

EXHIBIT F

RULES AND REGULATIONS FOR OCEAN GRANDE AT SERENATA BEACH, A CONDOMINIUM REVISED: September 2025

Exhibit F Rules and Regulations (R&R) for Ocean Grande at Serenata Beach, a Condominium is located on the OG portal <https://coastalrealtyfl.cincwebaxis.com/cinc/documents/>. The OG unit owners shall obey these R&R and shall use their best efforts to see they are faithfully observed by their families, guests, invitees, personal assistants, lessees, persons for whom they are responsible, and persons over whom they exercise control and supervision. Any waivers, consents or approvals given under these R&R by the Board of Directors (BOD) of OG Condominium Association, Inc. (“Association”) shall be revocable at any time and shall not be considered as a waiver, consent, or approval of identical or similar situations unless such waiver, consent, or approval is specifically set forth, in writing, by the BOD. The Condominium’s Property Management Company’s Community Account Manager (CAM) will conduct routine property walk-throughs to ensure the property appearance and condominium R&R are being adhered to by owners and their guests.

THE RULES AND REGULATIONS ARE AS FOLLOWS:

1. FACILITIES

The facilities of the Condominium are for the exclusive use of residents, their family members, and guests.

2. PETS

Declaration of Condominium, XXVII, Use Restrictions, I. “No animals, except usual household pets weighing less than 75 pounds, shall be kept in any unit.” Pets are restricted to no more than a total of two (2) house pets, to include domestic dogs, cats, and birds. Pets larger than 75lbs require prior ‘written’ approval from the BOD on a case-by-case basis. Exotic pets including reptiles and wild animals are prohibited. All pet(s) (including those of lessees and guests), having access to the common areas, shall be registered with the Management Company, with pet’s license and owner contact information. Any fines accrued by lessee or guest’s pet(s) shall be paid by the unit owner.

Requirements and Guidelines:

- a. All pets must be leashed and shall not be unattended in Common Areas.
- b. Pets shall not create a nuisance, as listed below, to the OG Community.
- c. Pets behaving aggressively leading to biting or attacking another animal or human should be reported to the Management Company’s CAM and St. Johns Animal Control (904) 209-0746 within 24 hours of the incident(s).

- d. Pet owners shall assume full responsibility for all costs associated with any property damage, personal injury, or disturbance their pet(s) cause.
- e. Incident Reports are filed with the Management Company. Repeated incidents are subject to further action and fines. Pet waste shall be picked up by pet owners/dog walkers and disposed of properly. Failure to comply will be subject to fines for repeat offenders.

Nuisances:

The following examples can be grounds for submitting Pet Incident Reports and potential fines associated with the report:

- a. Pets making or causing sufficient noise to interfere with other residents' rest or peaceful enjoyment of the property.
- b. Pets attacking, jumping on, or otherwise interfering with the freedom of movement of any person or other pets on the common areas, or creating a disturbance in any other way.
- c. Unattended pets leashed to any object on the common areas.
- d. Pets roaming at large.
- e. Pets causing unsanitary conditions.
- f. Pets on surface of tennis or pickleball courts.
- g. Pet owners shall maintain full responsibility of pet(s) and their behavior(s).

Procedures to report aggressive incidents:

To ensure compliance with County and State Law as well as safeguard residents and pets, residents are required to report incidents of aggressive behavior as stated below. Please note the specified timeline:

- a. Owners and residents shall report any incident of aggressive pet(s) behavior towards humans or other pets in writing to the Management Company by emailing OG's Community Association Manager (CAM). Call the CAM within 24 hours of incident.
- b. It is strongly recommended that owners and residents report incidents to St. Johns Animal Control (SJAC) at (904) 209-0746 within 24 hours.
- c. Please also inform one of your BOD members.

The BOD may require residents to permanently remove any pet from OG property for a single incident of aggressive biting or repeated violations of other Pet R&R, or impose fines, or take other action(s).

3. WILDLIFE

Feeding wildlife is not permitted anywhere on OG property. Fines may apply for violations.

4. CHILDREN

Reasonable supervision must be exercised when children are playing within the community, especially near roads. Children under the age of 8 should be accompanied by an adult or an older child. There will be wildlife: ducks, turtles, snakes, alligators, or raccoons and an occasional otter in bushes and ponds – remain vigilant. Keep children and pets away from the ponds and bushes. No fishing, wading, or swimming in our four (4) ponds.

5. **NOISE**

No resident shall create or permit any unreasonably loud or obnoxious noise from their OG Unit, area surrounding the Cabana, Units, or Garage area at any time. “The current St. Johns County noise ordinance says permissible sound levels for businesses vary; but that from 7AM to 10PM, the maximum allowable noise level is 65 decibels, or a washing machine. From 10PM to 7AM, the level decreases to 60 decibels, equal to a normal conversation without straining one’s voice or hearing.” Violators can be charged with a misdemeanor and can be fined not to exceed \$500 and/or jailed for 60 days. Residents and their guests shall limit the noise they create to be considerate of their neighbors. Residents are responsible for noise created by their guests. Between the hours of 10PM and 7AM EST time, residents and their guests shall refrain from making any noises exceeding 60 decibels, as measured outside of a resident’s unit.

