

**Shelter Cove Resort Condominium, Inc.**  
**Rules and Regulations**  
**January 2024**

Although these Rules and Regulations may indicate that it is an Owner's responsibility, each Owner, lessee, invitee, relative, guest or other occupant shall be governed by these Rules and Regulations. All terms shall have the same meaning as defined in the Amended and Restated Declaration of Condominium for Shelter Cove Condominium ("Declaration") unless expressly stated otherwise herein.

1. Lots

- a. Dwellings may only be one of two types: (1) Travel Trailer, Fifth Wheel and Class A or C motor homes; or (2) Stationary park model ("Dwelling"). No pop-up or tent trailers, or vans are allowed on a Lot.
- b. Any person including Unit Owners, tenants and guests, desiring to park or place a Dwelling on a Lot shall submit a request to ARC committee. This includes whether this is a 1<sup>st</sup> or temporary 2<sup>nd</sup> dwelling and must include pictures of all four sides of the Dwelling. Such request must be approved by the Association's Architectural Review Committee ("ARC") and signed by the Board of Directors PRIOR of such Dwelling being placed onto Lot.
- c. Any written approval by the Board of Directors for Dwelling shall only apply to the Dwelling and Lot for which it was given.
- d. In the event a Dwelling is relocated from one Lot to another, the Dwelling shall obtain written approval from the Board of Directors prior to relocating the Dwelling to the other Lot regardless of whether such Dwelling has been previously approved by the Board of Directors for parking, placing or locating the Dwelling on a Lot.
- e. No Dwelling may be classified as a "double-wide", but an addition may be allowed via architecture form approved by the Board of Directors.
- f. Only one (1) Dwelling ay be permanently placed on a Lot. For the purposes of these Rules and Regulations, permanent placement of a Dwelling constitutes a Dwelling being placed on a Lot more than

- twice per year or placed for a period greater than twenty-eight (28) calendar days in aggregate in any calendar year.
- g. All Dwellings located on Condominium Property must meet all applicable codes, ordinances and requirements and safety standards set forth by the state of Florida Osceola County Board of Health and Fire Safety Code at all times, and all governmental or quasi-governmental bodies.
  - h. Temporary Second Dwellings
    - 1. A second Dwelling may be temporarily placed on a Lot with a permanent Dwelling no more than twice per calendar year and shall in no case exceed in aggregate twenty-eight (28) days in any calendar year.
    - 2. If the Board of Directors approval is not obtained, the secondary Dwelling will be tagged, and shall be subject to the guest or other invitees to enforcement action.
  - i. Parking unoccupied Dwellings on vacant Association owned Lots is strictly prohibited.
  - j. Up to three (3) cars, trucks or other vehicles used for day-day transportation (not including Dwellings) may be parked on to Lot provided all of such vehicles are parking within the boundaries of the Lot. Furthermore, all such vehicles parked on Lots and Unit must be in operable condition and must have current registration. There shall be no inoperable vehicles remaining on any Lot.
  - k. Enclosed trailers exceeding twenty (20) feet in length and boats exceeding twenty-four (24) feet in length may not be parked on Lots or on Condominium Property. Permissible enclosed trailers and boats shall be parked and stored at least six (6) feet from any roadway.
  - l. Permanent occupancy of tents, tent trailers or truck campers that are mounted on trucks is prohibited.
  - m. Tents, golf cart tents, gazebos, pergolas or any other similar structure of a temporary nature shall not be placed or installed on a Lot. Kit gazebos may be approved by the Architectural Review Committee. Any Unit Owner desiring to install a kit gazebo shall submit ARC request form with picture of Gazebo to be installed on the Lot and obtain the prior written approval from the Architectural Review Committee before installing the gazebo.

## 2. Lot Upkeep

- a. Unit Owners are responsible for keeping and maintaining their Lots in good condition and repair, including keeping bushes trimmed in order to maintain clear line of sight for oncoming traffic. No plants/bushes/trees shall enter into the roadway.
- b. Lot Owners are responsible for cutting and trimming grass and brush on their Lots year around, brush and limb cuttings should be taken to the burn pile or placed in the dumpster by the maintenance shed.
- c. Appliances, including, but not limited to, washers, dryers, freezers or refrigerators shall not be in view outside of the units. Washers must and shall only be connected to the sanitary sewer system.
- d. All parts of the Lot shall be kept in a clean and sanitary condition. No rubbish, refuse or garbage shall be allowed to accumulate or any fire hazard allowed to exist on any Lot.

