

SUNSET CONDOMINIUM RULES

The following Rules have been adopted and approved by the Association as a means to establish common guidelines for the safety of Sunset's owners and guests as well as help ensure an environment conducive of mutual respect and understanding to maximize the enjoyment of the property.

The following Rules work in concert with Sunset's Documents (Articles of Incorporation, By-Laws, and Declaration) by providing additional detail where needed. If there is an unintended conflict with the following Rules or an interpretation thereof and any one of the Sunset Documents the language in the Sunset Document shall control.

1. SAFETY: Safety of our owners and guests is of the utmost importance. In order to maintain a safe and secure environment the Association has established the following rules.
 - a. The sidewalks, entrances, halls, corridors and stairwells of the condominium shall not be obstructed nor used for any purpose other than ingress and egress.
 - b. The storage area is to be kept free of clutter and Owner's property should be stored either in their unit or in their locked storage area.
 - c. To prevent wet and slippery floors anyone entering the lobby or elevator must be towel dry.
 - d. People shall not play with elevator controls as doing so may prevent the use of the elevators in an emergency. People

shall not loiter in the elevator corridors or stairwells (emergency exits).

- e. Lobby doors to the elevator and outside doors at each ground floor stairwell must be locked at all times for the security of all residents.
- f. Residents should identify person calling before releasing or opening entry doors.
- g. Fire regulations and Sunset documents strictly prohibit the use of barbecues and similar devices in any part of the condominium building other than the designated barbecue area.
- h. No playing, including skateboarding or rollerblading in the parking lot.

2. PARKING: Cars should be parked in their designated spaces and a schematic of the parking lot is provided on the bulletin board or is available on the Sunset website.

- a. Boats, trailers, motor homes, and commercial vehicles, and any other vehicle that exceeds twenty one (21) feet in length may not be parked on the premises except for loading or unloading or by the written permission of the Board of Administration. Boats and boat trailers may not be parked on Sunset property regardless of length.
- b. Before lending or renting a designated parking space, the unit owner shall notify the Maintenance and Security Manager. If the space is under the building, the notice

must be written. However, Owners, Renters or Guests that are not in residence shall not invite or permit others from outside of Sunset Owners to park in their space(s) or the guest spaces.

- c. The Board of Administration should be consulted for appropriate forms obtained and returned to the Board if an underbuilding parking space is sold apart from the sale of the unit to which it is currently registered.
- d. Sunset provides a limited number of spaces for bicycle parking which often becomes crowded due to bicycles being left unattended for long periods. As such when the bicycle owner is in residence it may be parked in either the bike rack or in the spaces provided in the pump room, however, the bicycle must be registered with the Maintenance and Security Manager. Prior to leaving Sunset the registered bicycle must be moved to a space either in the unit or the owner's storage cage or removed from Sunset. If bicycle parking at the bike rack or the pump room becomes overcrowded those bicycles that are not registered or not associated with an owner in residence may be removed or disposed of by the Maintenance and Security Manager with no liability to either the Manager or Sunset. Mopeds or scooters should be parked in the bike racks.

3. RECREATIONAL FACILITIES:

- a. POOL: The pool is an area of great enjoyment for everyone

and, of course, frustration. The use of pool facilities shall be in such manner as to respect the rights of others in the pool area. The Association may regulate duration and schedule of use of the pool and has established the following: (State and local Board of Health Regulations included).

1. All persons use the pool AT THEIR OWN RISK!
2. Pool hours are from dawn to dusk, however, usage in the morning may be restricted to allow for cleaning.
3. No child under the age of twelve (12) is permitted in the pool or pool area without an adult responsible for the child present.
4. Safety equipment such as the life ring, hooks or rope across the pool are provided for safety and should not be played with. To prevent damage requiring replacement standing or hanging on the rope is not permitted.
5. No headfirst diving is permitted.
6. No floats are permitted except "noodles" and children's floating devices. Those objects must be free of sand and salt water before use in the pool.
7. No hard ball, Frisbee or any hard object may be

thrown in or around the pool. No other object may be thrown if it creates a nuisance. No rough-housing or excessive noise (including loud radios or loud cell phone conversations) of any sort is permitted. However, all pool occupants should practice a tolerance and understanding that the pool is a fun area and allow for sounds of fun that are not excessive.

8. Swimmers diapers are required for children not potty trained.
9. No food in the pool area.
10. No glass containers in the pool area.
11. The pool is for use by owners, renters or their quests only and owners are ultimately responsible for their renters or their guests.
12. Pool furniture is limited during busy times. Chairs or other furniture cannot be reserved or "saved" for future use. Additionally, pool furniture should not be removed from pool deck
13. Private pool parties are not permitted unless approved by or sponsored by the Association.
14. Animals are not allowed to be in the pool area.
15. All litter should be placed in the containers

provided.

16. The Board of Administration or its designated representative has full authority over the common area and may ask that:

1. Unauthorized person leave the premises; or
2. Any item that might come forth as to endanger or disrupt normal pool activities be removed.

