

SUN KETCH I HOMEOWNERS

Please find enclosed revised Rules & Regulations for Sun Ketch I which was originally adopted in July of 2004. It is important for the Owners to abide by these covenants. It is also important, if you rent your unit, to provide your tenant this list of the Rules & Regulations of Sun Ketch I prior to signing a lease.

Listed below are the most frequent violations by owners, invitees, guests and tenants.

1. Rentals are limited to six (6) times per year and no unit shall be leased for a period of less than 30 days per the Condominium Declaration. An approval must be obtained by the Board prior to renting.
2. Vehicles larger than a standard pickup or van, the likes of commercial trucks/vans, RVs, boats and trailers are not allowed to be parked on the premises overnight.
3. No vehicle shall park on any street, grass or in other designated parking areas at any time.
4. Hanging laundry, towels or clothing of any kind on the balconies, railings, stairways or any area outside of the unit is prohibited. No clotheslines or drying apparatus of any kind shall be allowed in any yard or common area.
5. Loud radios at the pool or in the unit are prohibited. Headphones at the pool area are suggested. No occupant may make or permit disturbing noise in the building, at the pool or on the condominium property that would interfere with the rights, comfort or convenient of others.
6. All dogs shall be on a leash and under the control of the owner at all times per city ordinance. Dog owners are required to clean up after their pets.
7. No owners, invitee, guest, tenant or other occupants shall make use of the common elements in such a manner to abridge the equal rights of the other unit owners to their use and enjoyment.
8. Please bag all garbage. Read the signage at the recycle bins for what can be recycled and what not to put. NO plastic bags, pizza boxes, styrofoam.
9. Maintain uniform look of the Limited Common Elements and outside of the Units

Sincerely,

Sun Ketch I Board of Directors

SUN KETCH I RULES AND REGULATIONS

Sun Ketch I, developed in 1985-87, is a 21-building condominium complex comprising of 97 individual townhouses whose owners are full-time and part-time residents, as well as investors who rent their properties to others.

All owners are members of the Sun Ketch I Condominium Association, a not-for-profit corporate entity, governed by a Board of Directors. The Directors, all of whom are unit owners, are elected in by the membership at the Annual Meeting held in December. They serve one-year term and are responsible for the management of the condominium property.

In 1997, the Association's Board voted to change from a self managed community to a professionally managed community.

In addition to providing an array of administrative and accounting services, the company, which reports to the Board of Directors, also assists the Board in enforcing the Association's Rules and Regulations which are found in the official documents creating the Condominium. The Association is also bound by Florida State statutes, commonly referred to as The Condominium Act, and passed by the Legislature in 1963.

The Rules and Regulations contained in this document are based on these restrictions and, have been made more specific to avoid misinterpretation and misunderstandings. They also have been organized into three categories for easy reference: Units, Limited Common Elements and Common Elements.

Each owner, invitee, relative, guest, lessee, or other occupant of a Condominium Unit, in addition to the obligations and duties as set forth in the Declaration of Condominium, the By-Laws of the Association, or any amendments thereto, shall be governed by the following key regulations. Any deviation(s) over the years from these shall not be assumed as grandfathered exceptions.

Adopted: July 2004

Amended: December 2009

Amended: December 2021

THE UNIT

Sun Ketch I features 97 individual townhouses, the owners of which have exclusive rights to their use.

The boundaries and descriptions of each unit are described in the Declaration creating the condominium. These boundaries include the interior finished surfaces of the ceiling, floor and perimeter walls, and all doors within the perimeter walls and all land four inches below the garage slab.

The Rules and Regulations governing each unit are as follows:

1.1 No Unit shall be used in any matter which violates any laws, ordinances or regulations of any governmental body. This includes non-code alterations of the uninhabitable space per the Florida State Codes. Any resultant consequence in its entirety shall be Owner's responsibility and are not be covered by Association's Insurance.

A. No unit shall be used for any purpose other than as a single family residence. This prohibits any owner or renter from using the premises for the overt operation of a commercial business.

1.2 Each unit must be maintained in good condition and repair, including all internal services within or surrounding each Unit.

A The owner of each unit, at his or her own expense, must maintain, repair or replace all parts of the unit within the perimeter walls including stairs, its landings, atrium space, windows and sliding doors, window and balcony screening and floor, doors, as well as the garage, the garage door and the garage and back patio floor.

B The owner is also responsible for all inside and outside electrical including the electrical box surrounding the Meter and mechanical equipment serving the unit, including outside lighting fixtures, telephone lines, cable television equipment and hook-ups, air-conditioning and heating equipment, all water and plumbing and sewer lines including the line to the sewer cleanout and the water line through the exterior wall.