## Building/Construction

- a. No structure of any kind may be placed or built on any Lot without the prior review of ARC and signed approval of the Board of Directors of the Association.
- b. The Lot owner must obtain the appropriate Osceola County permits, if applicable, (See, ARC form for detailed instructions.) before beginning construction.

## 4. Commercial Activity

No commercial activity or parking of large commercial vehicles of any kind shall be allowed on Condominium Property, with the exception of work vehicles connected with Association business. "Commercial vehicle" by Florida statute is defined as any vehicle with a gross weight of over 10,001 pounds.

## 5. Signage

- a) Owners are not permitted to post, display or show any signs, advertisements, or notices of any type on the Common Elements or the Lot without the prior written consent of the Board of Directors.

- b) The Board of Directors will only approve one "For Rent" or "For Sale" sign to be displayed on a Lot. The size of any such sign is limited to a maximum of 432 square inches.

#### 6. Fires

- a. No wood burning fires shall be permitted on a Lot or throughout the community. Propane fire pits are permitted only.
- b. No contained fire pit can be used during an Osceola County fire ban.

7. Firearms: Discharging of firearms of any kind (BB, Pellet, or air guns), bows or slingshots, etc. are absolutely forbidden anywhere in Shelter Cove.

#### 8. Animals

- a. Each owner of a pet is completely responsible for the pet at all times.
- b. No animals, livestock or poultry of any kind shall be kept or maintained on a Lot or Condominium Property except customary household pets, and then only under control of a responsible party.
- c. No animal is permitted to run loose on Condominium Property.
- d. When outside the Lot, all permitted animals must, at all times, be accompanied by and under the control of their owner and on a leash of no more than 6 feet.
- e. The owners of a permitted animal or animals shall be responsible for immediately picking up and properly discarding any and all excrement from the animal in a safe and sanitary manner. Violation will be issued with a fine of \$100.
- f. No pets shall be tied outside of a Dwelling in absence of the owner.
- g. No Aggressive Breeds allowed which include Pit Bulls, Staffordshire Terriers, Doberman Pinschers, Rottweilers, German Shepherds, Chows, Great Danes, Presa Canarios, Akits, Alaskan Malamutes and Wolf-hybrids.

#### 9. Trash/Sewer

- a. All household trash must be contained in trash bags and placed in dumpsters. All boxes to be flattened prior to placing in dumpsters.
- b. Hauling of large "junk" items (appliances, furniture, and mattresses) as well as tires, batteries, paint cans, and waste oil to the county landfill is the responsibility of the owner and or lessee. Junk items placed in the trash dumpster will be issued a violation and a fine of \$100
- c. Hazardous materials are to be disposed of in compliance with Osceola County rules and regulations regarding disposition of these

materials. All organic yard trash, such as branches, pine needles, and pinecones, leaves, clippings, etc., may be disposed of at the pasture site burn-pit ("burn-pit").

d. Only yard waste is to be placed in the burn-pit— no lumber, pressure treated wood, oil or any other items may be placed in burn-pit. Violations of non-organic items will result in a \$100 fine.

e. No liquids, other than water, or rainwater, are to be disposed of down the Condominium storm sewer system.

f. Concrete, bricks, or other hardscape materials may not be dumped on common ground, open land, or trail areas.

g. Wipes, diapers or sanitary feminine products of any kind (even if they say they are flushable) must be put in the trash to be disposed of properly. Shelter Cove sewage system cannot tolerate any wipes of any kind. Any violation will be a \$100 fine as well as any costs resulting from damage or cleaning of the sewage system will be charged to property owner.

## 10. Parking

a. No on-street parking is permitted anywhere in the community.

b. Parking is permitted in pool area parking for visitors. If visitors need to park overnight, they must obtain a parking permit from the Board of Directors which is required to be prominently displayed on vehicle at all times the vehicle is parked in the overflow/visitor parking area.

c. Vehicles parked in violation of this section, including any vehicle without a visible parking permit, whether approved or not, will be tagged and towed at the owner's expense without notice.

