

RULES AND REGULATIONS
TRADEWINDS WEST CONDOMINIUM ASSOCIATION
5301 OCEAN TERRACE
MARATHON, FL 33050

THESE RULES AND REGULATIONS ARE IN ADDITION TO AND/OR CLARIFY THOSE IN THE DECLARATION OF CONDOMINIUM AND THE BYLAWS OF THE TRADEWINDS CONDOMINIUM ASSOCIATION.

THIS IS A CONDOMINIUM COMPLEX AND ANY AREA OUTSIDE OF YOUR UNIT IS CONSIDERED A COMMON AREA AS IT RELATES TO THE RULES BELOW. THIS INCLUDES PARKING AREAS, LAUNDRY ROOM, SWIMMING POOL, DOCK, AND LANDSCAPED AREAS.

1. **PARKING** – there is one assigned space per unit. Park within the marked lines for your unit. Visitors/guests may park on the other side of the street along the wall or in the one designated space at the east end of the building. The designated guest parking is for short-term parking for guests only, and for not more than 3-4 days. Please let a board member know if you have a guest that will be using the space overnight or for any period over 1-2 hours.
 - No trailers, boats, or RVs can be parked on Trade Winds property.
 - Do not use other owners' parking spots otherwise your or your guest's vehicle is subject to being towed.
2. **PETS** –Residents may have one domesticated dog, cat, or bird. Dogs must not exceed 40 pounds at maturity. Pets must be leashed when in the common areas and are not allowed in the pool area. Please do not walk your pets on condo grounds. Excrement on the condominium property must be picked up by the owner/tenant. Pets that disturb other residents (barking, squawking, etc.) are not allowed.
3. **LAUNDRY ROOM** – Use of the laundry room by anyone other than owners or their approved tenants is prohibited. Laundry room hours are between 8 a.m. and 10 p.m. daily and for security reasons the room should remain locked when not in use. Please always keep the room neat and clean.
4. **POOL** – pool hours are from dawn until dusk. In the cooler months please replace the pool cover if you are the last person to leave the pool. Shower before entering the pool. Incontinent individuals and children in diapers must wear swim pants in the pool. No running, jumping, or splashing in the pool area at any time. Pool floats are allowed if they are not bothersome to others. Children must be always supervised by an adult while using the pool or in the pool area.
5. **GARBAGE** -- Trade Winds has two dumpsters across the street from the building: a large dumpster for normal trash and a smaller dumpster for recycling. Garbage pick-up is on Friday and Monday (large dumpster), recycling pick-up is on Wednesday (small dumpster). Do not put plastic bags into the recycle bin because it will not be picked up.
6. **MAINTENANCE OF WALKWAYS AND OTHER COMMON AREAS OF THE COMPLEX** – All areas outside the units (including front stoops and outside area of ground floor screened porches) are to be kept clean and clear of all personal items. Trade Winds does not have maintenance personnel and as such all residents assist in keeping the common areas clean and tidy. This includes picking up items such as palm fronds or loose garbage on the grounds and placing them in the large dumpster for collection. No brooms, mops, trash, ashtrays, etc. are to be left anywhere outside of the units. No items may be hung from any railings around the condominium complex. Bicycles are to be kept off the walkways and common areas of the complex. There is a bike rack on the west side of the building.

7. **NOISE AND OTHER DISTURBANCES** – noise of any kind at any time that may disturb others is prohibited. This includes loud music and talking. No running, skateboarding, rollerblading, etc. on any of the condominium areas, including the parking lot.
8. **SMOKING** -- while smoking is allowed on the condominium property, please be considerate of your neighbors when smoking outside of your unit. Smoking near open windows of other unit owners, on patios and in the pool area is discouraged and you may be asked to desist if it is a nuisance. Do not throw cigarette butts on the condominium property or allow them to accumulate on the property. Ashtrays are not to be left anywhere outside of units.
9. **SIGNS** -- advertisements, or notices of any type may NOT be erected upon the common elements. The only flag any unit owner may display is one portable, removable United States flag in a respectful way and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, anyone may display in a respectful way portable, removable official flags, not larger than 4 1/2 feet by 6 feet, that represent the United States.
10. **RECREATIONAL FACILITY USE** – the recreational areas of the complex are for the exclusive use of owners, their tenants, and guests.
11. **COMMERICAL ACTIVITIES** –no commercial operations are to be conducted from the units.
12. **BOAT DOCKAGE** – if available, there is dockage for boats of 28 feet or less by owners or their approved tenants. An application along with current registration, fees and proof of insurance are required to be submitted for board approval prior to docking. Dock damage caused by a boat is the financial responsibility of owner. Transient boat dockage is not allowed. See boat rules in the boat application document.
13. **CHILDREN** -- must always be supervised by an adult when on the condominium property. Children under a certain age are not allowed unsupervised in the pool.
14. **GUESTS** – guests of owners or tenants are to abide by all rules listed herein. When at the pool guests must be accompanied by the owner or tenant.
15. **GRILLS** – 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. Florida fire code allows listed electric portable, tabletop grills, or other similar apparatus, so long as they do not exceed 200 square inches of cooking surface.
16. **LEASING/RENTING UNITS** – Trade Winds allows only two rentals in a calendar year and each rental may not be for less than 30 days. See governing documents for additional information on conditions.
17. **OCCUPANCY** -- is restricted to two persons per bedroom. No subleases or renting of rooms by renters are allowed.
18. **RIGHT OF ENTRY**. The Association, its employees or their agents shall have the right to enter the Unit at all reasonable hours to examine the Unit, to make all repairs deemed necessary for the safety of the other residents of the Association or the preservation of the Association property (or any portion thereof), or to do whatever is deemed necessary to assure orderly use and proper maintenance of the Unit or any portion of the Association property.
19. **SHOULD ISSUES ARISE WITH A TENANT, THE BOARD OF DIRECTORS WILL DEAL DIRECTLY WITH THE OWNER OF THE UNIT (OR THEIR AGENT), NOT THE TENANTS.**

VIOLATIONS OF THESE RULES BY OWNERS, TENANTS OR GUESTS WILL RESULT IN FINES THE
MAXIMUM OF WHICH IS SET BY FLORIDA STATUTES.

Signature / Date