1.3 A unit owner may not make any alteration or addition to his or her unit that could result in a change to or infringement of the common elements.

A Any unauthorized change is subject to removal with the owner bearing all costs of restoring the property to its original condition.

B Unit occupants are reminded that alterations and repairs of the unit are a responsibility of the association, except for the interior of the unit. No exterior painting of doors or building or alterations to the building, including any interior boundary wall, may be made without first obtaining written approval of the condominium association. No addition of light fixtures, remote video cameras, solar power devices or similar items which alter the physical appearance of outside of the Unit is prohibited.

C REPLACEMENT WINDOWS

Owners, at their own expense, may replace their existing aluminum windows with white aluminum or vinyl, divided colonial lite window that meet Treasure Island city and Florida state specifications for coastal areas. Owners are required to obtain a permit from the city and the Association.

1.4 No unit may be used in any manner that violates any Local, State or Federal laws

This rule prohibits the installation of any electrical, plumbing, air condition or other amenities in the garage that could make the area habitable since all buildings have been constructed in accordance with Federal, State and Local building codes, guidelines and regulations that pertain to flood plane specifications.

Any unit owner violating this rule will be forced to dismantle any such construction at his or her own expense and will be held liable for any damage to UNIT(S)

1.5 No signs, advertising or notices of any kind, type or size may be displayed on any Limited Common or Common Elements.

This ruling excludes "for rent" and "for sale" signs that may be displayed in a second floor window.

1.6 Unit owners, guests or tenants may not use sheets, towels, ornamental flags or other similar materials as window treatments. White or light ivory Venetian blinds, vertical blinds or shutters provide a uniform appearance for the community.

1.7 No unit shall be leased or rented for a period of less than 30 consecutive days and these rentals are limited to six times a year.

A. Owners are required to provide their tenants and rental agents with a copy of these Rules and Regulations.

B. Owners must provide the names of their tenants to the Association as well as the name of the rental agent and agency handling their property for approval

C. Owners will be responsible for the actions of their tenants who must adhere to the Association's Rules and Regulations.

- 1.8 Unit owners, guests and tenants may not make or permit loud noises that would disturb their neighbors.
 - A. Problems of an immediate nature should be reported to the Treasure Island Police Department
 - B. Chronic problems of this nature should be reported to the Board of Directors through the Property Manager.
- 1.9 No animals, except for one (1) small/medium dog or domestic cat, may be housed in any unit by an owner or tenant.
 - A. All dogs must be walked on leashes and controlled by their owner at all times.
 - B. Owners must clean up after their pets which is a Pinellas County ordinance
 - C. Dogs must be confined to the inside of the unit and are not allowed to remain on the balcony, garage or front landing where their barking, scratching, whining or other noises might disturb the neighbors.
- 1.10 All unit owners, whether full-time or part-time residents must provide the Association with a key to their unit to permit access in case of an emergency.
 - A. A If it becomes necessary for the Association to access the unit without a key to prevent damage to the unit, other units, the Limited Common Elements or the Common Elements, the unit owner who has failed to provide a key will be responsible for all damages to the unit that may be incurred by a forced entry.
 - B. In order to control termites and other pests Units need to be treated 4 times a year.

LIMITED COMMON ELEMENTS

Limited Common Elements are Common Elements that are set aside for the exclusive use of a unit owner.

At Sun Ketch I, the Limited Common Elements include the walkways and driveways in front of each unit, the front door, the atrium area including the stairway, upstairs/downstairs landings and iron railing leading to the second floor, the balcony and the rear patio.

The Rules and Regulations governing the Limited Common Elements area as follows:

2.1 Each Unit owner is responsible for maintaining, repairing or replacing all portions of the Limited Common Elements at his or her own expense.

2.2 The Limited Common Elements in the front of each unit are to be used only for access to the second floor living quarters.

The upstairs screened balcony, garage back porch, and exterior stairway including upstairs/downstairs landing shall be used only for purposes intended and shall not be used for the storage of trash containers, bicycles, motor bikes, beach items, strollers or similar items or for hanging garments, laundry, or other unsightly objects, or for the cleaning of rugs or other household items.

This also prohibits the storage or use of barbecue grills, hibachis and any other cooking unit in this area, or on the screened-in balcony, because of their potential fire hazard.

Any kind of fire pits are prohibited anywhere on the property.

2.3 The use of wood chips or bark in the "garden area" of the entry atrium is prohibited because of their attraction to termites; stones or marble chips are recommended.

2.4 Unit owners, guests or tenants may not alter the appearance of any portion of the Limited Common Elements with the addition of such decorative items as ornamental flags, banners, flower boxes, yard art, statues, wind chimes or any other item that would detract from the uniform appearance of the buildings. The exception would be one approved door decoration per door.