6. **INSURANCE COVERAGE FOR OG OWNERS**

Declaration of Condominium, XIX, INSURANCE; L. Insurance on the Unit.

OG Unit Owners are required to keep in force Dwelling/Building Coverage with Comprehensive Personal Liability Coverage under Condominium Unit Owners insurance policy (Form HO-6).

- a. The Unit Owners Condominium Insurance Policy must contain minimum limits of \$100K Dwelling/Building coverage and \$300K in Comprehensive Personal Liability coverage.
- b. Renters must also maintain \$300,000 in Comprehensive Personal Liability coverage under a Tenants Insurance Policy (Form HO-4). This requirement will protect both the Unit-Owner (as lessor) and the association for property damage and/or bodily injury caused by any acts of the tenant (as lessee) for which they may be held legally responsible.
- c. Evidence of existing insurance must be provided to the Management Company’s CAM.
- d. In the absence of such insurance, any reconstruction costs paid by the association for which the Unit Owner is either required to carry Dwelling/Building Coverage or is responsible for -- is chargeable to the Unit Owner and enforceable as an assessment under **FL Statute §718-111 (11)**.
- e. Failure to comply may also result in coverage being purchased by the Association and charged to the Unit Owner along with any fines determined by the BOD.
- f. **FL Statute §718.113 (8) (h) 4**. In addition to the minimum insurance coverage limits specified above, OG Unit Owners of Electric Vehicles or Plug-in Hybrids must provide a Certificate of Insurance (COI) from their Unit Owners condominium insurance company specifically naming “Ocean Grande Condominium Association” as an additional Named Insured on the policy within 14 days of ACA approval.
- g. See Insurance Policy details in the portal under Minimum Insurance Policy.

7. **LEASING OF OG UNIT**

Declaration of Condominium; XXIX LEASES OF UNITS

Without the prior, written consent of the BOD, which may be granted or withheld in the sole discretion of the BOD, an OG unit may not be leased for less than sixty (60) days or more than two (2) times per year. OG unit owners are required to submit a Request for Approval of Lease form, and a copy of the lease to the Management Company for BOD approval; subleasing is NOT authorized. Seek information and the form on the OG portal. Violation of rental terms will cause the owner to be fined \$100 a day up to \$1,000 per incident.

8. PARKING POLICY

- a. Absolutely no commercial vehicles, boats, boat trailers, recreational vehicles, trailers, or campers are allowed to be parked, placed, or stored overnight within the OG Community unless stored in the owner's private garage. (Special permission may be granted by the President or VP of the BOD in extenuating circumstances.) The foregoing does not prohibit the temporary and occasional parking of service trucks and/or storage of waste trailers or while performing service calls or unit upgrades. The service trucks or storage/waste trailers must have cones near the front and rear of the vehicle if they are parked in the road. A "commercial vehicle" is defined as any vehicle doing business in OG and/or having the name, logo, telephone number, license, and/or insurance numbers of a company/business on the exterior of the vehicle.
- b. All residents are required to obtain a Parking Decal and display the decal on the lower left of the vehicle's windshield. The decal form found on OG portal can be filled out and submitted to the Management Company's Maintenance people to obtain a Parking Decal. This form requires proof of insurance and current vehicle registration.
- c. All residents' vehicles must be insured, in operable condition, with a valid, registered license plate, and a Parking Decal displayed on the lower left side of the windshield; or on front suspension of motorcycle/moped.
- d. The speed limit within OG is 15 mph. This speed limit applies to automobiles, golf carts, bicycles, and scooters, Drivers should always consider the safety of the OG residents, children, and pets.
- e. Do not drive clockwise around the entrance rotary. Yield to incoming gate traffic.
- f. Except in an emergency, all drivers shall not cause or permit the continued blowing of any vehicle horn. The BOD may prohibit from the Property or restrict to designated areas any vehicle that produces excessive loud sounds as determined in the sole discretion of the BOD. Types of vehicles include, but are not limited to motorcycles, cars, or trucks with modified exhaust systems designed to emanate louder than normal operating sounds and vehicles with audio systems that can be heard outside of the vehicle when the windows are closed.
- g. Residents, guests, and all service vehicles must park in approved parking spaces. Approved parking spaces:
 - i. Inside garages.
 - ii. The space directly in front of the owner's garage; designated parking spaces at the north and south ends of the Condominium Property, and adjacent to the Cabana or to Condominium buildings are for use by passenger automobiles and vans, motorcycles, pick-up trucks of three-quarter ton capacity or less. Mopeds or motorcycles can be safely stored in the owner's garage. Parking between garage's entrance doors is not authorized unless approved in writing by adjacent impacted owners.
- h. At no time shall residents park on Condominium Property roadways or in a manner that could block emergency vehicle access to community roadways.
- i. No vehicle or storage pod is to be stored on the Condominium Property. Storage includes using a single public parking space for one week or more without prior OG President or Vice President written approval.
- j. No resident or any other person may repair, store, or place on blocks any motor vehicles on the Condominium Property except for emergency repairs.
- k. Unsightly Vehicles, as determined in the absolute discretion of the BOD, may not be parked or stored in the community.
- l. No vehicles shall be parked to impede ingress to or egress from other parking spaces, garages, drives, roads, or building entryways.
- m. Do not park a vehicle, trailer, or a truck overhanging the curb and grass blocking the sun,

