

Revision of Rules and Regulations
Board of Directors, Sunrise Village
May 2021

Sunrise Village Condominium Rules and Regulations:

The Rules and Regulations refer to the common elements, and the condominium units in general. All owners, their lessee's and guests have an obligation to abide by these Rules and well as the documents of the condominium. Violation of these rules and regulations may subject the violator to any and all remedies available to the board. These violations could involve fees included but not limited to accounting, attorney fees, etc. and or attorney action. Should litigation become necessary, the Association can recover any and all court costs incurred and reasonable attorney's fee.

The Board may from time to time add to or subtract from, these Rules and Regulations remaining within the confines of the condominium documents.

Unit owners who lease their units are directly responsible for their renters and the renter's compliance with all rules and regulations. It is mandatory to supply each lessee a copy of the rules and regulations. **It would be prudent to post these rules in any unit that is rented.** Owners will be contacted with violation letters and actions not- the renter. The renter may receive a copy of correspondence if the Board deems it necessary.

Rules and Regulations are a necessary part of multi-family living arrangements. They are designed to maintain and preserve the quality and integrity of life in the neighborhood you know as Sunrise Village Condominium Incorporated. The Board of Directors has a fiduciary responsibility to enforce these Rules.

When you purchased your condominium at Sunrise Village you acknowledged that you understood the documents and the rules of this community and that you would abide by them to preserve the life style and property values of the community.

The Association's remedies to enforce the provisions of these Rules and Regulations includes, but is not limited to, imposing fines and suspensions as provided in FL Statute 718.303(3), as amended from time to time.

1. Violations

1.1 Violations should be reported to the management company in writing.

1.2 Violations will be called to the attention of the violating individual by a director or management company representative.

1.3 Residents must ensure their guests comply with these rules and regulations.

Rules and Regulations, Sunrise Village
Revised May 2021

2. Facilities

The facilities of the condominium are for the exclusive use of residents and their guests. In all instances, residents are responsible for the facilities. Residents and their guests shall not mark, damage, destroy, deface, engrave, abuse or litter any part of any buildings, common areas, or other residents' personal property. In all instances, residents will be held personally liable for any costs involved with correction due to the damage, and if applicable the recovery of reasonable attorney fees.

3. Noise

Radios, televisions, and other instruments that may create undue noise should be reduced to a minimum volume between the hours of 10:30 P.M. and 8:00 A.M. All noises deemed unnecessary should be avoided at all times.

4. Floor coverings

Sound proofing material must be installed when replacing floor covering on the second floor. Prior to installation, with professional guidance, the board must approve sound proofing material installation per the Architectural Review Board.

5. Obstructions

5.1 Do not obstruct any common area, walkway, stairs, entrance, or passageway. Do not store anything in the common areas of the front entrances, including under the stairwells.

5.2 Subject to Article XXXIV of the Declaration of Condominium section 6: The board must approve any sign, notice or advertisement to be placed on any window or any part of the condominium.

5.3 Nothing shall project out of any window in any condominium building.

6. For safety reasons, supervision should be close at hand for persons under twelve (12) years of age who use the common areas for recreation and play. Such activities should not be or create an unreasonable disturbance for other residents.

7. Exterior Appearance

The exterior of any condominium building and all other areas appurtenant to the condominium shall not be painted, decorated, or modified by any resident, except as approved by the board.

7.1 Windows

7.1.1 Window Tinting must be a Light Smoke color. No reflective finishes are allowed.

7.1.2 The backing of all window coverings visible through windows (drapes, blinds, etc.) should be of a neutral color.

7.1.3 Windows may be replaced by a resident at their own cost subject to Board approval. The replacement window must have a colonial-style grid matching the style of the other windows in that building. The unit owner will be responsible for repairs involving the replacement due to improper installation or poor workmanship. The association will not be responsible for leaks or damage to the unit or common areas caused by the installation.

7.2 Outdoor Carpeting

Residents may place outdoor carpeting outside their front door not to extend further than 60 inches from the threshold. The color must be blue or grey to conform with the exterior appearance. The carpet may not be permanently attached.

7.3 Screen Doors

Residents may install a screen door to the unit's front entrance which must be approved by the board before installation. The Board may reject a proposed installation based on aesthetics grounds alone, such as style or color. The screen door must be white in color.

7.4 Hurricane Shutters

Hurricane shutters must be approved by the Board before installation. The Board may reject a proposed installation based on aesthetic grounds alone, such as style or color.