17. Additional requirements are posted at the pool.

b. TIKI HUTS: Tiki Huts (including snacks or light lunch) shall be for the use of owners, renters or guests until 10 p.m. As the tiki huts are near the lanai side of Sunset care must be taken so as to not create a nuisance. Loud noises or parties that create a nuisance will not be permitted and the Board of Administration or the Maintenance and Security Manager has the right to ask that the noise be curtailed or the offenders leave the tiki hut area. Those using the tiki huts are expected to leave the area clean and orderly. Grilling is not permitted in the tiki huts.

c. SHUFFLEBOARD COURTS: The shuffleboard court is provided for the enjoyment of Sunset owners, renters or guests. The equipment is located in the pump room and must be returned when play is finished. The shuffleboard courts hours are 8:00 a.m. to 10:00 p.m.

4. CHANGE OF EXTERIOR APPEARANCE: The Association takes great care to ensure that Sunset property maintains a desired consistent look. To preserve the look of the property:
- a. No radio or television antenna or wiring for any purpose may be installed on the exterior of the building without the written consent of the Board of Administration.
 - b. No beach towels or articles of any kind may be placed or hung over the walkway railings.
 - c. Unless otherwise approved, curtains, blinds and drapes shall be white or off-white or soft pastel in color or lined with materials of these colors.
 - d. Hurricane shutters, exterior doors, and windows must comply with specifications adopted by the Board of Directors.
 - e. Enclosing the lanai with glass/plastic or similar substances intended to create a more enclosed area is not permitted.
5. SIGNS AND DISPLAYS: In order to maintain an attractive appearance, no sign, advertisement, notice, object, awning, screen, plastic or glass enclosure shall be exhibited, inscribed, painted or affixed by any apartment owner on any part of the condominium property visible from the exterior of the building or from common areas without prior written

consent of the Board of Administration.

6. USE OF UNITS AND COMMON AREAS: All apartments shall be used for residential purposes only. All common areas inside and outside the building shall be used for their designated purposes and no articles belonging to unit owners shall be kept therein or thereon and such areas shall at all times be kept free of obstruction as per Fire Marshall Code. The use and enjoyment of any portion of the recreational areas, including any portion not specifically mentioned and regulated herein, is hereby restricted to only unit owners, renters or guests. During the time that a unit is leased, the unit owner shall not be entitled to the use of the common elements or recreational facilities in the condominium. This does not prevent the owner or the leased unit from being a guest of another Sunset occupant.

- a. Each owner is responsible for any damage to the common property caused by the owner, renter or guests.
- b. No owner, renter, or guest shall create a nuisance (loud music, etc.) that will offend other unit occupants.
- c. No commercial work shall be done in any unit on Sundays, Holidays, or before 8:00 a.m. or after 6:00 p.m. except in case of any emergency or written approval of the Board of Administration.

7. Garbage, Trash and Recycling: All garbage and trash shall be in closed containers (plastic, paper bags, etc., securely sealed at the top) and placed in trash chute on each floor.

- a. Articles too large for floor trash chute shall be taken to the main trash room (outside main entrance) and placed inside an appropriate dumpster.
 - b. RECYCLING: All owners, renters and guests are encouraged to recycle and recycling containers are available under the North side building adjacent to the emergency generator. Please place recycled items in the proper containers.
 - c. Construction or remodeling debris should not be placed in the trash chute but should be taken to the dumpsters outside the garage or in the trash room.
8. PETS: One (1) Usual pet (dog or cat) of owners may be kept on the premises provided, however, if the Board of Administration shall determine that any such pet shall become a nuisance to other apartment owners, the pet shall be removed from the premises. Pets are not permitted on any portion of the condominium property except when adequately secured and retained by a leash which is hand held. The owner will be responsible for the immediate removal and disposal of any dropping by pet on common property. Owners will be responsible monetarily for any damage done by pet to Sunset property. Overnight guests and overnight tenants are not permitted to have pets. The limitation of 1 pet per unit is intended to be a limitation of overnight pets. An owner in residence is

- permitted to have daily guests with pets that exceed the 1 pet per unit and such pets are not required to be registered with Sunset.
9. OCCUPANCY: All rentals shall be for a minimum of two weeks. The maximum overnight occupancy for a unit is six (6) persons, unless owner is in residence. During the months of March and April Renters or Guests are permitted one additional Guest car to be parked in a Guest parking spot and a maximum of 6 daily guests per unit.
10. REGISTRATION: Sunset requires that ALL overnight owners, overnight renters and overnight guests are to complete a registration form upon their arrival to Sunset. The registration information is kept centrally by Sunset for use by emergency responders to identify which units are occupied. In addition registration allows Sunset the ability to ensure that vehicles parked on the property are authorized. Owners or their agents shall advise renters or overnight guests to fill out a registration form in the lobby immediately upon their arrival. During the months of March and April Sunset requires that all daily guests complete a registration form.
11. ACCESS TO UNITS: In times of emergency it may be necessary for the Association to enter a unit to limit damage to the unit or surrounding units. The unit owner shall provide the Association with a key or access code for the use of the Association pursuant to its

statutory right of access to the premises.

