

# *st thomas square master owners association*

## **RULES AND REGULATIONS**

- **QUIET HOURS:** 11 p.m. to 8 a.m. Excessive noise that interferes with the rights of other Owners or guests at any time is not permitted.
- **PARKING:** Valid passes (or Owner decals) must be displayed at all times when on the property, indicating unit number and date of departure. All vehicles, watercraft/trailers, motorcycles, scooters, golf carts, etc. must have tags. Any vehicle without a valid pass is subject to towing at the owner's expense, without further notice. No trailers (except watercraft trailers) are permitted and no vehicle may be used for living accommodations. Each vehicle must take only one parking space-oversized vehicles are not permitted. A maximum of **two (2)** vehicles per unit may be parked in the residential area. Additional vehicles must be parked in the lot along Joan Avenue with an appropriate tag or decal. Obey all parking and speed regulations and do not double park. No major repairs of vehicles may be done on the property. **DO NOT** park along YELLOW curbs.
- **BOATS:** No boats or watercraft trailers are allowed on property unless the owner is in residence. Boats and watercraft trailers require an additional registration, tag, and fee. Only one boat/trailer per unit is permitted. Boat/trailer parking is restricted to the east side of the parking lot (near Wendy's). Boat/trailer parking is first come, first served. If there are no boat/trailer parking spots available, the boat/trailer must be parked off property. All trailers may only take up one parking space, oversized trailers must be parked off property.
- **BALCONIES/WALKWAYS:** Do not sit, climb or hang towels or clothing on balcony rails or fences. Walkways and entryways must be kept clear of all items. Do not throw ANY objects from the balconies or walkways, including cigarette butts.
- **GRILLS:** No grills may be used or stored on balconies or patios per State laws. Grills are available for use at the Clubhouse; charcoal is not provided. Please clean grills after use and deposit ashes in the appropriate container.
- **POOL AREA:** Hours are 8 a.m. to 10 p.m. A pool band is required to be worn at all times while in the pool area. Furniture should be protected from suntan oils/lotions. No scuba tanks/gear nor large floats/toys allowed in pool; water wings are permitted. Infants and small children must wear a swim diaper. All posted pool rules must be observed. Children 12 and under must be accompanied by an adult 18 years of age or older in the pool or dock area.
- **RENTAL OCCUPANCY:** All guests staying for short-term rental must be accompanied by someone at least **25 years of age or older who is staying in the unit**. Occupancy numbers are regulated by size of unit.
- **PETS:** Only Owners and long-term renters may have pets on the property and all pets must be leashed or carried in common areas. All pets must be approved and registered. Pet waste must be picked up and disposed of in a sanitary manner. Bags are provided in pet walk area.
- **DUMPSTERS:** No storage, garbage or trash allowed in hallways or any common areas. All garbage must be taken to a dumpster and only household trash is permitted. All appliance, A/C, furniture, construction debris and oversized items must be taken off property. All boxes must be broken down.
- **TENNIS COURTS** are for tennis only. No hard shoes, skates or wheeled vehicles allowed.
- **NO FIREWORKS** allowed on property.
- **FACILITIES:** All use of the St. Thomas Square facilities must be confined to Owners, renters and lessees who are in residence and their accompanied guests. No amenity (dock, tennis court, pool, sauna, etc.) may be used for commercial or profit activities of any kind.