COQUINA LAKES CONDOMINIUM
RULES AND REGULATIONS

1. No signs are to be posted inside the unit window, doors or on common areas. Unauthorized signage will be removed.
2. There will be an annual yard sale and it will be announced to owners and residents for participation if desired.
3. Items shall not be hung, stored or displayed on outside portions of the units, porch/balcony railings, or on common elements of the property. No storage of personal items on common elements or front porch/balconies/patio. No storage of personal items under stairs. Items stored in these areas will be removed after notice. Items removed will be disposed of as the Association sees fit. If removal costs are incurred by the Association, the owner will be billed.
4. Do not throw cigarette butts or other trash on the ground.
5. No grilling on porches or balconies.
   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. (St Johns County NFPA 1:10.10.6.1) No hibachi, grill or other similar devices used for cooking shall be stored on a balcony. (St Johns County NFPA 1:10.10.6.2)
6. Trash is to be removed from your unit and placed in the dumpster. **DO NOT STORE TRASH ON BALCONIES OR PORCHES.** Put trash **INSIDE** dumpsters. Items need to be stored inside the unit not under stairs or on balcony. Large items are to be hauled to Tillman Ridge Landfill – CR 207, West of I-95. Disposal fees will be charged to those leaving large items near the dumpsters.
7. Pets are not to weigh more than twenty (20) pounds. NO MORE than one per unit (excluding pets such as aquarium fish) and confined to a leash. Dogs Pets are to be walked (relieved) on outside berms (perimeter) of property. Visitors must abide by the same pet restrictions as residents. Pet owners must clean up after their pets. Owners and renters to follow these rules.
8. Pets ARE NOT to be left unattended on the outside balcony, porch/ patio or other outside area. No dog runs allowed.
9. DO NOT feed the wildlife.
10. **No exterior storage will be allowed in the common elements.** Hoses should be rolled up after each use and stored inside or neatly on the back patio/balcony.
11. No fishing, swimming, wading or playing in the condo lakes/retention ponds.
12. Only working/licensed vehicles shall be parked in the designated parking area. Undrivable vehicles or vehicles with expired tags are subject to towing at the owner's expense. No Commerical vehicles allowed overnight.No storage of trailers, boats, campers, commercial trucks, etc. shall be allowed on condo property, along with disabled and abandoned vehicles. Guests' spaces – FIRST COME - FIRST SERVE – FOR DAILY USE ONLY. Not for storage. Vehicles will be towed at owners' expense after notice.
13. One assigned parking space per unit. Do not park in other's numbered space. Cars parked in unauthorized areas will be towed at the car owner's expense.
14. Window coverings shall have a backing or lining of WHITE. All exterior screens and windows are to be WHITE frame. Written authorization must be obtained prior to exterior door installation.
15. Hold down the noise in units. Loud music, partying and noise will not be tolerated by our neighbors. SECOND FLOOR RESIDENTS: Please be considerate of the family below you. Parties are not allowed in the common areas without permission. QUIET TIMES ARE 10 PM TO 8 AM. Permission must be obtained from the property manager.
16. Please watch for children and drive no more than 10 MPH on paved areas. Beware of speed bumps.
17. Children are the responsibility of the parents. Any damage to common or limited common areas will be the responsibility of the parents.

18. Only residents are allowed in the pool unaccompanied. Residents must have their pool card with them while in the pool area. Only two (2) guests per unit and they must be accompanied by an adult resident

that invited them. Children under the age of 14 must be accompanied by an adult. With the exception of personal safety flotation devices, NO floats are allowed in the pool, and no running, diving, ball games or horseplay on the pool deck. Pets are not allowed in the pool or pool area. NO GLASS CONTAINERS. Observe pool hours 9:00 AM to Dusk. Do not sit, stand or play with pool rope.

19. DO NOT disconnect or remove pool rope. This is a safety issue. (FAC 64E-9.0008(4)
20. NO ALCOHOL in the pool area. NO smoking or tobacco products in the pool area. NO food in the pool area.
21. Violation of pool rules can result in pool closing.
22. No more than four (4) persons are to reside in a condominium with a MAXIMUM restriction of two (2) adults and two (2) children.
23. Any alteration to the common elements must be approved in writing by the management company, Board or designated Director – this includes, but is not limited to satellite dishes, cables, landscaping. The owner will be billed for any costs incurred by the Association for repair of unauthorized alterations.
24. After written permission from the management company or Board, satellite dishes may be installed on poles at the ends of buildings and behind the buildings. Satellite dishes may be installed within limited common elements at the rear and sides of buildings. Non-destructive mounts, cabling and building entry must be used.
25. No major repairs or remodeling of cars in the parking spaces.
26. **Ring cameras may be installed at the owner's expense. They must be installed on the door frame or actual door. Cameras must not be installed on common area walls. Owners will be responsible for repair if removal due to misplacement.**

VIOLATORS OF THESE RULES WILL BE GIVEN NOTICE OF, IF NOT RESOLVED PENALTIES WILL APPLY.

Updated 1/14/25