

Jamestown of Indian Harbour Beach Condominium Association, Inc.

900 Jamestown Avenue | Indian Harbour Beach, Florida 32937

**JAMESTOWN RULES AND REGULATIONS
Amended – Adopted July 15, 2025**

INTRODUCTION

Welcome to the Jamestown Condominium Community!

This document provides you with the rules and regulations that govern life as Jamestown owners and/or residents. Compliance by all owners and/or residents is essential to the comfort and safety of everyone.

Residing in a condominium community, either as a unit owner or renter, you must adhere to the rules and regulations established by the community's documents (declaration and bylaws), as well as such rules as may be established from time to time by the duly elected Board Members. This document attempts to identify most of the rules that must be observed by Jamestown residents. Any situation not covered by the above will be decided by the Association's Board on a case-by-case basis.

It is the intent of management to enforce all of the rules contained in this document.

I. NEW OWNERS/TENANTS:

Prior to any unit being purchased, the seller must notify the Board of Directors of the Jamestown Condominium Association and the current management company and community association manager, if any, of their intent to sell their unit. Buyers are subject to approval and interview by a board member to go over rules and regulations.

In order to lease any unit, a tenant application must be filled out and approved **prior** to the tenant taking occupancy of the unit. Owners must contact the management company for the tenant application. Tenants may not occupy the unit before the application has been approved. The owner must provide a copy of the tenant's lease along with the completed tenant application to the management company in order to obtain the Boards approval.

New Owners and Tenants are subject to be interviewed by a Board Member to go over the covenants, rules, and regulations at Jamestown. New Owners and Tenants must sign a document acknowledging that they have read and understand the various covenants, rules, and regulations applicable to the Jamestown community. Renewals of current tenants must be approved by the property manager/Board of Directors.

- Units may not be rented for any periods less than one month (30 days).
- No individual rooms may be rented, and no transient tenants may be accommodated.

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- Only those persons listed and approved on the Tenant Lease Application may occupy the unit.
- Owners are responsible for their renters and all violations will be directed to the owner for resolution.
- Owners are prohibited from renting or otherwise leasing a Unit until they have owned the Unit for twenty-four (24) months. Unit(s) must be owner-occupied by only those listed on the transfer deed and/or title for the twenty-four (24) month restriction period. In the event title to a Unit is acquired with a tenant in possession under a previously approved lease, the lease may continue for the duration of the existing approved lease. Upon the expiration of that lease, the Unit shall not be leased for the next twenty-four (24) month period. No more than fifteen (15%) of the total Units in the Association may be rented at any single time. Unit Owners seeking to lease their Units must submit a request to the Board for approval prior to leasing their Unit. If greater than fifteen (15%) of the total units are currently leased at the time of application, the subsequent requestors shall be added to a leasing waitlist on a first-come, first-served basis. Association-owned Units shall not be subject to these restrictions. This paragraph shall only apply to those Unit Owners who take title to their Unit after the effective date of August 23, 2024.
- Owners are prohibited from renting or otherwise leasing a Unit if they are delinquent in any regular assessment or special assessment levied against the Unit.
- Prior to the renting or otherwise leasing of a Unit, the Owner shall provide the Board of Directors with a copy of the proposed Lease with the name(s) and address(es) of the person to whom the proposed Lease is to be made and a completed "Application For Approval of Lease" form (which form shall contain all the information requested by the Association).
- The Board reserves the right to approve or deny any prospective purchaser or lessee based on financial stability and a background check. A prospective purchaser or lessee must demonstrate a minimum FICO credit score of at least 650 (or any similar commercially prepared credit-worthiness rating), and that the mortgage or rental payments anticipated will not comprise more than forty percent (40%) of their income. International buyers must provide an International Credit Report and/or other proof of financial stability from their home country. The Board may request financial statements, tax returns, or other supporting documents to verify financial stability. The Board may request a credit and personal background check of any applicant and non-applicant spouse, with the cost of such reports to be paid by the prospective purchaser or lessee. The Board may deny a prospective purchaser or lessee for, but not limited to, felony convictions, or registered sex offenders or predators.

