

Shore Mariner Condominium Association, Inc.
18304 Gulf Boulevard, Redington Shores, Florida 33708

Rules and Regulations

Supersedes All Other Rules and Regulations and Supplements the Declaration of Condominium, The Bylaws and All Amendments Thereto As Approved by the Board of Directors, December 18, 2025

INTRODUCTION

The Shore Mariner is an over-55 residential condominium containing 121 apartment units with recreational facilities, including a sauna, pool, spa (Jacuzzi), patio area with gas grills, and exercise and recreational rooms.

Members of the Shore Mariner Condominium Association elect the Board of Directors to assure proper administration and enforcement of the Articles of Incorporation, the Declaration of Condominium, the Bylaws, and the Rules and Regulations. The Shore Mariner management team includes the current manager and the Board of Directors.

The Rules and Regulations published herein are approved by the Board of Directors and are enforced for the sole purpose of providing a safe, lawful and tranquil environment for all the occupants and guests of Shore Mariner. It is important that all occupants familiarize themselves with these Rules and Regulations and adopt the attitude that compliance is for the benefit of all. The actions of everyone using the Shore Mariner facilities are the responsibility of the owners. Please note that all owners are expected to help enforce the Rules and Regulations by politely calling the violation to the attention of the owner, lessee, or guest. If necessary, the issue should be reported to the Manager or a Board member for follow-up.

This is your home and there are many ways you can be involved and help take care of it from attending monthly Board meetings, volunteering to help on numerous projects, by serving on committees, and/or by serving as a member of the Board of Directors.

Any and all comments, concerns, suggestions and/or complaints regarding these Rules and Regulations should be presented directly to management.

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SECTION I – OCCUPANCY

Occupancy of any unit in Shore Mariner must be in accordance with the Declaration

1.1 Occupancy by owners

a. When occupying unit of Condominium

- 1) Unit may be occupied by owner, his/her family, guests and caregiver as a residence providing that no person under fourteen (14) years of age may be a permanent resident or may visit for a period not to exceed thirty (30) days within any six-month period.
- 2) Each unit is permitted 30 child-days from January 1 to June 30 and an additional 30 days from July 1 to December 31 each year. A child-day is any day in which one or more children are present as guests.

b. When not occupying the unit

- 1) When the owner is not occupying the unit, occupancy by owner's family and guests is limited to visits of not more than ninety (90) days within any six (6) month period, provided further that children under fourteen (14) years of age are limited to visits of not more than thirty (30) days within any six-month period and must be continuously supervised by an adult
- 2) Owners' adult family and guests may invite other guests during such ninety (90) day periods provided no children under eighteen (18) years of age are included.

1.2 Occupancy by lessees (See Section II - Leasing)

1.3 Occupancy by guests

- a. Owners are responsible for the conduct of their visitors and lessees and for providing them with a copy of the Rules and Regulations.
- b. Whether or not an owner is occupying his/her unit, all overnight guests must be registered with the manager on or before their arrival. Guest Registration forms are available in the mailroom and on the Shore Mariner Website. Completed forms should be put in the "office" mail slot in the mailroom or e-mailed to the Board.

1.4 Contacting owners in the event of emergencies

Owners are required to provide the Board of Directors with the name, address, phone number, and email address of:

- a. person(s) to be contacted in the event of an emergency. This information must be kept current.
- b. where they can be reached when they are away for extended periods.

SECTION II – LEASING

2.1 The Board of Directors will be alerted of proposed occupancy by lessees by receiving from the owner a Notice of Intention to Lease form and a copy of the Lease Agreement not less than thirty (30) days prior to intended occupancy.