7.5 Hurricane Preparations

Each resident who plans to be absent from his/her unit during the hurricane season must prepare before leaving by removing all objects from their patio area. The resident must also designate to the management company a local contact to care for the unit in his/her absence in the event that the unit should suffer hurricane damage and/or need attention. That contact (a firm or individual) must notify the Association before entering any unit so there is no question of illegal entry.

7.6 U.S. Flags

Each resident may display one flag no larger than 3 feet by 5 feet in size, using a removable pole mounted to the support posts of their front entrance. The poles will face towards the parking lot. Only two flags, with

entrance. The Board may require the flag or mount be altered to provide a uniform appearance in the complex. Please follow current laws governing flag displays.

7.7 Stepping Stones and Border Stones

Stepping stones or border stones must be approved by the Board before installation. The Board may reject a proposed installation based on aesthetic grounds alone, such as style or color. Such stones which the Board may consider for use will be in neutral colors, and either round or square. When used outside the patio door, they cannot exceed four feet by four feet. Border stones may be used to protect the base of the building. The stones must not exceed the dimensions of the building.

7.8 Planting

All plantings must receive prior approval from the Board. The Board may reject a proposed planting scheme based on aesthetic grounds alone, such as plant type, size at full growth, anticipated future maintenance, color or appearance in overall scheme of landscaping. All plants put into the ground become Association property. Those plant which may require any special care may be permitted by the Board but may later be removed without replacement and without reimbursement in the sole discretion of the Board.

7.9 Antennas

Following current FCC regulations, The Board prohibits all antennas that project from or are attached to the exterior of the condominium. Antennas may be placed anywhere inside the limited common area of a unit's patio.

8. Cleaning Windows, Doors, Porches, and Patios

No objects shall be hung, open or shaken from windows, doors, or patios. No sweeping or other substances shall be permitted to escape to the exterior of any condominium building from the windows, doors, porches, or patios.

9. Yard Areas

No item shall be stored outside the unit in yard areas.

10. Grills

Following state laws, no open fire grills are to be used inside the unit, including the patios. Outdoor use must adhere to Brevard County Ordinances.

11. Storage Areas

Rules and Regulations, Sunrise Village
Revised May 2021

Following state laws, no open fire grills are to be used inside the unit, including the patios. Outdoor use must adhere to Brevard County Ordinances.

11. Storage Areas

Residents are responsible to see that nothing is placed in storage areas, which would create a fire hazard.

12. Emergency Entry

The Board or any other person authorized person has the right to immediately enter any unit regardless of whether the resident is present at the time in case of an emergency originating in or threatening a unit, for the purpose of remedying or abating the cause of emergency. Each resident must provide a key to the management company for this purpose.

13. Bicycles

Bicycles, tricycles, or other non-powered wheeled vehicles must be stored inside the owner's unit or outdoor in the bike racks provided. Bicycling, skateboarding, rollerblading, or roller-skating is allowed only in the parking area.

14. Attire

Residents and guests must wear appropriate attire in the common areas.

15. Plumbing

The cost of any damage resulting from misuse or failure to maintain the plumbing within the unit is the responsibility of the unit owner. Included in such cost may be the cost arising from any Association insurance deductible arising from or related to repairs or remediation resulting from damages caused the owner's failure to maintain or properly use the plumbing.

16. Trash Disposal

Place all trash in a bag and dispose of it in the dumpsters provided. Do not leave trash outside the dumpsters, including furniture and mattresses as the waste management company will not collect it. Place only recyclable material in the bins beside the dumpsters. Contact the Brevard County Solid Waste Department for information on disposal of large items.

17. Roof

Residents and guests are not permitted on the roof for any reason.

Rules and Regulations, Sunrise Village
Revised May 2021

18. Solicitation

No solicitation is allowed on the property for any purpose unless specifically authorized by the Board.

19. Employees

The Board President, designated Board Members, or the management company are responsible for directing and supervising association employees.

20. Commercial Prohibition

Subject to Articles III and XXXIV of the Declaration of Condominium, no unit may be occupied or used for any commercial or business purpose.

21. Parking

All vehicles kept on the property must have a current license and registration and be fully operational. Vehicles not doing so are subject to towing. No house or camper trailer, mobile home, or R.V. may be kept on the condominium property. All vehicles must fit in the parking space with no overhang. Residents are responsible for any damage to asphalt surface caused by fluids leaking from their vehicles.