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- The Board reserves the right to deny a renter or lessee based on lessees prior nuisance history within the community or if the potential lessee has provided false information on the tenant application, including but not limited to, false information on service animal document by either the owner, the tenant, a healthcare provider or veterinarian.
- The Board reserves the right to deny a renter or lessee based on current Violation Notices against the Unit or Unit Owner.
- The Board reserves the right to deny a renter or lessee based on a Unit Owner's current account delinquency.
- Tenants are prohibited from keeping pets in the Condominium.

II. APPLIANCES IN UNITS:

Certain appliances in units are subject to additional monthly charges. These appliances include washing machines, gas dryers, and gas stoves. Each of these appliances carries a monthly fee of \$10.00 per appliance and is part of the monthly assessment.

Effective April 4, 2023, owner applications for the installation of a new clothes washer and/or clothes dryer will be denied where the installation calls for access through association common area to either run water to and drain the washing machine or to properly vent the dryer.

- See Board Resolution No: 23-4-4 (Installation of Washers & Dryers)

III. KEYS:

The office is required to have a key to every unit for emergency use. All keys are kept in a locked cabinet in a secure location where access to the keys is limited to Board members, maintenance and property managers. Electronic locks must have a key option if being used on your door, and a key must be provided to the office for access. The code may be provided but a key to the lock is mandatory because of battery life issues. If you change your locks, make sure you provide a key for the office.

VI. ATTIC SPACE:

Attic spaces cannot be used for storage and should never be used for any purpose.

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V. EXTENDED ABSENCES:

When you leave your unit for an extended period of time, please notify the current management company and community association manager, if any, and provide emergency contact information. Air conditioners should remain on to avoid growth of mold in your unit as well as other parts of your building. It is a good idea to have a family member or neighbor check on your unit during your absence.

VI. PETS:

The Jamestown bylaws state that **one (1)** domestic pet is allowed per household. Pets weight may not exceed 50lbs at maturity.

Tenants are prohibited from having pets residing within the Unit. Tenants who have pets in a Unit as of August 23, 2024 may keep that specific pet until the death or removal of that pet.

Dogs who are known to be vicious or ill-tempered, as well as reptiles and large birds, are strictly prohibited from being kept on Condominium property. You must have your pet on a leash at all times and it is mandatory that you clean up all debris left by your pet. The board shall have the right to order any person whose pet is a nuisance to remove such pet from the premises, and/or charge such person for any extraordinary costs of maintaining the common elements caused by the presence of the pet. Pets that are vicious, noisy, or otherwise unpleasant will not be permitted in the condominium. In the event a pet has become a nuisance or unreasonably disturbing in the opinion of the Board of Directors, written notice shall be given to the owner or other person responsible for the pet and the pet must be removed from the condominium property within ten (10) days. Owners should notify the management company of any aggressive pets on property. Pets must have all immunization and vaccination shots as recommended by the American Veterinarian Association, and as otherwise may be required by law. Proof of shots must be shown on request by the Association or the Associations manager. Guests or Invitees may have one pet that meets the “pet” requirement of the association, to stay in an Owner’s Unit overnight for no more than one week, unless a longer stay is approved by the Board of Directors. Owners who do not clean up all debris left by their pet will be subject to a fine. Feeding wildlife (including without limitation, SQUIRRELS) is prohibited.

VII. SPEED LIMTS:

For safety reasons, the speed limit on property is 5mph.

VIII. LAUNDRY:

The laundry hours are posted. Please help us keep it clean and notify the vendor listed on the inside of the machine door if machines are not functioning properly. Please use

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high efficiency (HE) soap. Please do not leave dirty laundry or other items left for giveaway in the laundry room area. The laundry room will be cleaned by professionals on a weekly basis. The laundry room will be closed for a few hours each week for cleaning.

