisance. The Owner owning a dog or other pet assumes full liability for all damage to person or property caused by such dog or other pet or resulting from the presence of such dog or other pet at Paradise by the Sea. Only one dog or per permitted.

- a) A conditional license to keep such a pet at Paradise by the Sea is granted to an original Owner in residence (not to a resale Owner, a lessee or guest), subject to the foregoing conditions and reservations and also the following conditions.
- b) Owners dogs shall be a size to be comfortably transported to one's arms and will not weigh over 15 pounds.
- c) A lessee, resale Owner or guest shall never be permitted to keep a pet at Paradise by the Sea.
- d) Owners pets must be on lease at all times.
- e) All pets must not be permitted in the pool deck vicinity, park, recreation room or any grassy area around buildings. Dogs or pets are not to be curbed on the immediate premises. Should an accident occur, it is the Owner's responsibility to clean up same immediately.
- f) Visitors to Paradise by the Sea may not be accompanied by pets of any kind.
- g) Only one dog or pet is permitted in any apartment providing the pet came at the same time the original Owner bought and occupied. No pets are allowed to any Owner purchasing an apartment as a resale.
- h) The word pet refers to cat, dog, tropical fish, bird, and no other animal.
- i) Each Owner of a pet is responsible for full compliance of the foregoing.

18. RULE CHANGES

The Association shall have the right to amplify, modify or revoke the existing Rules and Regulations in accordance with the Condominium Documents. It may also make such additional Rules and Regulations from time to time as in its opinion, shall be necessary or desirable for the safety; proper-maintenance and good order to the premises for securing the comfort and convenience of all owners. Written notice of any changes shall be sent to each unit owner.

The foregoing Rules and Regulations are approved, consented to and adopted by the Board of Directors of the Association.

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Amenity Rules

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POOL RULES

1. ALL PERSON(S) ENTERING THE PPOL AND POOL AREA, ENTER AT THEIR OWN RISK.
2. THERE IS NO LIFEGUARD ON DUTY.
3. NO DIVING, NO RUNNING, NO JUMPING ALLOWED.
4. Pool hours are 6:00 am to 9:00 pm, or as updated.
5. Children sixteen (16) years of age or younger must be accompanied by an adult who will remain with them at all times. Such adult will also be responsible for their conduct and safety.
6. Guest(s) must be accompanied by Resident. Each resident and his/her guest(s) have a responsibility to adhere to the approved Swimming Pool Rules and Regulations.
7. NO pets/animals are allowed in the swimming pool area.
8. Radios are allowed ONLY if used with an ear-plug attachment.
9. Glass containers, glassware or other hazardous materials are not allowed in the swimming pool area. Only plastic or paper beverage containers are permitted. Please dispose of all containers properly.
10. No food or beverages allowed in the swimming pool or surrounding swimming pool deck. Food and drinks are only allowed in the designated deck area. All trash must be properly disposed in the trash containers.
11. Smoking in or along the pool coping is not allowed. Ashes and Cigarette Butts must be disposed of in a proper container, not on the ground.
12. Proper bathing attire is required. Street clothing of any type is not permitted in the pool.
13. Shower before entering the pool.
14. Towels must be placed on chaise lounges when sun lotions, oil or items of similar nature are being used.
15. THE INTERVERENCE OF FREE USE OF THE SWIMMING POOL WILL NOT BE TOLERATED.
16. Running on the deck, unnecessary roughness, loud noises, splashing and horseplay are not allowed at any time in the pool or pool area.
17. Use of floats, inner tubes, balls, toys and sporting equipment are not allowed in the pool or the pool area. No objects may be thrown into the pool. *Exceptions are:* Foam pool noodles, child swim arm floats, plastic pool diving rings/sticks, individual exercise water weights.
18. Do not use the pool if you are ill with diarrhea.
19. No persons with skin rashes, skin abrasions/conditions, communicable diseases, or anyone wearing bandages are permitted in the swimming pool.
20. Only babies using waterproof diapers are permitted in the swimming pool at any time. Parents should bring a plastic bag with them to the pool area in order to remove soiled diapers from the premises. Do not place these items in the trash containers at the pool.
21. When leaving the swimming pool area, all personal articles, including towels, must be removed with you. Any items left unattended will be disregarded.

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22. Chaise lounges and chairs must be returned to their proper place/positions and umbrellas must be left closed.
23. Residents and Guests must wear footwear in all common areas outside the pool area at all times and dry off completely when entering the buildings and elevators.

CLUBHOUSE RULES

A. GENERAL

1. The Clubhouse is available for use by unit owners or tenants, their families and guests when accompanied by the unit owner or renter.
2. Children under the age of sixteen (16) must be accompanied by an adult at all times. The clubhouse was designed and furnished for adult use and not as a children's playroom.
3. The clubhouse will be accessible daily, from 9:00 am to 6:00pm, unless otherwise posted.
4. No one is permitted in the clubhouse in a wet bathing suit or wet attire. (access to the restrooms, when in bathing attire is through the outside doors)
5. Clubhouse interior fixtures including all furnishings must be treated with care. Residents will be held responsible for any damages.
6. Reservations for the Clubhouse must be made for private functions.
7. Pets are not allowed in the Clubhouse.
8. SMOKING IS NOT PERMITTED IN THE CLUBHOUSE.