## 11. Speed Limit

a. The speed limit on the condominium property is ten (10) miles per hour on one-way streets and fifteen (15) miles per hour on two-way streets.

b. All posted speed limits will be enforced.

## 12. Bicycle, Mopeds and Golf Carts

a. Bicycle, mopeds and golf carts are allowed on the Condominium Property. These vehicles must be operated in accordance with the same rules and laws as automobiles.

b. Golf carts may not be driven by anyone under sixteen (16) years of age, unless accompanied by a licensed driver.

- c. All vehicles on the Condominium Property must be properly registered, licensed, and if operated after dark must have operating headlights and taillights. Vehicle owners must assure the vehicles are operated in a legal and safe manner.
- d. No golf cart may block access to handicap parking spaces.

### 13. Motorcycles

Motorcycles are permitted on Lots. Revving or extended idling of engines in the Condominium Property is rude and disruptive. Please be considerate of other owners.

### 14. Go-carts, dirt bikes, ATVs

Go-carts, dirt bikes, ATVs, side-by-sides, UTV and similar off-road vehicles are not permitted anywhere on Condominium Property.

### 15. Nuisance

No nuisance shall be allowed upon Condominium Property or any use or practice which is the source of unnecessary annoyance to residents, or which interferes with the peaceful possession and proper use of their property. The Board of Directors has the right to take appropriate action.

### 16. Interference of Association business

No owner, lessee or guest shall interfere with the work of any employee, management agent, vendor, utility worker or any other person authorized to provide services to the Association.

### 17. Quiet Hours

10 p.m. – 8 a.m. Sunday – Thursday

11 p.m. – 8 a.m. – Friday and Saturday

Infractions of quiet hours should be reported to the Osceola County Sheriff's Department (NOT 911 – use the non-emergency telephone number – 407-348-2222)

### 18. Minors

Parents or Guardians are responsible for the actions of their children at all times.

## 19. Sheds and Storage buildings

- a. Owners must obtain the prior written approval of the Association's Board of Directors before any shed or similar storage building is built or installed on a Lot.
- b. The Board of Directors shall only permit sheds and storage buildings that are not more than 120 Sq. Ft.
- c. Only one approved (1) shed or storage building is permitted on a Lot.
- d. Location/placement of storage buildings on an individual Lot must be in conformance with County regulations.
- e. All storage buildings must be in conformance with all local and county regulations.

## 20. Lessee Information

- a. Prior to occupancy, Unit Owners must obtain a background check with Community approved company on all prospective Residents (18 years or older) who plan on residing in the rental property which includes a picture of the applicant and pictures of all four (4) side of the Unit being placed on property if applicable.
- b. Owners shall provide to their lessees a copy of these all Rules and Regulations provided by the community and have them sign showing received by tenant.
- c. Owners are responsible for their lessees' compliance with these Rules and Regulations and the Rental Rules and Regulations.
- d. Unit owners who rent their Lots, houses, etc., transfer their rights i.e., use of recreation areas & facilities) to the lessee for the duration of the rental/lease agreement.
- e. The Unit Owner of the leased Lot shall not have use rights in and to the Condominium Property except as a guest.
- f. Owner shall provide their lessee with a gate card to enter the park, and a key to recreation areas & facilities. Lessee will be programmed into the gate only after background check has been approved by the committee.
- g. Lessee is responsible for the behavior and conduct of their guests, and any damage caused by same.

## 21. Unit Owner Information

- a. Each Unit Owner shall provide the Association, in writing, the owner's mailing address and be responsible for notifying the Association of any changes in the owner's mailing address.
- b. Unit owner is responsible for the behavior and conduct of their guests, and any damage caused by same.

## 22. Sale-New Owner Information

- a. Upon sale of any Unit, the seller shall provide the buyer with all Shelter Cove Condominium Documents, i.e.: Declaration of Condominium, Articles of Incorporation, By-Laws and Rules and Regulations in addition to all other documents required by Florida Statute 718.503 (Non-Developer Disclosure).
- b. Upon completion of a sale, Seller shall also notify the Association's management company and the Board of Directors of the change of Unit ownership.
- c. The seller will provide the website address to new owner. The website contains the above documents (on the DOCS tab), and may be used in lieu of providing a hard copy of these documents to the new owner.