IX. DUMPSTERS:

Two areas are provided for the discard of your rubbish. The areas are at the Southern end of Jamestown Avenue and the Eastern end of North Colonial. No garbage can be left on patios or on unit doorsteps. Waste Management recycles and provides containers for garbage/yard trash, cans, glass, plastic, and newspaper. Be sure to place articles in the correct container. If you need to get rid of furniture or any other large items, please place it at the dumpster on Thursday to be picked up on Friday.

X. PARKING:

The covered carports belong to resident owners. DO NOT PARK in the carports unless you have been assigned a space. Violators will be towed at their expense. Carports must be clear of clutter and no flammable liquids may be stored therein.

XI. VEHICLES:

No motor vehicles shall be repaired or disassembled on the common grounds without the prior written consent of the Board. All vehicles must have a current license tag and proper vehicle inspections as required. Violators will be towed at their expense. No boats, kayaks, jet skis, golf carts, trailers, trucks, motorcycles, campers, recreational vehicles or commercial vehicles, commercial vans or commercial trucks are permitted to park in Jamestown except as authorized in writing by the Board. Violators will be towed at their expense.

- No motor vehicle may be repaired on the common grounds. Oil and other fluid changes are not permitted anywhere on Jamestown property.
- Vehicle washing is only permitted at the designated area near the office.
- Parking and/or maintaining a mobile home, recreational vehicle, motorcycle, motor scooter, mopeds, motor bikes, trailers, campers, large trucks, boats, kayaks, or similar vehicles are not permitted.
- Personal pickup trucks are permitted as long as they do not display business information.
- Parking of commercial vehicles is not permitted.

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- All vehicles must be registered with the management company, or they will be subject to being towed at the owner/tenant expense.
- Vehicles parked in violation of these rules may be towed at the Owner's sole expense, including without notice if signage is posted on the Condominium Property.

XII. CHILDREN:

There is no designated play area for children. Parents are responsible for their children at all times. NO bikes, go-peds, skateboards, roller blades, scooters or toys are permitted on the sidewalk areas, walkways, pool area, parking lots or in front of the buildings or units. NO toys should be left on the front porch or grass area of the unit. No chalk writing on the sidewalks. NO person who is not able to swim is allowed at the pool without a supervising person who is able to both swim and save the person who is unable to swim.

XIII. POOL:

Each Unit Owner will be required to use a pool key/fob to gain access to the pool area. Additional/replacement keys/fobs may be obtained from the management company at a cost of \$50 each. The pool and pool area are only for the use of owners, their family, and their guests. Please observe the following Pool Rules, which are for the protection and benefit of all to assure safety and sanitary operations of the pool and facilities:

- Guests using the pool must be accompanied by the resident sponsoring the guest during such use. Guests staying in your unit (guests who stay overnight with a resident) are exempt from this rule.
- The pool rules are prominently posted inside/outside the pool area.
- Do not leave the gate ajar or prop it open in any way.
- **THERE IS NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK.**
- **The pool hours are dawn ('A hour after sunrise) to dusk ('A hour before sunset). This rule is pursuant to State Law and Police will be called for violators.**
- Please use the shower on the pool deck to rinse off prior to entering the pool.
- No parties that restrict the use of the pool are permitted.
- No animals or pets are allowed in the pool area.

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- No glass containers are permitted in the pool area. (This includes beer bottles, beverage glasses, wine bottles, dishes)
- Residents will be responsible for the actions of their children and guests.
- While in the pool, anyone with diapers must wear swim diapers or waterproof garments over diapers. Proper bathing attire must be worn in the pool.
- Pool chairs and chaises must be covered with a towel at all times to keep off suntan lotion and oils. Towels may not be draped over the pool area fences.
- Items such as surfboards, rafts and canoes or any other device meant for open water are prohibited. No pool toys or flotation devices other than noodles are prohibited. Items that are permitted or prohibited are at the sole discretion of the Board of Directors.
- No running, screaming, horseplay, loud music or indecent behavior is allowed in the pool area. No rowdiness, cannon balls or ball playing is allowed in the pool or pool area. Headphones are required for musical electronics.
- No items such as skateboards, roller blades, surfboards, tricycles, or bicycles are allowed in the pool area. Please do not block the walkways around the pool with strollers.
- No Smoking (cigarettes or cigars) or Vaping within the pool area. The pool area is smoke free.
- Do not let anyone who does not have a key into the pool area.
- **For Emergencies, call 911.**

Failure to comply with any of the foregoing rules and regulations can result in further action being taken against the owner such as fines or legal action.