12. CONDO RENOVATIONS: The Board of Administration requires that owners comply with the Associations renovation processes as set forth on the Sunset website prior to engaging in construction or renovation.

a. SPECIAL REQUIREMENTS: Special safety and appearance criteria have been established regarding hurricane shutters, entry and jalousie doors, or windows that must be followed to protect all of the owners. A copy of the requirements may be obtained on the Sunset website.

b. CONTRACTOR HOURS: To maintain a safe and enjoyable environment certain limitations on commercial contractors and their work hours are established. Except in the case of an emergency contractors should work between the hours of 8:00AM to 6:00PM Monday thru Saturday excluding Sunday and Holidays.

c. FLOORING COVERING: The living, dining room, and bedroom floors shall be covered with carpeting over however upon prior written approval by the Board of Administration the use of alternative covering may be installed if a sound absorbent under-cushion of, or equivalent to, ¼ inch of cork to prevent the transmission of noise to other units is installed first. Prior to installation of a floor covering other than carpet, the unit

owner is required to seek written Board of Administration approval, however, such approval shall not be denied if the owner has complied with the sound barrier requirements. No indoor-outdoor carpet may be used on lanais, and all tile and its bedding and grout must be of such materials and so applied as to be waterproof. Additional requirements for floor coverings on lanais, if any, shall be only as specified and approved in Section 12.8.1 of the Declaration. Prior written approval by the Board of Administration is required prior to installing floor covering on an Owner's lanai.

d. Removal or modification of structural walls within a unit requires advanced written notice to the Board and adherence to the provisions set forth in the Sunset Declaration 6.2.3.

13. CHILDREN: There shall be no restriction as to the minimum age of children who may live in or visit the condominium. It is well recognized however that children may become a source of annoyance to adults. For this reason the activities and behavior of all children when upon condominium property, shall be regulated by an adult, including physical supervision where necessary. The Board of Administration or its designated representative, shall have the authority at all times to reasonably require the owner, renter, 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 they believe this action is necessary.

14. MAINTENANCE AND SECURITY MANAGER: The Maintenance and Security

Manager has been hired by the Board of Administration for maintenance and security of the common area of Sunset, Inc. The Maintenance and Security Manger is not the personal assistant of the owners and has specific tasks to complete each day in order to keep the facilities in good condition. No personal request to him shall be made during working hours (typically 7:00am to 2:30pm Monday through Friday) by owners, lessees or guests unless for an emergency.

The Maintenance and Security Manager is the direct representative of the Board of Administration and has the authority to inform residents and guests of infractions of the rules and regulations. If this fails to solve the problem, he shall inform the Board of Administration of the infraction(s) and, if necessary, notify the authorities.

15. OPEN HOUSES: It is understood that when an owner desires to sell their unit that a realtor representing the owner holds an open house to assist in the selling of the property. The Association understands the need for open houses but has the responsibility to provide for quiet enjoyment of the facilities and has therefore adopted the following rules with respect to open houses. It is the responsibility of the owner to ensure that the realtor representing the owner follows the rules below.
 - a. All open houses must be scheduled with Maintenance and Security Manager, who will take into consideration, beach events, and activities at Sunset.
 - b. One sign may to be placed near the road during the open

house.

- c. Two people should be onsite so that one can be placed at the lobby door to provide access and give directions to the unit. The second person should be stationed in the unit.
 - d. The open house shall be limited to the hours between 1 PM and 4 PM..
 - e. There shall be maximum limit of two open houses per month per unit being sold..
 - f. The realtor shall keep a list of visitors, and phone number for security reasons and make the list available to Sunset upon request for at least one month after the open house.
 - g. Realtors and visitors are to park only in the quest spaces in the parking lot.
 - h. All signs, and literature to be removed after open house is completed.
 - i. Lock boxes for keys are to be located as instructed by Sunset and are not to be placed on the building exterior doors.
16. SMOKING: Smoking is prohibited within all lobbies, exterior hallways, tiki huts, under building spaces, and pool.
17. COMPLAINTS: The Board of Directors has created a complaint process for the collection of facts and resolution of complaints

or any alleged violation of any of the Rules or Condo Documents. The process is outlined on our Sunset website.

18. RADON GAS: RADON is naturally-occurring radioactive gas that, when it has accumulated on a building in sufficient quantities, may present health risks to persons who are exposed to it, over time. Levels of RADON which exceed Federal and State Guidelines have been found in buildings in Florida. Additional information regarding RADON and RADON-testing may be obtained from your County Public Health Unit.

19. RESPONSIBILITY OF OWNER: It is the responsibility of the owner or the owner's rental agent to inform guests or renters of the Sunset Rules