sprinkler system, or mowers.

- n. If vehicles are found to be in violation of the parking policy, residents may be notified by the Management Company for a first offense. After a second notice of a parking policy violation is issued, subsequent violations will result in a fine. The BOD shall have the right to fine and/or authorize the towing away of any vehicle in violation of the parking policy as sanctioned by **FL Statute §715.07**.

9. GOLF CARTS

- a. Operators must possess a valid driver's license. Operators under the age of 18 must possess a valid learner's driver's license or valid driver license. Operators must carry valid government-issued photographic identification while operating golf cart.
- b. Golf carts must be equipped with efficient brakes, reliable steering, safe tires, rearview mirror and red reflectorized warning devices in the front and rear. For operation between sunset and sunrise, golf carts must be equipped with headlights, brake lights, turn signals and a windshield.
- c. Seat belts are strongly recommended, and passengers should not exceed the manufacturer's recommended limit and must be safely seated.
- d. Only one golf cart belonging to a resident is allowed on the property. Overnight parking is permitted in garages. Use of the designated "golf cart parking only" spaces adjacent to the Cabana is for activities held in the Cabana and tennis areas. Other daytime and evening parking is permitted behind the owner's garage and between garages providing it does not interfere with the use of the neighboring garage and if the neighboring owners agree in writing.
- e. If vehicles are found to be in violation of the parking policy, residents may be notified by the Management Company for a first offense. After a second notice of a parking policy violation is issued, subsequent violations will result in a fine. The BOD shall have the right to fine and/or authorize the towing away of any vehicle in violation of the parking policy as sanctioned by **FL Statute §715.07**.

10. ELECTRIC VEHICLES (EVs)

- a. **FL Statute §718.113(8)(a)-(i)** is basis for updated OG R&R that follow.
- b. OG EV Owners therefore may install a 240 Volt 40 Amp 'single' charging station, separately metered, at their cost in their garage. Approved ACA required. Please use ARC/OG BOD approved ACA 'standard' charging station description located on the portal under EV. EV charging stations should include a DCC-12 energy management, or similar system, to allow connection of an EV charger to an existing electric panel without requiring a service upgrade. "The unit owner ... is responsible for the costs of installation, operation, maintenance, and repair including, but not limited to, hazard and liability insurance. The association may enforce payment of costs under **FL Statute §718.116**."
- c. External charging cords should be stored within the garage when not in use.
- d. The unit owner or successor is responsible to remove the charger if no longer needed or maintained if anticipated to be needed.
- e. "The unit owner... must comply with all federal, state, or local laws and regulations applicable to such installation, maintenance, or removal."
- f. Owners who currently own EVs and charge them using the existing common 120V/20Amp electrical power in garages will be assessed a \$75 monthly charge (subject to change). When owner(s) install an approved ACA metered charging station, the

assessment will be removed.

- g. The EVs must be fully insured to protect the OG community property should it catch fire and damage the garage and/or other common property.
- h. Owners should maintain a CO2 type fire extinguisher in their garage to extinguish a potential EV fire.
- i. Do not use damaged or refurbished batteries as they may be fire hazards.

11. DRONES

Use of drones are limited to real estate agents as part of selling OG property and approved maintenance projects.

12. EMPLOYEES

of the Management Company or OG hired contractors (Landscape/Vista, plumbers, A/C, or electricians accomplishing Condo or community repairs) shall not be given instructions, orders, or directions by any resident, at any time, for any purpose; and no resident shall direct, supervise, or in any manner attempt to assert any control over the employees except in the resident's capacity as an officer or director of the BOD or an associated Committee. Owners should contact the Management Company CAM with issues or concerns.

