

## COQUINA RULES & REGULATIONS

Each Condo Unit is for the use and enjoyment of the renter and immediate family with no subletting. Renters will be financially responsible for damage occurring during their occupancy. Respect your neighbor and remember these are individual homes and not a hotel. We hope you enjoy your visit with us. To maintain a harmonious atmosphere and make it the best vacation you can have, **THE FOLLOWING RULES APPLY TO OWNERS, GUESTS AND RENTERS AND ARE STRICTLY ENFORCED.** (These Rules and Regulations, or a summary shall be posted or made available in all Units.)

**1. SMOKING: The** Coquina is a “**non-smoking complex**”. This includes the grounds, all common areas, Units and Unit balconies. This includes vaping. Smoking is NOT permitted on the public beach. Smoking is permitted on Coquina property toward AIA, near the basketball hoop. Please dispose of all trash and butts.

**ADDITIONAL NOTE: Alcoholic beverages are not allowed** on the beach. St. John’s Police Department actively patrols the beach looking for violators. **Smoking is permitted on the beach.**

### **2. SIDEWALKS, STAIRWAYS AND WALKWAYS:**

- Fire and safety regulations require all sidewalks, stairways, and walkways to be clear and unobstructed.
- Bicycles are not permitted on the pool deck, stairs, walkways, or courtyard.
- Bicycles stored on the bike racks need to be operational and securely standing.
- Skates, skateboards, scooters, and roller blades are not permitted on Coquina property.
- Nothing may be stored on walkways or common areas. Clutter is unsightly to all residents and is to be kept inside Unit.
- Third floor walkways are for fire escape/emergency exit only and are strictly off limits for any other purpose.
- All screens must be free of tears, the upkeep is the owner’s responsibility.
- Authorized storm doors need to be installed and operational on all entry doors.

**QUIET TIME AND NOISE LEVELS: No loud or disturbing noises, especially after 10 PM**

### **3. OWNER/RENTER PARKING PERMIT AND CONTACT INFORMATION**

- Parking Permits are now REQUIRED AND SHOULD BE DISPLAYED AT ALL TIMES while on Coquina Property.
- Parking spaces adjacent to the condominiums are for private passenger vehicles only and **limited to one (1) space per Unit.**

- Parking permits are available for owner vehicles. Due to limited parking spaces, each Unit/Owner is limited to one (1) additional parking space.
- Additional parking passes can be obtained at the on-site office.
- Large vehicles and additional cars must be parked on the outer perimeter spaces.
- No motor homes are allowed on the property.
- Boats/trailers, Jet skis/trailers or other recreational equipment brought into Coquina property by a guest, or renters must have prior approval by the site manager or the Board of Directors.
- The charging of Electric Vehicles or Bikes is not permitted.

#### **4. LAUNDRY ROOM**

- The association does not maintain the machines. There are stickers on each machine if there is a problem.
- The laundry room is first come / first served. Please be considerate of your neighbors.
- Do not leave laundry in the machines for extended periods of time.

**5. GARBAGE DISPOSAL:** The Coquina was built in 1973. The drains and sewer lines are old and fragile. The units do not have garbage disposals. No food scraps are to be put into the sinks. Scrape plates into the garbage, not the sink.

**6. PLUMBING REPAIRS REQUIRING ASSOCIATION PAYMENT:** In the event of a plumbing issue that requires the Association to cover the costs of the repair, the affected party must contact the Association / Property Manager prior to any repair work being initiated. No plumbing repairs or services may be performed or contracted without prior approval from the Association. Failure to comply with this requirement may result in the individual or unit owner being held liable for the full cost of the repair.

**7. TRASH AND SEWER: Dumpsters** are provided for all trash and garbage. Place all trash in tied plastic bags. Nothing but toilet paper should be flushed down the toilets. Sanitary napkins, or wipes of any kind and paper towels must not be flushed, as this will likely cause drain clogs. Failure to comply with these rules may lead to clogs and require professional repair at your expense. **DO NOT PUT TRASH OR DIAPERS ON WALKWAYS OUTSIDE THE UNIT.**

**8. PETS:** Renters and guests **CANNOT BRING PETS** to the complex, even if the pets belong to the Owner. Management will request a renter or guest to board the pet off site immediately or vacate the premises immediately.

The following rules apply to **OWNERS** with pets: Pets are to be kept on a leash and are not allowed in the central courtyard, pool area or tennis court area. No pets on the pool deck other than passing through to go to the beach. "Dog Walking Areas" are designated near

the shuffleboard court and entrance driveway. Owners are responsible for cleaning up after their pets.

**9. MAXIMUM OCCUPANCY:**

- Overnight occupancy is restricted to SIX (6) PEOPLE (including infants) OR LESS per Unit by Florida State Law.
- Be aware some rental Units limit occupancy to FOUR (4) PEOPLE AND ADULTS ONLY.