XIV. FLAGS:

Unit owners may display one portable, removable U.S. Flag in a respectful way and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day, Patriot Day, and Veterans Day, may display in a respectful way portable, removable official flags, not larger than 4 1/2 feet by 6 feet, that represent the U.S. Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard.

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XV. PLANTINGS:

Owners must obtain approval from management prior to planting any trees, bushes/shrubs and or plants in common areas in Jamestown.

XVI. BALCONIES AND PATIOS:

Patios and balconies must be free of trash and storage items. They must be clean, and the furniture must be in good repair. Plants and flowers must be trimmed and tidy. Owners and/or renters away from their unit for an extended period must arrange for the upkeep of their patio areas year-round. Grills are not permitted on balconies. No flammable liquids are to be stored on balconies, Towels, bathing suits and other items are not permitted to be hung over balcony railings or patio fences. Sheds must be no higher than the top of the fence. Residents who smoke on their balconies must use ash trays or other receptacles for their used cigarettes/cigars. No bikes, scooters, kayaks, electric bikes may be stored on balconies. No exterior radio, television, telephone or data reception antenna or satellite dishes on patios or balconies. No new wooden/composite/synthetic decking is allowed on lower back patios.

Patios may not be overgrown by trees/palms/vegetation or tall weeds. Any vegetation may not be located/planted within 5 ft of the unit building on all patios. Trees/palms or vegetation height must be below the gutter or power lines and must be trimmed and maintained by owners. Vegetation can't be touching any building or electrical/auxiliary lines and cannot extend past the fence line. The association is not responsible for maintaining or trimming trees or plants on owners' patios.

XVII. OCCUPANCY

The maximum occupancy (living in or using premises as tenant or owner) for all one-bedroom Units is no more than two (2) persons per Unit. The maximum occupancy for all two-bedroom Units is no more than four (4) persons per unit. The maximum occupancy for all three-bedroom units is six (6) persons per unit. Nonresident guests and family are always welcome and are not considered to be using the premises as a tenant or owner.

1. No occupants shall make any material alterations or structural modifications to the interior or exterior of his/her unit without prior written consent of the Jamestown Board of Directors. If approved, all required permits must be acquired by the unit owner prior to initiation of any work. It is the owner's responsibility to investigate if permits are required by the City of Indian Harbour Beach for any repairs or alterations. Owners are responsible for any damage to hallway carpeting or walls caused by their hired professionals. Contractors/hired professionals are required to provide protection to hallway carpeting and hallways during the duration of work completed. All trash and debris from construction/remodeling workers must be hauled off daily and not taken to dumpsters. No painting or alterations to the existing condition of the common area is allowed. The upkeep of the common areas, including all hallways and stairs, are the responsibility of

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Jamestown. Any construction or remodeling activity shall be limited to Monday through Friday (but not a holiday) from 8:00am – 5:00pm to limit the disturbance of others.

2. No signs shall be permitted on the condominium property, including the placement of 'For Sale' & 'For Rent' signs in the windows of units or on balconies or patios.

3. No sign, advertisements, notices, or other lettering shall be exhibited, displayed, inscribed, painted, or affixed, in or upon any part of the unit or condominium property by any unit owner or occupant.

4. No industry, business trade, occupation or profession of any kind may be conducted, maintained, advertised, or permitted on any part of the condo property.

5. No occupant shall make or permit any disturbing noises that will interfere with the rights, comforts, or convenience of other unit owners. No musical instruments, stereos, or sound amplifiers will be operated in such a manner as to disturb other occupants. Quiet time is from 9:00pm to 7:00am. No loud inside or outside music or gatherings are permitted during quiet time. The Board of Directors will have final judgement in determining violations if complaints are raised.