13. EXTERIOR APPEARANCE

The exterior of the Condominium, all areas adjacent to the Condominium, and all Common Areas shall not be painted, decorated, or modified by any resident in any manner without the prior written consent of the BOD. Consent may be withheld on purely aesthetic grounds within the sole discretion of the BOD. No awnings, window guards, light reflective materials, ventilators, fans, or air conditioning devices shall be installed in or about the Condominium. ARC approved retractable screen doors are acceptable and grandfathered. A storm door is authorized through the ARC's ACA request process. The specific model, descriptions, and installation rules are included in the approved ACA. ARC approved storm doors shall be maintained in excellent condition (no corrosion, rust, streaking of glass, or torn screens) due to the proximity to the ocean environment; or damage caused by pets. Owners must maintain their storm door or the owner may be required to remove or replace the door. No windows may be tinted without the prior consent of the BOD, with the exception of hurricane windows that are wind and impact resistant and have a green or other color coating. Installation of drapes or curtains visible from the exterior of the unit shall have white or off-white, black out type liners, and must be approved by the BOD. For aesthetic, critter defense, and security reasons, garage doors should remain closed when not being immediately used. Critters may cause damage to engine wires and other vehicle parts, or nest within the garage.

14. OBSTRUCTIONS

Except as set forth in this rule, all sidewalks, entrances, driveways, passages, stairways, corridors, and halls shall be kept open and unobstructed. Except for the four items noted below, nothing shall be left on the walkways, breezeways, stairways, near elevators, or unit front door vicinity, including, but not limited to, items of a temporary nature such as clothing, shoes, and towels, or beach paraphernalia.

- a. Door mats in a rectangular or half circle shape and no larger than six square feet may be placed in front of the unit's front door. The BOD may, however, require the removal of any doormat, which, in its sole discretion, deems to be offensive.
- b. One seasonal decoration, spray, wreath, may be hung on the front door. It shall be

within the sole discretion of the BOD to determine if the decoration is not in keeping with the appearance of the community on purely aesthetic grounds and if so, may require its removal.

- c. No more than two plants per unit in pots eighteen inches or smaller in diameter may be placed adjacent to the front entrance door. The pot(s) must be raised off the floor on a rolling saucer with a drip pan underneath the pot's base to protect the floor and to allow for proper maintenance of the corridors. The care and maintenance of the plant(s), whether live or artificial, will be the sole responsibility of the resident. The plant(s) must be kept in healthy condition. It shall be within the sole discretion of the BOD to determine, on purely aesthetic grounds, if a plant does not appear healthy. The cost of repairing any damage caused by the plant(s), or its maintenance, will be the sole responsibility of the unit owner. This includes but is not limited to cleaning and staining or painting of the floors. The plant(s) may not obstruct passage through the breezeway. Do not place plants in common areas or near the elevators.
- d. One decorative ornamental accent not to exceed eighteen inches in diameter can be placed adjacent to the unit's front door. No decorative ornamental accent should be mounted to the front walls of the owner's unit. BOD may, however, require the removal of any accent, which, in its sole discretion, deems to be offensive.
- e. No matter the combination of plants and decorative ornamental accents, no more than two total pieces can be placed adjacent to the front entrance door of each unit.
- f. **FL Statute §718.113.** "...display of flag;" (4) "Any Unit owner may display one portable, removable United States flag... on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, may display... removable official flags, that represent the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard..." Therefore, an American Flag may be mounted on the front door frame (not the wall of the building). The flag should not impede residents or visitors walking in a common area. Small flags placed by roadways shall be removed the day after the holiday so landscaping crews can edge.

15. **PEST CONTROL**

Residents shall permit Maintenance 'supervised' pest control company employees, to enter their unit, at regularly scheduled times, to perform pest control services. Residents may request interim pest control servicing as needed by contacting the Management Company CAM.

16. **CLEANLINESS**

All household trash and garbage shall be securely wrapped or sealed in plastic garbage bags and placed in the trash bins in the trash rooms. Do not leave trash bags outside trash bin. Large items that will not fit down trash chute may be left outside the trash bin door early the day of trash pickup prior to pick up for the maintenance people to assist owners to place in the bin. Do not use the Recycle Bin. Items that can be recycled, i.e., glass, cans, newspapers, 'flattened' cardboard boxes, plastic, and paper shall be deposited in the recycling bin located at the South End of the property. Do not recycle items enclosed in plastic bags or leave outside the recycling bin.

Residents should call the trash company identified on the outside of the truck to arrange pick up of large items such as furniture or appliances. Bulk pickups are only scheduled on Fridays. Contact the trash contractor no later than Thursday for a Friday pickup. There

may be a fee payable by the owner. Contact information is on the OG portal.

17. WINDOWS AND BALCONIES

Plants, pots, and other movable objects may not be placed or maintained on exterior window ledges. No objects shall be hung on the outside of balconies, lanais, or windowsills. No clothing, rugs, or mops shall be hung or shaken from windows, doors, balconies or lanais. Residents shall remove all loose objects or movable objects from the balconies and terraces during a hurricane warning. Residents shall not throw cigars, cigarettes or any other objects from balconies, doors, or windows. Residents shall not allow anything to be thrown or fall from balconies, doors, or windows. No sweepings, power washing, or other substances shall be permitted to escape to the exterior of the unit from the balconies, doors, or windows.