A An exception to the above is as stated in the Condominium Act, Florida Statue 718.113 (4) permits, one portable, removable United States flag displayed in a respectful way.

- B In addition to the above, 718.113 (4) now allows a portable, removable, official flag not larger than 4 ½ ft. by 6 ft., representing the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, to be flown on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day. These flags are to be flown from the front stair rail system and secured with proper bracket.
 - C Another exception to the ruling is two (2) hanging plants on the second level landing.
 - D A third exception is a display of one (1) approved Holiday decoration permitted at Thanksgiving and Christmas. No outdoor lighting permitted on front or back porch before and after these dates
- 2.5 Unit owners, guests and tenants may not use balconies, railings, stairways, porches or any area outside the unit to hang towels, laundry, clothes, rugs etc. nor is any drying apparatus permitted in driveways, walkways or any part of the common areas.
- 2.6 With the approval of the Board of Directors, unit owners may install a white- (2-panel aluminum screen door or a white aluminum (full view) or 2-panel combination storm door on the second floor or back porch .
- 2.7 All outdoor lighting fixtures must be illuminated with yellow or white bulbs. No addition of lighting, including solar to the landscape, ground and porch allowed.
- 2.8 No unit owner, guest or tenant is allowed to park a vehicle in another owner's driveway without unit owner's permission.

All vehicles shall be parked only in the parking spaces so designated for that purpose by the Association.

No Unit Owner, invitee, relative, guest, lessee or other occupant of a Condominium Unit shall park his or her vehicle in a parking space, the exclusive use of which is reserved for another Unit.

All commercial vehicles of any kind or description, trucks, campers, boats, trailers, mobile homes, and similar vehicles, are specifically prohibited from any portion of the Condominium Property, unless placed in an enclosed garage. Vehicles larger than a standard pickup or van, and RV's, boats and trailers are not allowed to be parked on the premises overnight. No unit owner, guest or tenant may park a vehicle on any street or grassy area at anytime.

Owners and tenants may not use the guest parking area around the pool complex unless it is a temporary situation, not to exceed 48 hours in succession. Violators will be towed.

The exception to the above is a commercial vehicle whose driver is performing some service or delivery to the unit.

Another exception is the temporary parking of a unit owner's or tenant's motor home, camper, commercial van or truck while being loaded or unloaded, however, under no circumstances may the vehicle's motor be running which could cause the fumes and noise to disturb their neighbors.

- 2.9 Unit owners will be responsible for maintaining the appearance of their own driveways, arranging for and paying for such upkeep as power washing to remove dirt and stains.
- 2.10 Unit owners or tenants may not clutter driveways, walkways or lawns with any decorative items that would impede grounds maintenance.
- A This ruling includes such items as flower pots, statuary, bird baths, bird feeders or anything that might detract from the uniform appearance of the buildings.
 - B One (1) Decorative pots containing live flowers is permitted on the driveway, not to impede maintenance or lawn service.
 - C Springer rye plants and spider plants are prohibited from all areas of the property and may not be used in decorative pots or in hanging arrangements.
 - D Back patio shall not be used as storage area for bicycles, empty pots, beach equipment/toys, etc. patio may have limited lawn chairs, limited live potted plants. Plants shall not be placed on the grass and dead plants must be removed to maintain clean appearance.
- Part-time residents must remove their planter or pot from the above described area when they vacate their unit.
- 2.11 Owners at their expense may expand the patio area back of the garage in accordance with the attached guidelines.

COMMON ELEMENTS

The Common Elements of Sun Ketch I include that portion of the property that is owned jointly by all unit owners.

This includes the outside walls of all the buildings, load-bearing columns, roofs, conduits for various utilities within the walls. It also includes all easements, streets, dumpsters, grassy areas, trees, shrubs, drainage/retention areas, the swimming pool, its adjacent bath/club house/storage facility as well as pool furniture and other amenities.

The Rules and Regulations governing the Common Elements are as follows:

- 3.1 No unit owner or tenant may decorate or change the appearance of any portion of the outside of a building.
 - A This includes affixing or displaying hooks, nameplates or any other item to the outside walls visible from the street.
 - B The exception to the above is the hanging of a wreath or similar decoration for the Thanksgiving and Christmas Holidays however, no item may be taped or nailed to any door or surface.
- 3.2 No unit owner or tenant may install any radio or television antenna, or any wiring for that purpose on the exterior of any building or any portion of the condominium property, without written approval of the Board of Directors.
- 3.3 No unit owner or tenant may place or plant unauthorized flowers, shrubs or trees on any portion of the common grounds.
 - A With board approval, the owner may at their expense replace plants or shrubs to the front of their unit. Owner may with board approval, place approved style white concrete boarder blocks at designated areas.
 - B Termite resistant red mulch may be used around approved areas.
- 3.4 No unit owner or tenant may remove or trim any plant, shrub or tree on any portion of the common grounds.
- 3.5 No unit owner or tenant may place statuary, bird baths, bird feeders or any other personal property on any portion of the common grounds
- 3.6 No unit owner, guest or tenant may park a vehicle on any street or grassy area at anytime.