2.2 Leasing of an owner's unit is subject to Articles 10 and 11 of the Declaration of Condominium.

- 2.3** All leases are restricted to having at least one lessee occupying the unit who is 55 years of age or older. No person under fourteen (14) years of age is allowed permanent residence
- 2.4** The Intention to Lease and Lease Agreement must be signed by the owner or agent and the prospective lessee. Owner or agent must ensure that the lessee is aware of and familiar with Shore Mariner Rules and Regulations, and must provide a copy of the Rules and Regulations to the lessee. The leasee(s) shall sign on the lease agreement that they have read and agree to abide by all rules and regulations.
- 2.5** Leases for periods of time less than ninety (90) days will not be approved. (Note: for leasing purposes, February is considered a 30-day period).
- 2.6** As some leases are renewals between the same lessors and lessees, age verification of the 55 years or older rule is required on the original lease only. A copy of the driver's license or other acceptable picture identification attached to the initial application is required.
- 2.7** The Town of Redington Shores Ordinances require that any owner who rents his/her unit must obtain an Occupational License.
- 2.8** No lessee is allowed to sublease his/her unit except in case of emergency or death when substantial time is remaining on the lease and is approved by the Board of Directors.
- 2.9** When an owner leases his/her unit, all rights to the use and occupancy of the premises and common elements are transferred to the lessee(s).

SECTION III – SALES

- 3.1** Notice of Intention to Sell forms are available from the Manager or on the SM Website. A completed Notice of Intention to Sell and an executed copy of the Sales Contract must be submitted to the Board of Directors for review.
- 3.2** Sales are subject to the terms of the Declaration of Condominium, Articles 10 and 11, and include providing a copy of the deed as proof of ownership.
- 3.3** Sales to be approved must be in compliance with the exemption from the Fair Housing Act of 1988 as amended.
- 3.4** The prospective buyer(s)/new owner's shall be oriented either in person or by phone, by at least one member of the Board of Directors for review.
- 3.5** The age of the buyer(s) and occupants must be verified from a driver's license or other acceptable picture identification. No person under fourteen (14) years of age is allowed permanent residence.

3.6 Open Houses are allowed with prior notice to the Manager. Owners or real estate agents are to meet prospective buyers at the ground floor lobby entrance doors, register them in guest book located there and escort them to and from the open house unit(s), recreation facilities, restrooms, pool/pool area and other interior and exterior common areas. At no time are prospective buyers to be left alone while in the building or within the pool area.

SECTION IV – PARKING

4.1 Each owner unit is assigned one designated parking space for his/her exclusive use, unless owner has an under-building parking space for two. All owner vehicles shall be registered on the *Owner Information and Emergency Notification* form and provided to Management. Owner vehicles shall display a Shore Mariner identification tag on the lower, left, front windshield showing unit or parking space number.

4.2 Owner(s) may, in his/her absence or non-use of his/her designated parking space, authorize another person its use, provided it is made in writing and provided to Management.

4.3 a. Unauthorized use of an owner's space should be reported to the Manager (or a board member during off hours), who will arrange for towing the offending vehicle, if requested to do so by the owner.
b. An unauthorized vehicle in guest parking will receive an orange warning tag. Second violation will result in towing.

4.4 Guests shall use parking spaces so labeled. If no space is available, they must park on the street. All vehicles using temporary Guest parking shall display a current hang tag, with unit number, on the rear-view mirror.

4.5 Under no circumstances are parking areas to be used for parking or storage of trucks, boats, motor scooters, motor bikes, motorcycles, bicycles or recreational vehicles, other than conversion vans and pick-up trucks used as passenger vehicles and not to exceed 24 feet in length. No commercial vehicles may be parked or occupied overnight. There is a bicycle rack available (for owner use) at the Southeast corner of the building.

SECTION V – POOL/AREA POLICIES AND RULES

The actions of everyone using the Shore Mariner facilities are the responsibility of all owners who are expected to help enforce the Rules and Regulations by politely calling the violation to the attention of the owner, lessee, or guest and reporting persistent violations to the Manager and/or a Board member. Shore Mariner Management reserves the right to deny use of the pool and spa to anyone at any time.

5.1 Pool and pool deck hours are from 9:00 A.M. to 10:00 P.M. No lifeguard is on duty at any time; therefore, all persons using the pool and/or spa do so at their own risk.

5.2 The pool/pool area is for the use of owners, their families and guests and approved lessees and guests. Persistent rule violators, unauthorized, unannounced and/or unregistered persons will be denied use.