No cooking shall be permitted on any balcony or terrace except on grills which were installed at the time of construction of the unit, or which have been approved by the BOD. No open flame items other than approved BBQs are allowed. This includes no outdoor propane fire pit tables or outdoor propane patio heaters. No balconies or lanais may be enclosed other than hurricane shutters or high wind/impact hurricane screens. No hot tubs shall be installed on any balcony or lanai.

18. EXTERNAL MAINTENANCE OF OG UNITS

Owners are responsible for repairs to their BBQ, Bathroom, and Dryer vents. (Ref: **“Declaration of Condominium, X., MAINTENANCE, ALTERATIONS, AND IMPROVEMENTS, A. The Association shall maintain, repair and replace at the Association’s expense: 3. ...Unit which service part or parts of the Condominium other than the Unit within which contained.)”**

B. By the Unit Owner. 1. “To maintain, repair and replace, at the owner’s expense, ... the Unit, the appurtenant Garage, and any Storage Room owned by such Unit Owner ...”

- a. Dryer vents should be cleaned annually at a minimum to address lint build up which is a serious fire safety risk.
- b. HVAC -- Air Conditioner, Air Handler, or Heat Pump repairs are the sole responsibility of Unit Owners. Further, owners shall operate their HVAC units to prevent the formation of mold within their Unit, whether or not owners are in residence. Recommend a neighbor periodically inspect their unit for proper operation of their HVAC and other systems whether or not they are in residence.
- c. Please turn off your MAIN water supply to prevent flooding when on vacation. Recommend -- Pull Out Non fusible Hot Water Heater Disconnect Switch.
- d. No radio/television antenna or satellite dish shall be attached to or hung from the exterior of the unit or the roof, except with the prior written approval of the BOD.
- e. No solar panels or windmills can be installed without prior BOD approval.

19. LANDSCAPE/VISTA

Residents shall not make changes to the Landscape/Vista vegetation without prior written approval from the Landscape/Vista committee transmitted via the Owner Funded Landscape/Vista Project request; see OG portal.

20. **ALTERATIONS TO UNITS**

Written approval shall be obtained from the BOD via the Architectural Review Committee (ARC) by submitting an Architectural Change Application (ACA) Form. The "current" ARC policy and an ACA form are available to download from the OG's portal. Owners planning to make major improvements or repairs to their unit(s) are required to submit the ACA form to the ARC via the Management Company's CAM. The ARC meets on the 2nd Tuesday of every month at 6PM to review submitted ACA forms and allow owner comments. If an owner or resident is unsure that a project qualifies as a major improvement, contact our CAM.

ARC General Rules include:

- a. If an ACA form is required for your project, only after a written ACA approval is issued, may work be scheduled. Your Approved ACA with the permit (if required) should be posted outside your Unit as renovation is ongoing.
- b. Work performed Monday – Saturday, 8AM to 6PM; (time changes must be pre-approved by the BOD President or Vice President). No work shall be performed on Sundays or Holidays.
- c. Be a good neighbor. When a St. Johns County permit or ACA approval is not required, homeowners are encouraged to communicate to neighboring residents in your building if noise or any communal impact will occur.
- d. Homeowners are responsible for any damage caused to common areas as a result of your construction. Recommend using a canvas drop cloth or other such covering to protect community floors, steps, sidewalks, and elevators. When moving furniture or large items please hang protective blankets in elevators (see Maintenance people).
- e. All debris must be disposed of and hauled off the property by the contractor. All areas, including breezeways, steps, elevators, sidewalks, roadways, and lawns must be left clean at the end of each day. Do not discard liquids down street or ground drains (paint, grout, mastic, etc.). Do not allow contractors to clean paint brushes or other tools in bushes, on grass, down drains, in the roadways, or in courtyards. Fines will be assessed to owners. Contractor(s) vehicles and trailers should not block roads or parking areas.
- f. Do not use trash chutes or the Association's dumpsters to discard construction debris.
- g. Work that requires a crane can only be accomplished Monday through Friday from 9AM to 4:30PM. (No installation on Saturdays or Sundays).
- h. All electrical and gas related modifications, require a licensed/insured contractor.

21. **TILING**

a. **TILING OF LANAI FLOORS**

Written approval must be requested from the BOD by submitting an ACA Form to the Management Company CAM for the Architectural Review Committee (ARC), available for download from the OG portal. To request tiling of the lanai, the ACA Form must be received by the ARC whose consent may be withheld on purely aesthetic grounds. Any tile/stone installed on the first-floor lanai floors must be exterior floor grade textured ceramic tile or stone, natural earth tone in color, and may not be applied any higher than four inches up the walls, except in the case of tiling the grill enclosure. Weep holes for drainage of water are not to be covered up by the installation of the tile flooring. If there are no weep holes, ensure weep holes are added. Sound deadening materials shall be installed beneath the tiles per ACA.

b. **TILING OF LANAI GRILL ENCLOSURE AND BACKSPLASH**

For all units, tile/stone may be installed in place of the current "brick type tile" that was installed around the grill. Written approval must be requested from the ARC via the ACA form available for download from the OG portal. It may only replace the footprint of the currently tiled grill area. Tile/Stone or stainless-steel sheet may also be installed directly behind the grill as a "backsplash" in an area up to the bottom edge and no wider than the sides of the vent hood. The tile/stone must be natural earth tone in color. Edge trim pieces, mosaic and/or designs may be included only in the backsplash area subject to approval by the ARC.