- A Owners and tenants may not use the guest parking area around the pool complex unless it is a temporary situation, not to exceed 48 hours in succession.
- 3.7 All trash must be contained in closed plastic bags before being deposited in the dumpsters.
- A Debris from remodeling projects may not be deposited in the dumpsters.
 - B Newspapers, cardboard, glass and plastic Bottles/Containers are to be disposed of in recycle bins located at Sea Mist Drive. Please read the signs for what items are prohibited in Recycle Bins.
 - C Appliances, Christmas trees, paint cans and construction debris may not be placed in the dumpster or dumpster bin. Call the City of Treasure Island for proper disposal.
- 3.8 The pool and its environs, open from 10:00 a.m. to 10:00 p.m., are to be used by owners, their guests and tenants at their own risk since no lifeguard is on duty.
- A Chaises and other chairs are occupied on a "first-come" basis.
 - B All trash must be placed in the trash receptacle and all ash trays cleaned out after their use.
 - C Those using chairs, lounges or tables must straighten them before leaving the pool area.
 - D Those using the lavatories must leave them in the same clean condition in which they were found.
 - E.
 - (1) Swimming and use of the pool is at your own risk. (No Lifeguard on Duty).
 - (2) No running, jumping, or diving permitted in pool area.
 - (3) Guest under 16 years of age must be accompanied by an adult.
 - (4) Please shower before entering the pool.
 - (5) No glass permitted within the pool area.
 - (6) No diapered or incontinent persons permitted without protective coverng.
 - (7) No floats allowed in pool except for noodles that must not be no wider than 4" in diameter and no longer than 6'ft. in length.
 - (8) No radio's boom boxes or loud music in the pool area. Radios with earphones are permitted.
 - (9) No group activities what-so-ever allowed in the pool area
 - (10) No Food or Drinks allowed while" in" the pool.

COMMENTS

Pet management becomes a problem for other residents when occupants leave animals, particularly a dog, unattended for a period of time which then leads to the dog barking non-stop making him a major aggravation. City of Treasure Island, and State of Florida has a leash law and a pet waste removal ordinance; when these two municipal requirements are violated the pet and his owner become irritants to others. Your neighbors ask that you demonstrate your responsibility to your pet and not allow these things to happen.

Trash and garbage removal become a problem when the general guidelines and common courtesy aren't followed. Garbage is always to be plastic bagged, tied, and placed inside the dumpster. Any other approach or behavior to this activity leads to problems for everyone. Not bagging and tying the garbage increases the probability of the dumpster smelling bad and garbage being spilled when emptied. Not putting the garbage INSIDE the dumpster leads to garbage ending up on the grounds. This is not only unsightly but also leads to animal intrusion and rodent infestation. By telephoning the City of Treasure Island residents can make arrangements to have their larger household items disposed of. Leaving them by the dumpster is not a satisfactory solution.

Organized swimming pool area activities are not authorized by virtue of the condominium Rules and Regulations.

Absentee ownership, even when a property agent is utilized to manage rental activities, doesn't negate the responsibility which comes with this ownership. A wise investment property owner routinely checks on his/her property to verify that actions are being carried out in the Association's best interest and without being intrusive upon his neighbors. Please take this responsibility to heart, after all it's your Association.

Sun Ketch I Board of Directors

December 12, 2021

Addendum to the Rules and Regulation Adopted July 2004 & 2009

Homeowners Responsibilities When Leaving Unit Vacant

1. Turn off water to your unit when you leave
2. Turn off the power to your hot water heater, ranges, electric heat, unplug electronics
3. Recommend the use of surge protection for electronic equipment
4. Have a qualified person check the washer hoses for problems which could cause leaks
5. Controlling humidity in unit by setting AC to 80-84 while you are away
6. If a leak is detected notify the management company within 48 hours
7. Recommend a water detection device to warn residents of water issues
8. Have a person inspect your unit periodically while you are away
9. AC unit drains tend built slime causing the drain to clog. This could lead to stopping of the AC unit and mold developing inside the Condo Unit or water overflowing the pan and causing damage to the Condo Unit

If homeowners do not follow the above guidelines, they may be liable in case of a loss.