- 5.3** All persons using pool/pool area are expected to do so in a manner that is NOT disturbing to others. Excessive noise is not permitted at any time.
- 5.4** Florida State law requires that all persons shower each time before entering the pool and/or spa to assure that lotions, sunscreen, salt, sand, bacteria and perspiration are removed.
- 5.5** No incontinent persons may use the pool and/or hot tub, at any time, regardless of age. No diapers or swim diapers allowed. (*Swim diapers only prevent solid waste from entering the pool, not liquid or loose waste*). Plastic baby pool available on request.
- 5.6** Towels, beach clothes, etc., are NOT to be used to reserve pool furniture. Once vacated, for other than short periods, pool furniture will be considered available for use by others.
- 5.7** No rafts, floats or scuba equipment are permitted in the pool. The use of vests, exercise boards, float belts and noodles are permitted. Small pool toys (specifically designed for pool use with no sharp or loose parts) are allowed. These items must be removed from the pool and walkways when not in use.
- 5.8** Florida State law requires: - No glass or animals in fenced pool area. - No food or beverages in pool or pool deck (within 4 feet of pool or spa). - No smoking permitted in the pool or spa.
- 5.9** Persons with open wounds, rashes or infectious diseases are not permitted in the pool or spa.
- 5.10** Diving is not permitted. Jumping into the pool is not allowed within 15 feet of other person(s) in the pool.
- 5.11** Children under 14 years of age are not permitted in or within 2 feet of the spa and must be under CONTINUOUS adult supervision.
- 5.12** No running or playing athletic games in the pool, pool area or on the lawn, landscaped areas or shuffleboard courts. No chairs, lounges, blankets, etc. are permitted on the lawn area. (*The sprinklers and the lawn, which has a shallow root system, can easily be damaged by foot traffic*).
- 5.13** Open the umbrellas completely so that fabric is tight (to prevent wind tears). Close and fasten the umbrellas and return chairs to the table when leaving.
- 5.14** Entrances to the pool area (gates and doors) must be closed and locked when entering or leaving the pool area. Footwear shall be worn in all condominium common areas. Cover-ups must be worn in the lobby. Wet bathing suits are permitted only in the pool area and rest rooms.
- 5.15** All sand MUST be removed from the body, feet, footwear and beach items before entering the pool area, ground floor walkways, elevators, stairwells and indoor areas. Hoses for rinsing off are located outside the North, South and Central trash rooms.

SECTION VI - RECREATIONAL FACILITIES

Due respect for the rights of others will be observed.

- 6.1** No one under 18 years of age may use the exercise room or sauna. No food or glass containers are allowed in the exercise room or sauna. ***Use of these facilities is at your own risk. Management assumes no liability for injuries.***
- 6.2** Community/Rec Room hours are 9:00 A.M. to 11:00 P.M. Persons under 14 years of age must be accompanied and supervised by an adult who shall be present during the entire time.
- 6.3** Private use of the Community/Rec Room may be reserved with the Manager. It shall be the responsibility of the owner reserving the room to make certain that it is cleaned by 9:00 A.M. the following day or a cleaning charge of \$100 will be assessed. Owners are also responsible for ensuring that guests park in guest parking only or on the street.
- 6.4** The Community/Rec Room cannot be reserved for private use during any major holiday (only Association activities permitted), nor for private business meetings, sales conferences, etc. It will be used for recreational purposes only; however, religious or political meetings are not restricted.
- 6.5** All persons using the Community/Rec Room shall wear shoes and cover-ups; wet bathing suits are not allowed.
- 6.6** Kitchen appliances are not to be used except in connection with authorized private parties or Association activities. The oven is for ***warming foods only***; not for any other use.
- 6.7** Operating instructions for the barbecue grills are posted. ***Users are responsible for cleaning the grill and surrounding area.***