22. **ROOF**

Residents, their family members, and guests are never permitted on the roof for any purpose.

23. **DESTRUCTION OF PROPERTY**

Neither unit owners, nor their family members, contractors, invitees, lessees, nor guests shall mark, mar, damage, destroy, deface, or engrave any part of the Condominium. No driving on the grass is allowed. Unit owners shall be financially responsible for any such damage caused by their family members, lessees, contractors, agents, guests, and invitees.

24. **PLUMBING**

Cabana and owner's Unit water closets shall not be used for any purposes other than those for which they are constructed. No sweepings, rubbish, rags, sanitary napkins, toys, or other foreign substances shall be flushed therein. Grease and other foreign substances shall not be poured down drains or outside drains. The cost of any damage resulting from misuse shall be borne by the person(s) reserving the Cabana for personal use, or by the unit owner from which the damage originates.

25. **TENNIS/PICKLE BALL COURTS**

- a. Only OG residents and their guests may use the Tennis/Pickleball courts. Non-Residents or Guests must have an OG Resident present to use OG courts. Only the play of tennis and pickleball is permitted on the courts. Children 12 and under must be accompanied by an adult.
- b. Tennis/Pickleball courts are available for play between the hours of 7:30AM and 9:30PM. Court lighting must be turned off by the last users of the courts. The court lighting switch is located next to the maintenance office door in the Cabana.
- c. A weekly/daily schedule for Men's, Women's, or mixed tennis and pickleball is maintained by the Recreation Committee and posted by the courts. Residents are allowed to reserve courts on a first come first serve basis. The courts are available to residents for immediate play if they are not in use or not reserved.
- d. When other players are waiting, time is limited to 1½ hours of play.
- e. Report any injuries suffered by guests or residents to a BOD member and our Management Company CAM for insurance purposes.
- f. Contact the Recreation Chairperson identified on our OG portal if you need further information.
- g. The only footwear allowed on the court is tennis or pickleball shoes. No black soled footwear of any kind is allowed, i.e. Unapproved footwear includes flip flops, dress

- shoes, shoes with heels, golf shoes, soccer shoes, etc.
- h. Absolutely no food, alcoholic beverages, or glass containers; no pets; no bicycles or skateboards; no basketballs, soccer balls, or any other equipment other than tennis or pickleball equipment is allowed on the courts.
 - i. Courts are to be left in clean and usable condition. Store the pickleball net next to the East fence; placed on the rubber mats.
 - j. Any damage must be reported to the Management Company.
 - k. Anyone found in violation of the Tennis/Pickleball Court Rules and Regulations is subject to action by the BOD which may include but is not limited to: fines associated with damage to the courts, or possible suspension of use of the courts. Repeated violations could result in a permanent suspension of use of the courts.
 - l. Specific rules for Tennis/Pickleball use are available on our OG portal.

25. CABANA

- a. Specific rules, applications, and deposits information for Cabana use are available on the OG portal.
- b. The use of the Cabana is for OG residents only and between 8AM-11PM. Adherence is required to noise restrictions described in paragraph 4, including entertainment and music volumes.
- c. The Cabana must be reserved in advance through the Management Company's CAM for residents' social events; and added to the Portal Calendar.
- d. Everyone using the Cabana must clean up after themselves, empty trash, and turn off lights and fans, move tables and chairs to original location.
- e. The use of the TV system is described in the Cabana use form.
- f. Children under 18 years of age must be accompanied by an adult.

27. STORAGE ROOM

Declaration of Condominium, Article III., Para K Second Amendment To Declaration Of Condominium..., Sep 4, 2003; Article III., Para K details the management of OG Storage Units. Updates to the Declaration document regarding management of Storage Rooms are expected to result in updates to this section of the Rules and Regulations. The updates if needed will be made to the Rules and Regulations at the same time as the Declaration of Condominium document is reviewed and approved.

- a. Storage Rooms will be redistributed to conform to our Declaration of Condominium. Only Unit Owners may own a Storage Room located within their building. No non-OG individuals, families, or associations may own an OG Storage Room.
- b. Flammable items shall not be placed in the Unit Owner's storage room or garages creating a fire hazard. Owners must provide a key to the Management Maintenance Office to access their storage room or garage in case of an emergency. Additionally, unit owners shall identify which storage room by number and building belongs to them. Unidentified units will be considered abandoned, will be opened to ensure no hazardous materials exists inside, and then the storage room made available to another Unit Owner.