6. No clothes (or clothes on lines), sheets, blankets or laundry of any kind shall be hung or exposed on any part of the unit if visible to other units, or on the Common Elements.

7. All exterior draperies, blinds or curtains showing must be of solid white colors or white linings. Window blinds must be in working order.

8. Replacement of windows, sliding glass doors and exterior doors must be approved by the Board of Directors. Replacement of some of these items, like replacement windows, require an Indian Harbour Beach (IHB) building permit. Storm doors of standard design and color are required to be installed in the front entrance of every townhouse unit. All windows must have mullions and screens.

9. The front exteriors of all buildings are not to be used to store bicycles, surfboards, skateboards, chairs, and other items, e.g., coolers. The front exteriors are to remain free of all clutter.

10. Contact the office of the management company for scheduling any water shut offs needed for your unit. All water shut off notices must be posted by the owner having the work done, prior to the shut off time and date of work being done, Water shut off notices should be placed on unit doors of all units in the building/units affected. Except in case of an emergency, water shut off notices should be posted at least 24 hours in advance of any work being done.

11. Common hallways are not for storage of any unit owners'/tenants' items. They are to remain free of any clutter and smoking is prohibited in these areas. Closet under stairs in garden units is not to be locked.

12. Propane tanks shall not be stored inside any unit or common area.

13. No fireworks or loud noisemakers of any sort are to be used on Jamestown property.

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14. No personal security cameras or any type of recording device is allowed in any common area, hallway, stairway or landing areas in a building or anywhere outside of a building. The only recording device that is permitted is one (1) electronic doorbell with video, but it must be installed on the door or trim around the entrance door or in your patio area.

XVIII. Social Room/Office/laundry

There is no smoking allowed in the social room, laundry room, office and bathrooms in the building adjacent to the pool.

XIV. Alterations and Additions

No Unit Owner shall make any structural addition, structural partition or wall change or structural alteration or improvement in or to his Unit without prior written consent of the Board and, if required in the mortgage documents, the mortgagee of said Unit. The Board shall have the obligation to answer any written request by a Unit owner for approval of a proposed structural addition, alteration or improvement in such Unit Owner's Unit within 60-days after such request, and failure to do so within the stipulated time shall constitute a consent by the Board to the proposed structural addition, alteration or improvement. The Board has the authority to delegate its responsibilities hereunder to the President or to a committee of Unit Owners formed for such purpose.

XV. Enforcement of Rules

The Jamestown Board of Directors, and any management company or community association manager, if any, have the authority necessary to enforce these rules, equally, fairly, and consistently. The Board of Directors has the powers necessary for the administration of these Rules and may levy fines against unit Owners for violations of these Rules.

Fines may be assessed to a unit Owner for all violations, including those of their family, guests, and renters, pursuant to Section 718.303, *Florida Statutes*, as may be amended or renumbered from time to time.

Owners will be responsible and bear all costs of repairs and/or replacement for any damage to the condominium property, if it is determined that the damage was caused by the Owner, their families, guests, renters, contractors, or other persons for which the unit Owner is responsible.

In the event a unit Owner or any other person violates or threatens to violate any Rule or provision the Jamestown Condominium documents (Declaration, By-Laws, Articles), the Board, in addition to the other rights under this section, shall also have the right to proceed in Court for an injunction, specific performance and/or damages. In any proceeding instituted by the Board involving a violation of these Rules or the Condominium documents by a unit Owner, their families or renters, or other occupants provided from

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whatever source, the Association shall be entitled to recover reasonable attorney's fees and costs. The Association's apparent failure to enforce any of these Rules or the Condominium documents shall not constitute a waiver of any future rights of enforcement.

The Board and the management company have all of the above rights of enforcement directly against guests of Owners, as well as renters of units, regardless of whether the renters booked through a unit Owner or a rental agent. I have read and understand and will abide by the rules and regulations for the Jamestown Condominium Association.

Signature

Date

Signature

Date

Unit Address _____

Phone Number _____

Email _____

Email _____