B. PRIVATE FUNCTIONS

1. The Clubhouse is available for use by Paradise by the Sea Condominium residing unit owners and renters. The unit owner or tenant hosting a private function MUST be present for the entire duration of the reservation.
2. Application for the private use of the Clubhouse must be made a minimum of seven (7) days in advance with the Property Manager.
3. Application will include current Board approved Reservation Fee, Clean-up Fee, and Security Deposit.
4. Reservations are first come, first serve. Any Association function takes priority. Reservations will not be made more than two (2) months in advance.
5. Any cater(s) or vendor(s) must be listed in the application and have been approved by Manager.
6. Events at the Clubhouse will be limited to no more than 50 people.
7. Because the Clubhouse is intended for the private use of residents, reservations of the following will not be accepted:
 - a. Use by a non-unit owner, except tenants.
 - b. One to which an admission is charged for profit.
 - c. Any commercial or outside organization.

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**Occasional use of the clubhouse may be authorized for presentations to Paradise by the Sea Condominium residents ONLY that are considered informative, educational or entertaining. Each such request will be judged on its own merits, its benefit to residents of the community, and must be approved by the Board of Directors at their regular-scheduled meeting.

8. The Clubhouse may not be reserved for the following days or as designated by the Board.
 - a. New Years Eve/Day
 - b. Christmas Eve/Day
 - c. Thanksgiving Day
 - d. Presidential Election Day
9. Furniture in the Clubhouse MUST NOT be moved from the inside at any time.
10. Decorations of any kind shall NOT be attached to the ceiling fixtures, fans, window treatments, or existing wall decorations. Decorations may ONLY be attached to the wall with the provided approved putty.
11. There shall be no canopies, awnings or tents erected to increase the capacity of the Clubhouse.
12. Barbequing is not permitted in the Clubhouse, pool area, or any of the surrounding grass area. The Park on Layne Blvd is the only place allowed to barbeque.
13. Music/Noise must be controlled in volume to not disturb the residents of the condominium.
14. Clubhouse functions must end by 10:00 pm.
15. The owner or tenant reserving the Clubhouse is responsible for restoring the Clubhouse to its original condition.
16. Certain above rules may be waived for functions intended for residents by the Paradise by the Sea Association.

Note: Please refer to these "Rules and Regulations" and restrictions during the planning stages of your function. They will serve as a guide and should prevent any misunderstandings.

PARK RULES

1. The Park is for use by unit owners or tenants, their families and guests when accompanied by the unit owner or renter.
2. Park Hours are from 6:00 am to 10:00pm.
3. Children under the age of sixteen (16), must be accompanied by an adult at all times.
4. NO pets allowed in the Park.
5. Barbeque grills are for Resident use only. They are available on a first come, first serve basis. Persons using the barbeque grills are expected to clean up the area and leave the grill clean for the next person to enjoy.
6. Eating and drinking utensils must be of paper or plastic and not of glass or China.
7. All trash must be placed in the trash receptacles provided.

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8. Music/Noise must be controlled to a volume not to disturb the residents of the condominium.
9. No parking along the street side. Any cars stations there will be towed at the Owner's expense.
10. Cleaning of fish/marine life is not permitted on the Park property.
11. Illegal activities, destroying of defacing park property, fireworks, sleeping, fires, camping, littering and any other unreasonable activities are prohibited.
12. No person(s) may plant nor remove any plant, flower and/or tree at the Park.
13. Application and Approval is required for all parties/events.

MARINA RULES

1. The Marina shall be rented to Unit Owners ONLY.
2. Vessel must be registered in property owner's name.
3. Current state registration number shall be provided for vessel.
4. Current liability insurance company and policy number must be provided.
5. Rentals shall be on a per foot basis which include the cost of water and electricity use. All rentals are on a month to month basis.
6. No boat shall be docked as the Marina without the proper registration and approval of the manager or it will be towed away at the owner's expense.
7. All owners must be in residence to occupy a reserved boat slip.
8. Boars must be maintained in safe and seaworthy condition.
9. No padding or bumper material may be attached to sea wall.
10. Occupant shall ensure that all sewage , oil, gas, refuse or other debris is disposed of properly.
11. Nothing is to be dumped overboard while docked. Examples include garbage, food containers, fuel or oil, sanitary waste, etc.
12. No hazardous material shall be left in the park trash bins.
13. Cleaning of fish/marine life is not permitted on Park property.
14. Shut off water supply when not in use.
15. Paradise by the Sea is not liable for any damage done to your board/property.
16. Paradise by the Sea is not liable for any personal injury occurrences at the Park/Board slips.

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PARADISE BY THE SEA ASSOCIATION, INC.

RULES AND REGULATIONS ACKNOWLEDGEMENT

I (WE) THE UNDERSIGNED, DO HEREBY ACKNOWLEDGE RECEIPT OF THE RULES AND REGULATIONS OF THE PARADISE BY THE SEA ASSOCIATION.

I HAVE READ AND UNDERSTOOD SAME, AND HEREBY AGREE TO ADBIDE BY SAID RULES AND REGULATIONS

Unit Address: _____

Circle One: Owner Renter

Owner/Renter (print) Owner/Renter Signature Date

Owner/Renter (print) Owner/Renter Signature Date