21.1 Commercial Vehicles

Personal vehicles may display commercial signs but to preserve the appearance of the complex, the markings must be removed or covered when the vehicle is parked overnight. Other commercial vehicles may not be parked overnight without Board approval.

21.2 Reserved Parking Spaces

One numbered parking space is assigned to each unit for each owner's use as they see fit. Spaces marked with a "00" are for residents and their visitors only on a first-come, first-served basis. The unmarked spaces are available for any resident or their guests.

21.3 Boats

The number of spaces available for storage is limited; therefore, prior authorization is required before a boat/trailer can be parked on property. If space is available, one trailer and boat (including personal watercraft) in operable condition is permitted per current resident. Boats with trailers EXCEEDING 19 ft will be stored in the marked area in front of building 7000. Boat and Trailer may not exceed the parking space designated, either into the parking lot, nor protruding into lawn. Boats with trailers that are under 19 feet in length from tip of trailer tongue to tip of propeller

Rules and Regulations, Sunrise Village
Revised May 2021

should be stored in the marked area in front of building 7060. The boat plus trailer must be registered with the management company and kept current with State/County guidelines. Boats may be moored anywhere in the river at any time provided they cannot contact the seawall or dock due to wind or wave action. Temporary mooring to the dock is allowed for loading or unloading only. **See current boat/trailer policy that is posted per the attached, also posted on the on-site bulletin boards.**

21.4 Non-operable Vehicles

Any vehicle, which cannot operate under its own power, shall not remain on condominium property for more than 24 hours. Only emergency repairs shall be made within the complex. **The Association parking lot may not be used for storage of vehicles.**

21.5 Speed Limit

The speed limit throughout the complex is 5 miles per hour (M.P.H.)

22. Common Facilities

Residents are asked to cooperate with the association in the use of common facilities where more than one organized activity is scheduled for the same time.

23. Guests

The board must be notified of any guests who have permission to occupy the unit in the absence of residents.

24. Waterbeds

Waterbeds can be used on the first-floor units only, after proof of insurance is presented to the Board. The Board must approve the bed before installation.

25. Pets

All residents are allowed two pets per unit. No pet or animal shall be kept that creates a nuisance, is aggressive or is dangerous or poses a threat to the safety of any person or property. The Board, in its sole discretion after hearing any information which it deems relevant to the decision, may determine that a pet or animal is a nuisance, is aggressive or dangerous or poses a threat to the safety of others or property and be removed from the property.

25.1 Domesticated cats may be kept in any unit as long as the cat is kept indoors. Cats are not allowed to roam loose on the common property or to relieve themselves outside.

25.2 Only domesticated dogs weighing less than twenty-nine (29) lbs. each are permitted on the property. Dogs outside the unit must be kept on a leash and under the

control of the owner at all times. The dog's owner is responsible for cleaning up animal waste when outside the unit.

25.3 Application for exemptions based service, assistance or emotional support or therapy animals must be made to the management company. The Board will review and approve or disapprove any complete application for exemption within in thirty (30) days. Failure on the part of the Association to respond within thirty (30) days shall be presumed to be approval of the application.

25.4 The following breeds are generally considered to be aggressive breeds and typically exceed the permitted weight limit: Great Dane, Boxer, Wolf Hybrid, Malamute, Husky, Bull Mastiff, Doberman Pinscher, German Shepherd, Rottweiler, or Pit Bull/American Staffordshire Terrier. The Association would require the owner of such an animal to provide the Association with copies of liability insurance which covers the Association and its' management company, with coverage for any acts on the part of the animal or negligence on part of the animal owner or handler.

25.5 Wildlife Feeding – The feeding whether on the patio of any unit or on common areas by any person of any wild animals to include birds, squirrels, raccoons or feral cats or dogs is strictly prohibited at all times.

26. Addressing the Board

Board meetings will follow Robert's Rules of Order, with the following points:

26.1 Any owner desiring to speak at meetings of the Board or meetings of a committee of the Association shall be entitled to do so with respect to all designated agenda items. At the discretion of the Chair, an owner may speak on items not specifically designated on the agenda.

26.2 No owner may exceed more than three (3) minutes with respect to any subject upon which he/she is recognized to speak unless approved by the chair. At the conclusion of his/her remarks, the owner shall refrain from further comments or remarks as a courtesy to the next speaker.

26.3 Any owner may submit an item in advance to be placed on the agenda, with the stipulation that the owner must be present before the board at that meeting.