SECTION VII – BALCONIES AND WALKWAYS

- 7.1** The balconies, exterior walkways, stairwells and trash rooms shall be used for the purposes intended, and shall not be used for hanging garments, towels, or other objects or for the cleaning of rugs or household items.
- 7.2** Carpeting is not allowed on balconies. Concrete paint, tile or Gemstone coating is allowed.
- 7.3** Walkways are to remain ***clear at all times***: - In compliance with Fire and EMT access requirements, - to eliminate tripping hazards, and -to prevent concrete spalling. ***No*** doormats, shoes, coolers, carts, plants, etc. are allowed.
- 7.4** If an owner wants to make change(s) to his/her balcony, the owner must comply with the Association rules that apply to their alterations. Information is available from the Manager or on the Shore Mariner Website.

SECTION VIII - TRASH/STORAGE ROOMS

- 8.1** Trash rooms are located beside each elevator on each residential floor. All trash must be placed in plastic bags, securely tied at the top and deposited in chutes. Any item not fitting in the chute must be brought down to the main ground floor trash rooms.
- 8.2** Storage of personal belongings shall be placed in appropriate cages in common storage areas only, and shall not be permitted in trash or meter rooms and stairwells, per Fire Marshal.
- 8.3** Carts for general use are kept in the central trash room and the stairwells at the Northwest and Southwest ends of the property. The carts shall be returned immediately after use.

SECTION IX - PETS

- 9.1** a. Owners are allowed to have a pet on the property: one small pet, identified as dog, cat, bird or other commonly known household pet and this privilege is subject to termination by the Board of Directors, if good cause can be shown. The pet shall not exceed 15 inches in height at the shoulder at maturity and may not exceed 25 pounds in weight.
 - b. Owners shall clean up after their pets.
 - c. No pet is permitted outside the confines of any unit without a leash or appropriate containment.
 - d. All Shore Mariner recreational and lawn and landscaped areas are out of bounds for pets.
- 9.2.** Service animals with appropriate documentations required by individuals with limitations are exempt from pet restrictions in 9.1.a.

SECTION X - NUISANCES

- 10.1** **No** nuisances shall be allowed on Association property which interfere with the peaceful possession and proper use of the property by its residents and occupants. Nuisances include any offensive behaviors, verbal or physical intimidation or aggression directed at owners, residents, guests, members of the Board of Directors, management, employees or vendors.
- 10.2** **No** resident or guest shall make or allow any disturbing noises in the confines of the property of the Shore Mariner Condominium, including the building, all common\areas, parking areas, pool area, lawn or breezeway. No activity will be allowed that will interfere with the rights, comforts or convenience of other unit occupants. No musical instruments, radios, stereos or TV sets shall be operated in such a manner as to disturb or annoy other occupants.
- 10.3** **No** skateboards, roller blades, or motorized bicycles or scooters, etc., shall be permitted on Shore Mariner premises or parking lot at any time.

10.4 **No** smoking of any kind shall be allowed in the common areas, common elements, recreational areas, hallways, stairwells, elevators, or any other area that constitutes condominium property, excluding swimming pool deck and parking lot areas. No Owner shall, if smoking within their unit, cause any other unit owner discomfort or loss of enjoyment. Each unit owner has a responsibility to others to not allow second-hand smoke to affect their lives.

SECTION XI - SIGNS

11.1 No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by anyone on any part of the outside or inside of the common areas without the prior written consent of the Board of Directors, with the exception of the community bulletin board. Posts made on the association bulletin boards may not contain content that is abusive, adult, derogatory, drug-related, negative, offensive, political, profane, religious, or a non-owner solicitation. *The Board reserves the right to remove any item that violates these standards.*

SECTION XII - KEYS

12.1 The Shore Mariner Manager and/or a member of the Board of Directors has a lawful right to enter any unit in case of emergency. The Association will immediately notify the unit owner of the reason for entry and any actions taken.

12.2. Each owner is responsible for providing key(s) for unit, storm door, storage room (not cage) and/or combination code for the front door of their unit to the board. (If a digital door lock is purchased it is recommended that the model chosen includes a back-up key option.)