28. BICYCLES

Must be stored in owner's garage, storage room, or their residence.

29. GUARD SHACK; ELECTRICAL/PHONE/CABLE, MECHANICAL, & RISER ROOMS

Residents and owners are not allowed in ANY of these areas. The Hotwire installed fiber in the guard shack and each building's cable room is very fragile. **Please Stay Out.**

No personal items shall be stored in our Guard Shack, Mechanical, Riser, or Electrical/Phone/Cable rooms. Personal items will be removed and disposed of.

30. SOLICITATION

There shall be no solicitation by any person anywhere upon the Association Property for any cause or charity, or for any other purpose whatsoever, unless specifically authorized by the BOD. Any posters must have name of owner & date to remove. It must be pre-approved by President or Vice President.

31. SIGNS

- a. No sign, notice, or advertisement shall be inscribed, imposed, or placed in any window or any part of the unit, nor shall anything be projected out of any window or door from the unit.
- b. There shall be no "For Sale" or "For Rent/Lease" signs exhibited, displayed or visible from the interior or the exterior of the unit, except as shall have been approved by the Association and except for signs displayed by the Management Company, BOD, and/or by real estate agents.
- c. There shall be no running for: a local or community office, for a city position, or for a St. John's County position sign(s) exhibited, displayed, or visible on Association property any day of the week except when approved by the BOD.
- d. Use of the Bulletin Boards requires any document to include a point of contact's name and the date when the document will be removed.

32. OPEN HOUSES AND CARAVANS

Open Houses can be held any day of the week, Monday - Sunday from 12PM to 5PM. A BOD approved "Open House Today" sign and signpost are in the north closet inside the Cabana. A permanent posthole to hold the Open House signpost is located on the north side of the entrance to the property and the signpost can easily be installed into the posthole by removing the cap and inserting the post. The individual agent is responsible for setting up the sign/signpost and for taking down the sign/signpost and returning it to the Cabana. Real Estate agents may put an "Agency" sign outside the gate on the day(s) they are conducting an Open House. The "Agency" may post the sign within two (2) hours of the beginning of the Open House and remove the sign no more than two (2) hours after the event closes. Tubes are attached to the signpost for inserting flyers describing the Open House property for any/all current events. The prospect is to call the agent, and the agent will provide a gate access code. The agent will use either the owner's gate code or gate code provided by the Management Company. The agent should scotch tape their cell number on the call box outside the gate and remove it after the Open House event.

33. REALTOR SIGNS INSIDE THE GATE

One (1) sign may be installed inside the gate to provide directions to north/south units. A maximum of three signs may be installed directing buyers to the specific building. One (1)

sign may be installed in front of the specific condo being offered for sale and or rent.

34. CARAVANS

Caravans will be conducted on Tuesday from 10AM to 2PM. Open Houses may be conducted during a weekday on an "as needed basis" which requires calling the Management Company and requesting the date.

35. HURRICANE PREPARATIONS

Each resident who plans to be absent from the unit during the hurricane season must prepare the unit prior to departure by designating a responsible individual to care for the unit during the resident's absence in the event the unit could suffer hurricane damage. The designated individual shall be registered with the Management Company. Residents may open or close, at their option, shutters that meet the specifications in the following paragraph. Ensure the Management Company has an access key to the unit. In the event an owner does not provide the Management Company with an access key to the Owner's unit, the Owner is liable for any fees associated with gaining access via a certified locksmith. Hurricane shutters (herein referred to as "shutters") that meet the following specifications may be installed without the prior approval of the ARC. All other shutters or hurricane screens must have the prior consent of the ARC, which consent may be withheld on purely aesthetic grounds within the discretion of the BOD. Key rules for hurricane shutters and screens are noted below.

- a. Permanent shutters or screens shall be the roll down style.
- b. Roll-down shutter slats shall be white or off white; or for example -
- c. FENETEX retractable hurricane screens with Nano 95 Charcoal Gray – the color should be similar to the existing lanai screens.
- d. Roll down shutter frames and hoods shall be the color of the building's external walls at the time of installation and shall be easily painted when the wall is painted.
- e. On the lanais, there are two options for roll down shutter installation:
 - i. Shutters installed on the sliding glass doors shall be installed just as they would be on other windows.
 - ii. Shutters or hurricane screens shall be installed on the inside (not outside) of the screens. The frames, hoods and slats shall be the same color as required for permanent shutters.
 - iii. Styrofoam decorative trim around the columns may be cut to allow for operation of the shutters. The cut must be as narrow as possible to allow for shutter operation. The edges of the cut must be properly waterproofed, covered with stucco and repainted the same color as the original decorative Styrofoam.
- f. For the second-floor end unit windows that have Bahaman shutters, roll down shutters shall be installed under the Bahaman shutters. This will require shortening and refastening the two rods that hold the Bahaman shutters.
- g. The unit owner shall maintain their hurricane shutters or screens at the owner's cost, in a first-class condition.
- h. The unit owner shall be responsible for removal and reinstallation of shutters or screens should they need to be removed for building maintenance or painting. Shutters and screens shall comply with all applicable State of Florida and St. John's County building codes for impact and wind ratings. The unit owner must submit an ACA and obtain a building permit for the installation of shutters or screens and provide a copy

of the building permit and the building inspector's final approval to the Association. Installation shall comply with all applicable building codes and sound engineering practices.