27. Pool/Spa Rules

Refer to the rules as posted in the pool/spa areas and the attached list.

28. Outside Water Use

Rules and Regulations, Sunrise Village
Revised May 2021

Pool / Spa Rules and Regulations

1. Swim at your own risk – No lifeguard on duty.
2. Shower before entering pool/spa to remove suntan lotion and oils to prevent clogs in the filters.
3. No animals allowed within pool/spa fenced areas.
4. No glass containers or food allowed in pool/spa area.
5. Proper bathing attire only in accordance with local laws: no cutoffs, thong bathing suits, semi-nude, or nude bathing, in accordance with local laws.
6. This pool and spa are for the use of residents and their guests; residents are responsible for their guests and must accompany them in the pool/spa area; all others are trespassers.
7. Persons under age twelve (12) must be directly supervised by an adult when in the pool or the pool area; persons under age twelve (12) are not allowed in the spa due to health reasons.
8. No diapered persons allowed in pool/spa.
9. No diving or rough play.
10. Small flotation devices are allowed, but be considerate of other users. Such items should not be left unattended in the pool or spa.
11. Pool/Spa Hours are strictly enforced. Pool hours are Dawn to Dusk.
12. Maximum water temperature in spa shall be 104 degrees.
13. Pumping and filtering equipment area is off limits to all.
14. When leaving the pool/spa area, all furniture and floatation devices shall be returned to its original location and all umbrellas shall be lowered.
15. If owner loses pool key, there will be a replacement charge in the amount of \$50.00 made payable to the Association.

Rules and Regulations, Sunrise Village
Revised May 2021

SUNRISE VILLAGE BOAT/TRAILER POLICY

May 1, 2021

Due to the limited number of spaces that are available to store boats and trailers owners and renters need to be made aware of the following requirements:

1. All boats/trailers must "fit" in the space. No overhang & must be in operable condition.
2. All boats/trailers must be registered with Advanced Property Management before being put on property. Inquiries can be made to Advanced Property Management to check for availability calling 321 636 4889 ext.1 or email assistant@apmfla.com or Marty Rife, Sec. Board of Directors SRV email admyral@aol.com.
3. All boats/trailers must contain valid (not expired) License tags/plates/stickers.
4. All boats and trailers placed on property without meeting the above requirements will be towed.

When an owner removes his boat /trailer for use it would be helpful to place a CONE in the space to indicate it is occupied by a registered resident's boat and/or trailer. When a boat/trailer is permanently removed from SRV please notify APM.



Brevard County Fire Rescue



Timothy J. Mills Fire Rescue Center
1040 S. Florida Avenue
Rockledge, Florida 32955

Phone -- (321) 633-2056
Fax -- (321) 633-2057

June 21, 2018

To: Residents of Condominiums, Apartments, Townhomes, and Property Managers:

Reference: Grills

The use, storage and handling compressed natural gas, liquefied petroleum gas, and solid fuel burning cooking appliances pose a significant hazard in multi-family residential structures because of the physical properties of these combustible materials.

The 6th Edition of the Florida Fire Prevention Code as adopted by the Florida Legislature in Chapter 633 of the Florida Statutes and Florida Administrative Code 69A states:

1:10.10.6.1 For other than one- and two-family dwellings, no hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10 ft (3 m) of any structure.

1:10.10.6.1.1 Listed electric portable, tabletop grills, not to exceed 200 square inches of cooking surface, or other similar apparatus shall be permitted.

1:10.10.6.2 For other than one-and two-family dwellings, no hibachi, grill, or other similar devices used for cooking shall be stored on a balcony.

The only exception are grills that intended by the manufacturer to be permanently installed. These grills must be installed in accordance with their listing (I.E. Underwriters Laboratories) and meet the requirements of the Florida Fire Prevention Code and Florida Building Code. Permits are required. This exception does not allow portable grills to be secured or fastened to the building.

Additionally, NFPA 58:8.3.5, 2014 edition, states;

Storage within residential buildings. Storage of [LP] cylinders within a residential building, including the basement or any storage area in a common basement of a multiple-family building and attached or detached garages, shall be limited to cylinders each with a maximum water capacity of 2.7 lb (1.2 kg) and shall not exceed 5.4 lb (2.4 kg) aggregate water capacity per each living space unit.

If additional information is required, please contact your Inspector or this office. A complete copy of the Florida Fire Prevention Code is available on the Florida State Fire Marshal's website.

Sincerely,

Douglas Carter, CFPS
Assistant Fire Marshal