12.3. In the event of an emergency (e.g. fire, water leak, electrical or health etc.), if a key/code has not been provided (or does not work), the cost of entering will be at the owner expense.

12.4 Under no circumstances, except in cases of emergencies as outlined above, or with special owner approval, will a member of the Board of Directors provide entry to an owner's unit.

SECTION XIII - ANTENNAS, ETC.

13.1. No radio, TV installation or satellite dishes requiring additional wiring or antennas shall be installed without written consent of the Association.

13.2. Any antenna or other wiring erected on the roof or exterior walls of the building without the consent of the Board of Directors in writing will be removed without notice.

SECTION XIV - RESPONSIBILITIES OF EMPLOYEES/OWNERS

14.1 The Board of Directors of the Shore Mariner Association and Owners have the right (and responsibility) to enforce the Rules and Regulations in a courteous manner. Cooperation is appreciated by the Board of Directors and the residents.

14.2 The Manager, housekeeper, and custodian work for the Association and are restricted to performing ONLY duties assigned by the Board of Directors. When on duty, they are not permitted or required to perform any personal services to or for owners, lessees, or guests. Anyone needing to address an issue with them will **not** speak to them directly but will contact the Manager or a member of the Board.

14.3 The Owner's responsibility for their unit is as follows: To maintain, repair and replace at his/her expense all portions of his/her unit except the portions to be maintained, repaired and replaced by the Association.

14.4 Each owner shall maintain the master water shut off valve in his/her unit. When the unit will be unoccupied for any period in excess of 72 hours (3 days), the owner will:

- turn off the master shutoff valve
- set the AC thermostat no higher than 80 degrees and keep the system turned on. This will avoid humidity/mold build-up within the unit.
- turn off the electric water heater circuit breaker to avoid a potential fire hazard.

Any owner not in residence shall be required to have a third-party access the unoccupied unit at least monthly for the purpose of insuring that there are no water leaks and that mold and mildew is not accumulating in the unit. (Owners should check with their insurance company regarding absentee inspection requirements).

14.5 Sounding alarms installed in units are part of the community fire protection system. Residents shall contact Piper Fire Alarm Protection and Management if equipment needs to moved for any reason. (Tampering with fire equipment is a felony). In addition, all owners must maintain working smoke detectors in their unit as mandated by local code.

XV - UNIT OWNER'S CONTRACT WORKERS

15.1 Prior to beginning renovations, the unit owner is responsible for notifying the Manager:

- of his/her intentions,
- for ensuring that Workers are licensed and have insurance,
- for obtaining all permits required to perform any renovation

15.2. The unit owner is responsible for worker's access onto and into Shore Mariner property, and supervision of those workers. If the unit owner is not available, the unit owner must arrange for someone, other than Shore Mariner employees, to be responsible for the worker supervision..

15.3 All cutting, mixing grout, painting, and assembling must be performed inside the owner's unit, at the paved areas adjacent to the north and south trash rooms, or inside the worker's truck. Walkways, paved areas or other common areas are not to be used for these purposes, or for the storage of materials and equipment.

15.4 Elevator pads (located in the nearest trash room) are available to protect the elevator interiors from damage: shall be **used and returned** after use.

15.5 Workers may use the loading zones for that purpose, but may not park in the loading zones. The workers' vehicles may be parked in the unit owner's space, on the public streets, or in guest spaces. Workers' vehicles may **not** be parked at Shore Mariner overnight.

15.6 Workers' hours are limited to 8:00 A.M. to 5:00 P.M. No work is to be performed on Sundays or major holidays. If an emergency occurs requiring work during these times, it must be reported to the Manager immediately.

15.7 Unit owner's contracted workers are required to:

- Immediately cleanup their trash on walkways, in elevators and other common areas
- Not use trash chutes or bins to dispose of construction trash or materials
- Not block elevator doors in attempt to keep them open (use open/close buttons)

15.8 Shore Mariner employees shall not provide worker access to an owner's unit. Due to security concerns, perimeter doors may not be left propped open.

POLICIES

Shore Mariner also has several policies that are available on our website.