**10. MINIMUM RENTAL PERIOD:**

- Only weekly (seven (7) nights) rentals are allowed.
- Individuals under twenty-five (25) years of age are not permitted to occupy the Unit unless accompanied by a parent.

**11. HANGING ITEMS:**

- No items shall be hung or shook from windows, balconies, Unit or pool railings or facades. This is unsightly and obstructs the view for other residents.
- Drying racks are provided in each Unit for wet towels and bathing suits.

**12. GRILLS:**

- Fire regulations prohibit grills on patios or the sundeck. No charcoal grills allowed on property.
- Grills are located in the picnic areas.
- Please turn off the gas after usage.

**13. POOL, SUNDECK AND SURROUNDING AREA**

- Hours are 9:00 A.M. to Dusk. No lifeguard is present.
- Children under twelve (12) must be accompanied by an adult inside the pool area.
- Please comply with all rules posted in the pool area.
- Keep off the safety rope. If the rope is broken the pool must be closed until a replacement can be obtained. County Regulations require the rope be ATTACHED AT ALL TIMES.
- Floating objects and Styrofoam toys are not permitted in the pools. Pool noodles are permitted.
- No surfboards, boogie boards or inflatable rafts are permitted in the pool. Baby floats with slings for the child to sit in (supervised by an adult) are permitted.
- No diapers allowed in the pools. Waterproof "swimmies" are required. In case of an accident both pools must be closed for at least 24 hours.
- Shower and rinse feet before entering the pool. The use of suntan oil or lotion requires placing a towel on chairs and lounges.
- **NO FOOD OR GLASS CONTAINERS ARE PERMITTED IN THE POOL OR POOL AREA. THIS IS STATE LAW.**
- All trash must be placed in containers.

- Throwing objects including footballs, baseballs, Frisbees, or the use of other toys in the pool or central courtyard is not permitted. These are activities for the beach.
- No loud music - radios, stereos, CD players, etc. In any public area, pool or sundeck. Please use earphones.
- No running or horseplay in the pool area. Please enforce this rule on all children.

#### **14. TABLES & UMBRELLAS:**

- Please do not move tables or umbrellas on pool deck or upper sundeck areas.
- Patio chairs, Beach chairs, tents, games, toys, etc. are not allowed to be left on the grass or in planted beds.
- Please put umbrellas down and tie with the cord provided when leaving your table or in high winds.

**15. OUTDOOR WATER USAGE LIMITATIONS:** Use of Association water via the Coquina's exterior hoses or faucets of any purpose on the beach is expressly prohibited. Incidental Coquina water consumption for washing and rinsing at existing hose locations, the outdoor shower and car-washing station adjacent to the dumpster is permitted in the ordinary course of usage if in reasonable amounts, duration, and frequency. Violation of the rule by a renter or guest will cause termination of tenancy.

**16. SEA TURTLE PROTECTION LAW:** Between the dates of May 1st and October 31st ("Sea Turtle Nesting Season") each year, after sunset until dawn every night, lights shining toward the beach from Condo Units are prohibited by law. Owners and renters must close all blinds and/or curtains and turn off all exterior lights which face the beach to prevent light pollution during the Sea Turtle Nesting Season. Science has determined that such light pollution is interfering with both the female turtle nesting process and with the hatching turtles finding their way back to the sea. Coquina has already painted the outward side of all exterior lights to comply with this ordinance.

ENFORCEMENT OFFICERS WILL BE PATROLLING THE BEACH DURING THE SEA TURTLE NESTING SEASON TO IDENTIFY VIOLATORS. THERE WILL BE THREE (3) WARNINGS AND THEREAFTER FURTHER CITATIONS WILL RESULT IN SUBSTANTIAL FINES TO THE UNIT OWNER. COQUINA MANAGEMENT WILL NOT BE RESPONSIBLE. OWNERS SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE AND FOR INSURING RENTERS ARE INFORMED AND COMPLY. NOTICE WILL BE PROVIDED BY COQUINA MANAGEMENT, WHICH SHALL BE POSTED IN ALL UNITS.

**17. Wi-Fi NETWORK:** Coquina does not provide Wi-Fi. Most rented Units have their own Wi-Fi and access codes.

No Unit Owner shall permit any device or facility which fails to comply with technical specifications established by the FCC. Any Unit Owner shall be responsible for removing any device which causes unreasonable interference with Wi-Fi signals from devices compliant with FCC standards.

**ADDITIONAL NOTE: CODE FOR THE KEYBOX WITH COMMON AREA RESTROOM:**

1 3 5 7 9 (located in breezeway, across from the office)