

Rules and Regulations of Hibiscus Condominium Association II, Inc.

The following are the rules and regulations of Hibiscus Condominium Association II, Inc. Condo living requires the utmost cooperation of all residents. Consideration should be given to those whose views do not coincide with yours. Rules are made for the betterment of the community as a whole.

Dwelling Units:

1. Loud and disturbing noises are prohibited. Owners and their family, guests, tenants, pets or visitors are not permitted any conduct that will interfere with the rights, comforts or conveniences of other unit owners or occupants.
2. Displaying or hanging anything from any railing or on common property is not allowed. Balcony's are to be clean and not used for storage.
3. Littering is prohibited.
4. All window coverings must be white or have a white backing or lining.
5. All common areas; stairwells, alleyways and walkways, must be kept free and clear from any bicycles, furniture, packages, or objects of any kind.
6. No charcoal grills are permitted on property. Propane gas grills are located at the pools.

Pets:

1. No unit shall have more than two pets.
2. Pets are not permitted in pool areas or in the pools or Jacuzzis.
3. According to St. Johns County Ordinance, dogs and cats must be leashed at all times when in common areas.
4. Feces of pets must be immediately removed by owners and properly disposed of.
5. The Board reserves the right to order any person whose pet is a nuisance to remove the pet from the premises.
6. No pet of any species may be kept, maintained, bred, or boarded for commercial purposes on this property.

Clubhouse, Pools, Jacuzzis, and Tennis Courts:

1. Follow posted rules.
2. Management must be advised of any parties in the clubhouse.
3. Clubhouse closes at 8:00 PM and pools close at 10:00PM.
4. Radios, boom boxes, CD/DVD players or other sound emitting devices used in pool areas shall be played at a volume appropriate for personal enjoyment and may not disturb others in the area.
5. Glass of any kind is not permitted around pools or Jacuzzis.
6. Pets are not permitted at the pools or Jacuzzis.
7. Courts are restricted to playing tennis only.

Miscellaneous:

1. Owners are not permitted to make any alterations to the common property without approval from the Board of Directors.
2. Use of skateboards and rollerblades on the property is forbidden.
3. For your information, Florida Statutes require that those 16 and under must wear protective headgear while riding a bicycle.
4. Sprinklers may not be tampered with at any time.
5. Pedestrians have the right of way.
6. Except as required by law, no unit owner or other resident shall post any signs, advertisements, or posters of any kind on the property except as authorized by the Board. This restriction shall not apply to signs used by the sponsor in selling units.
7. Antennas, except those specifically authorized by the Board, are not permitted. These include television antennae or any wiring which protrudes through the walls, windows, or roof of the building.

Laundry and Trash:

1. No clothing, laundry, towels or wash shall be hung from or spread out on any exterior portion of a unit or any common element.
2. All trash will be deposited in bins designated for such purposes.
3. Recycling is required in the county. Please use designated receptacles.

Parking Rules:

1. Each unit is limited to two vehicles; one is to be parked in a numbered space for the proper unit and one in a "guest" space. All guests must park in a "guest" space.
2. All vehicles on site must display legitimate parking permits. Vehicles failing to respond to violation notices will be towed at the vehicle owner's expense.
3. Any resident whose vehicle is left for 14 days or longer must notify the manager of the location of the vehicle and leave a set of keys in case of an emergency.
4. The association assumes no responsibility for any vehicles on property.
5. Only emergency repairs to vehicles are permitted on site.
6. No campers, boats, RV's, jet skis, or trailers of any kind are permitted on site. Vans or trailers for moving household items on or off property are permitted for no more than 48 hours.
7. Unsightly vehicles are not permitted on site.