

From: The Board of Directors, Association IX  
To: All Unit Owners, Building 440  
Subject: Rules and Regulations

Attached you will find your copy of the approved Building 440 Rules and Regulations, dated December 7, 2011, amended November 19, 2012, amended December 30, 2013

Please be advised that our Association's recently amended Rules and Regulations went into full effect on December 30, 2013.

Also, please be aware that it is your responsibility to make these rules and regulations available to your rental agent, renters, family members and social guests.

These rules and regulations, in addition to those approved by the CSA for all common properties and amenities provide for various fines and/or suspension of amenities imposed for reported violations. According to your Association IX Docs and the CSA Docs, YOU as the owner are fully responsible for the actions of your renters, family members and guests at all times. Therefore, in the event that a reported rules violation results in an imposed fine, it will be your financial responsibility to settle the fine for yourself or on behalf of any renter, family member or guest. Consequently, if you rent your unit, you may wish to increase your security deposit requirements accordingly to cover any potential fines that could be levied against your unit.

Please read these rules and regulations carefully and encourage your rental agent, renters and/or guests to do the same.

Thank you for your support, consideration and understanding in the effort to keep Bouchelle Island, and Building 440, a beautiful and tranquil place to live.

Sincerely,

The Board of Directors  
Association IX (Building 440)

## **RULES and GUIDELINES for RESIDENTS**

Condominium Association IX Documents and Florida Condominium Law govern the rules and regulations for all owners, family members, tenants and social guests of Building 440. The Board of Directors of Condominium Association IX requires that each owner familiarize themselves with all applicable rules and regulations. Each owner is fully responsible for their actions and for the actions of all family members, tenants and social guests. Failure to abide by the rules and regulations outlined below, could lead to fines levied against the unit owner according to the approved Fines Schedule attached.

All owners, family members, tenants and social guests are expected to respect our building and its residents at all times. Please keep in mind that, for many of us, this is our permanent home. Your consideration and understanding will be greatly appreciated.

### **SPECIAL NOTICE REGARDING NOISE IN BUILDING 440**

This building is of wood frame construction and consequently, transmits noise unabated. Children running from room-to-room and rapid opening and closing of living room and master bedroom sliders are especially noisy for those units on levels one and two. **PLEASE** be aware of these conditions and considerate of your fellow residents when entertaining children in your unit, and when using the sliders (open and close very slowly, please).

### **The approved rules and regulations for building 440 are as follows:**

1. We are a NON-SMOKING building. Owners, family members, renters and social guests are not allowed to smoke in the unit, on the terrace or on the breezeways. Smoking is permitted in the parking lot and on the grassy common areas surrounding the building.
2. Residents and guests who have more than one vehicle are ENCOURAGED to park only one vehicle facing the building, head in, and the other facing the street, adjacent to the garages.
3. Recreational vehicles, boats and or trailers of any kind are prohibited in the parking lot. Boats and trailers are only allowed in the boat storage area and **not** on the roadways or grassy areas on Bouchelle Drive leading to building 440. Unauthorized vehicles are subject to fines and towing at the owners expense.
4. No commercial vehicles are allowed in the parking lot except when servicing the residents of building 440. If service requires an overnight stay, permission to park MUST be obtained, in advance, from the CSA manager during normal business hours.
5. Bicycles are to be kept in your unit or in the rack so designated behind the dumpster. No bicycles may be left out on the breezeway.
6. Pets/dogs are limited to one per unit and must be less than 20 pounds. This applies to owners, family members, tenants, and social guests, including weekends.
7. Pets are not to be left on terrace when owners, family members, tenants and or guests are not in the unit.
8. Pets/dogs must be leashed and walked **only** between the curb and grassy area on Bouchelle Drive. No pets/dogs are allowed on the common areas between buildings or on the grassy area along the boardwalk. Pet owners are required to pick up solid waste in accordance with New Smyrna Beach Ordinance 7-95 Section 7-11. Failure to comply will result in fines from NSBPD and the CSA.
9. NSB Fire Department Regulations prohibit placing ANYTHING in the breezeways including sandals, towels, beach chairs, etc.