- i. For the safety of our elevators' electronics, elevators will be raised to the 3rd floor to avoid harm caused by potential storm surges. 2nd and 3rd floor residents should plan ahead to walk pets down stairs or obtain provisions.

36. **KEYS**

Based on "**FL LAW §718.111 (5) Right of access to units (a) The Association has the irrevocable right of access to each unit...**" and **Declaration of Condominium, IX, THE ASSOCIATION ITS POWERS AND RESPONSIBILITIES, b. 1.** "... The irrevocable right to have access to each Unit from time to time ... the Association may retain a pass-key to all Units."

The Owners' keys and Codes for residence, storage room, storm door, and garage, in case of an emergency, such as a water leak, smoke, or a requested wellness check, etc. shall be provided to and securely stored in the Management's Maintenance Office. When an owner changes their lock, please deliver a new key/code to the Maintenance Office. Digital/Smart Locks for garage, storage room, or unit entrance doors, and/or deadbolts that match your inside unit hardware are authorized. For smart locks with access codes, a key must be provided in the event the battery for the smart lock is dead and needs to be 'owner' replaced. Passing a spare key to a neighbor or hiding a key in a garage does not satisfy requirements to provide a key to the Maintenance Office; no exceptions.

If the Maintenance Office does not have an owner's key(s) or code and must enter a residence, storage room, or garage, they will hire a locksmith to open the door and bill the owner. In an emergency, the fire department will enter the garage, storage room, or residence through a door or window at the owner's expense. Owner(s) property damages and any associated costs of further damage due to delays because owner(s) did not previously provide a key, will be paid by the non-compliant owner(s).

37. **VIOLATIONS**

- a. Unit owners or temporary residents should report violations in writing to the BOD.
- b. Violations will be called to the attention of the violating Resident by the Management Company's CAM or the BOD.
- c. Disagreements concerning violations will be presented to and be evaluated by the BOD who will then take appropriate action.
- d. Unit owners are responsible for compliance by their guests, invitees, and lessees with these R&R.
- e. Minor violations can often and should be resolved between neighbors in a kind and amicable fashion. If a resolution cannot be reached, the violation should be reported in writing to the management company to be presented to the BOD for resolution.
- f. Periodically, the Management Company will inspect the community documenting R&R violations. They will notify the violators who will be required to correct the violation(s) or owner(s) will be susceptible to a fine.

38. FINES

- a. The Association may levy reasonable fines for the failure of the unit owner or its residents, lessee, or visitor to comply with any provision of the Association bylaws, and the Rules and Regulations of the Association. A fine may be levied by the BOD on the basis of each day of a continuing violation, with a single notice and the fine may be up to \$100 or more per violation, or \$1,000 in the aggregate.
- b. Owners may contest the fines to the BOD members or participate with the independent Hearing Committee. Look for both the process and form on our OG portal.

39. HOW OWNERS CAN INFLUENCE THE RULES & REGULATIONS

- a. Association R&R will be reviewed annually. Any owner, in good standing, may submit their requested changes to the R&R in writing to the BOD. The BOD may approve or disapprove any administrative changes governing the operation, use, maintenance, and control of the Common & Limited Elements of the condominium, and any facilities or services made available to the unit owners.
- b. Changes shall be submitted allowing the BOD time to discuss proposed changes.
- c. In accordance with our Declaration, XXI. RULES AND REGULATIONS, C., “in order to change, amend or vary old or present R&R and/or adopt new rules and regulations, the same shall be duly passed by at least a 66-2/3% vote or consent of the BOD; however, no vote of the membership shall be required.”
- d. In accordance with our Declaration, XXI. RULES AND REGULATIONS, A., “the BOD shall, from time to time, post at a conspicuous place on the Condominium Property, a copy of the R&R adopted from time to time, by the BOD.” The R&R are on our OG portal for all owners to access.

The foregoing Rules and Regulations are designed to make living for all OG residents amicable and comfortable. Compliance with the foregoing R&R is mandatory. The restrictions imposed are for the mutual benefit of our community members.

ALL Owners Are Expected To Read & Adhere To This Document, our By-Laws, & Declaration Of Condominium.

OG CONDOMINIUM ASSOCIATION, INC.



**Robert D. Carlson, PMP, EVP
President, OG BOD**

23 Sep 27 25

Date