## 23. Swimming Pool Rules ("Pool")

- a. SECURITY CAMERAS RECORD THIS AREA 24/7
- b. All owners and lessees using the Pool must understand that this area is open to others, and no owner or lessee, or such owners or lessees guest(s) shall use the Pool in any manner that excludes use by any other owners, lessees or their guests.
- c. Pool hours are dawn to dusk.
- d. The Association is not responsible for providing lifeguards and no lifeguards are on duty – SWIM AT YOUR OWN RISK.
- e. Shower before entering the Pool.
- f. The Pool is for the use of owners, lessees and authorized guests of owners and lessees only.
- g. Owners or lessees must be present with guests while guests are using the Pool facilities.
- h. No food, alcoholic beverages or glass objects are permitted in the Pool area.
- i. No pets are permitted in the Pool area.

- j. Proper bathing attire required; i.e., bathing suits, etc. No "cut-offs" are permitted to be worn in the Pool.
  - j. The dividing rope in the Pool is a safety feature. Swinging, hanging or playing on this rope is prohibited.
  - k. No running in Pool area.
  - l. Any type of horseplay is prohibited in Pool or Pool area.
  - m. No diving, or diving such as cannon-ball diving is permitted.
  - n. Maximum bathing capacity is 32 persons.
  - o. Inexperienced and non-proficient swimmers, which may include children or adults, must be accompanied by a proficient swimmer when in the Pool or Pool area.
  - p. All incontinent persons must wear appropriate swim diapers or protective garments while using the Pool.
- Anyone violating these rules, causing a disturbance or deemed a nuisance will be removed from Pool area.

#### 24. Fitness Room Rules

- a. SECURITY CAMERAS RECORD THIS AREA 24/7
- b. All owners and lessees using the fitness room must understand that this area is open to others and no owner, lessee or such owner or lessee's guest(s) shall use the fitness room in any manner that excludes use by any other owners, lessees or their guest(s).
- c. All persons using the fitness room, and all equipment therein, do so AT THEIR OWN RISK.
- d. No one under the age of 16 allowed without adult supervision.
- e. It is strongly recommended that all persons using the fitness room consult a physician prior to using the exercise equipment or equipment therein, or beginning any exercise program.
- f. All persons using the exercise equipment in the Fitness Room must be knowledgeable on the proper use of the equipment and physically able to properly use the equipment.
- g. Any person using the fitness room is required to bring his/her own towel and sanitizers to clean, sanitize, and wipe down equipment used during their exercise session, immediately after use.
- h. Equipment must be cleaned, sanitized and wiped-down after each use, and equipment is to be left in clean and neat condition.
- i. Do not drop weights or weight plates.
- j. Stay hydrated; ensure that you bring plenty of liquids,.

- k. If you feel light-headed or faint, stop immediately, rest or seek assistance.
- l. The last person to leave will close the windows and lock the door.

25. Clubhouse and Clubhouse Patio Area –

- a. SECURITY CAMERAS RECORD THIS AREA 24/7
- b. All owners or lessees using the clubhouse or clubhouse patio area must understand that this area is open to others at all times.
- c. No owner or lessee, or such owner's or lessee's guests shall use the clubhouse or clubhouse patio area in any manner that excludes use by any other owners, lessees, or their guests.
- d. Clubhouse and clubhouse patio area use may only be reserved by a current resident. Clubhouse may not be reserved on Holidays. A \$150 cleaning deposit will be required and will be collected by the Shelter Cove Treasurer.

26. Common Element Changes

No owner, lessee or guest shall make, or cause to be made, any addition, alteration, decoration, repair, replacement or change of the Common Elements without the prior written consent of the Association's Board of Directors. Furthermore, no owner, lessee or guest shall place, store, or otherwise keep personal property of any type or kind on the Common Elements without the prior written consent of the Association's Board of Directors.

27. Requests/Concerns

All suggestions, complaints or questions should be put in writing and addressed to Shelter Cove Association Manager.

28. Storage Rules and Regulations- Available to Owners Only- See Separate Document- Storage Rules and Regulations & Application

Approved and pass by Shelter Cove Board of Directors 01/19/2024