10. All residents and guests are directed to use the pathways at all times. No shortcuts through shrubbery please.
11. No playing in breezeways, elevator, or shrubbery at any time
12. If an owner, family member, tenant or social guest spills coffee or otherwise soils our building's breezeways, walkways or parking lot, they are required to clean it up immediately. Draining of coolers on the parking lot pavement or breezeways is strictly prohibited.
13. Children MUST be under the full supervision of an adult eighteen (18) years of age or older, at all times.
14. No propane or charcoal grills are allowed on the premises at any time. Grills are available for your use at the pools.
15. Residents on the 2nd and 3rd floors are required to limit use of vibrating and noise making appliances to between the hours of 7AM and 9PM.
16. No signs, notices, or advertisements may be placed on any part of the building or displayed in windows or on the terrace.
17. The Board of Condo Association IX must approve all interior changes to the unit, other than appliance replacement.
18. The CSA Architectural Review Board must approve exterior changes to any unit in building 440.
19. Quiet hours for building 440 is 9:00 PM through 7:00 AM daily. Please lower TV's, radios and conversations accordingly.
20. Unit owners who rent must turn over all rights of use to the renter for the duration of the lease. This includes access to parking lots and all common elements and amenities governed by the CSA.

**Friendly reminders for your enjoyment, safety and consideration:**

- Coffee grounds and fat will definitely clog your garbage disposal.
- If you leave your unit for an extended period of time, please observe the following:
  - Shut off the main water valve under the sink in the guest bathroom.
  - Bring in terrace furniture if you will be gone during hurricane season.
  - Arrange for someone come to check your unit periodically.
- Relevant public announcements may be placed in the bulletin board located by the elevator on the first floor with permission of the Association IX President.

QUESTIONS / PROBLEMS? Call our property manager, Lisa Di Turi-Dini of Intracoastal Bookkeeping and Management at (386) 767- 5600 or Association IX Board Members: Tony Romano, President, (917) 331-9334, Gordon Kerr, Vice President, (616) 299-6466, Bob Chapman, Secretary / Treasurer (845) 292-3306  
For CSA Management call (386) 426-0228.

Approved by the Association IX Board

12/7/2011

Amended 11/19/2012, 12/30/13

**ASSOCIATION IX - BUILDING 440**  
**FINES SCHEDULE**

Violations of Building 440 approved rules and regulations and/or those approved rules and regulations of the CSA, could result in warnings issued by the Association IX Board of Directors, or the CSA management. Repeated violations, after initial warning, can result in fines issued by Association IX and/or the CSA as outlined below.

- Smoking violation Rule #1 .....\$250 per occurrence
- Recreational vehicles violation Rule #3 ..... CSA fine and towing fees at owners expense
- Commercial vehicles violation Rule #4 ..... CSA fine and towing fees at owners expense
- Breezeway violation Rules #5 & 9 ..... \$50 per occurrence
- Pets/Dogs violation Rule #7 ..... \$100 per daily occurrence
- Pets/Dogs violation Rule #7 ..... \$100 per occurrence
- Pets/Dogs violation Rule #8 ..... NSBPD and CSA fines per occurrence
- Breezeway violation Rule #10 & 11 ..... \$ 25 per occurrence
- Breezeway / Driveway violation Rule #12 ..... \$ 100 per occurrence
- Grill violation Rule #14 ..... \$ 500 per occurrence
- Noise violation Rule #15 & 19 ..... \$ 50 per occurrence
- Signage violation Rule #16 ..... \$ 50 per occurrence
- Interior change violation #17 ..... \$ 500 per occurrence
- Exterior change violation #18 ..... CSA fine per occurrence
- Owner / Renter use violation #20..... CSA fine and towing fees at owners expense

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