

Sailmaker's Place COA
Residential Use Rules and Regulations
Applicable to Condominiums
July, 2018
SHORT VERSION

These rules and regulations supersede any previous rules except for the recorded exhibits of the COA. **Violation of any rule or regulation may result in a fine of \$100 per day.**

1. Parking by Permit Only. Maximum cars: **2** per 3 Bedroom Unit and **3** per 5 Bedroom Unit. Guards, Barnacles and towing are used as enforcement.
2. Absolutely NO Trailers or RVs are permitted in the parking lot, towing to enforce.
3. No commercial vehicles are allowed to park overnight.
4. COA reserves the right to tow any vehicle at any time and assumes no responsibility for costs or damages that might occur for this enforcement of violations.
5. No unlicensed motor vehicles may be parked or operated on SMP Property.
6. In order to maintain the Health and Sanitation of our Beach area, NO DOGS will be allowed on our beach sand.
7. Boat docking at SMP Pier requires a non-transferrable SMP issued decal with serial number and is limited to 7 consecutive days. Any boat that does not have this type decal must pull their boat onto shore on the west end by grassy area and leave identification of Unit and Owner name on boat for contact.
8. Common Areas are for the quiet use of owners and lessees. Any person not occupying a SMP Unit, must be accompanied by a resident to use the Common Areas. No Parties are allowed in the Pool or Pool Area. Only those persons residing in a Sailmaker Unit may use the Amenities. Any parties planned for other Common Areas must be scheduled and approved in advance with the Management Company and the Board of Directors. No parties may impede use of Common Areas of other residents. All areas are first come, first served.
9. Portico is for loading and unloading ONLY. No parking for any other purposes. Any car must not be there for more than 30 minutes. Violations may result in towing of vehicle.
10. Luggage carts are for convenience of all residents. Please use the carts for transporting your luggage and/or groceries ONLY and PROMPTLY return them to the storage alcove for others to use. There is a 30- minute limit on cart usage.
11. **The ENTIRE PROPERTY IS NON SMOKING, VAPING, ELECTRONIC CIGARETTE AND DRUGS .** There is no area that smoking is allowed. Fines enforced strictly.

12. **Occupancy Limits** on Units in SMP are: 14 for a 5 bedroom: 8 for a 3 bedroom ANY OVERAGES WILL BE REPORTED. Strictly Enforced.
13. **Quiet Hours** are 9pm to 9am.
14. **Pool Hours** are 9am to 9pm. No glass, No pets, No Smoking Of any kind in pool area. No Food in the Pool. No kayaks or hard surface flotation devices as well as any flotation device over 42" in length or diameter may be introduced or used in the pool. DO NOT ENTER POOL WITH SAND ON YOUR FEED.
15. No Glass on Beach. Fires only in provided portable fire pit and each fire must be cleaned up by you and pit replaced in storage. No ashes left on beach.
16. Refill all large holes dug on beach. Do not leave anything on the beach overnight. Please leave only your footprints on our beach.
17. All trash chute doors shall remain closed at all time unless you are depositing trash. ALL TRASH MUST FIT DOWN CHUTE IN A CLOSED, TIED PLASTIC BAG. Do not try to stuff oversized bags into chute. You must take it to an off-site dumpster. No fish or bait in the trash at all.
18. All Common Areas of SMP are under video surveillance 24 hours a day for safety and rule enforcements.
19. Exercise Room is for owners, renters and guests who have been issued a key. NO CHILDREN (under 18) are permitted in this room without adult supervision. This room MUST remain locked unless an adult is using the room. No unsupervised children in any Common Area rooms.
20. No tossing of ANYTHING from balconies. This includes towels, clothes, etc. It also includes those illegal cigarette butts.
21. No hanging of towels or anything on the balcony railings.
22. Grills are provided for your use on a first come first served basis. No propane tank usage or storage is allowed anywhere on Sailmaker property.
23. Owners are required to assure that Rental Agencies issue a copy of these rules to all renters. Rules will be enforced and fines issued whether the renters were given rules or not.
24. Owners may install specified ceiling fans on the Limited Commons Balconies attached to their unit.
25. No car maintenance may be performed on SMP Property. Including Washing of Vehicles. Water faucet in portico area is for Building Maintenance only.
26. Storage units are assigned and no trading may happen without both parties agreeing and completing forms to that effect.
27. No storage of personal property of any kind will be allowed on SMP Common Areas. Each Condo has a storage unit for your personal property along with you Condo.

28. Kayaks that are used every day by owner can be left on beach. If not used every day, kayaks must be removed from Common Areas and placed in your assigned storage unit.
29. No Drones of any kind may fly within 100 feet of the SMP Building. Not only will this cause a \$100 fine, but police may be called to confiscate any pictures taken of residents of the building by such drones.