



ST. AUGUSTINE SHORES SERVICE CORPORATION

RULES AND REGULATIONS ON PARTICIPATION AT MEETINGS AND ALSO MEMBER TREATMENT OF OTHER RESIDENTS, BOARD MEMBERS, MANAGERS, VOLUNTEERS, STAFF, VENDORS, AND OTHER THIRD PARTIES

Effective November 15, 2024

Pursuant to the authority vested in the Board of Directors of St. Augustine Shores Service Corporation according to the Declaration of Restrictions for each unit within the Association, the following Rules and Regulations of St. Augustine Shores Service Corporation ("Rules and Regulations") have been adopted by the Board of Directors ("Board"). Specifically, the Declaration for each unit with the Association has a covenant and restriction against nuisance and annoyance behavior, stating that nothing shall be done within the community that may be or become an annoyance or nuisance to the community. Moreover, the Florida HOA Act grants authority to the Association's Board of Directors to implement rules and regulations on Association meetings and membership participation at meetings. Capitalized terms used herein and not otherwise defined shall have the meanings ascribed thereto in the Declaration and Homeowners' Association Act.

1. **Rules and Regulations on Member and Resident's Treatment of Other Residents, Board Members, Managers, Volunteers, Staff, Vendors, and Other Third Parties.** The Rules and Regulations hereinafter stated as to the Association Property, Members, and all other Residents shall be deemed in effect and shall apply to and be binding upon all Members and other Residents. The Members and Residents shall, at all times, obey these Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their family members, guests, invitees, occupants, and tenants, when at or on the Association Property.
2. Each Unit's Declaration contains a restriction against annoyances and nuisances to other residents and individuals at the Association Property. These Rules and Regulations shall provide further context on what constitutes a nuisance and annoyance to other Residents

and individuals while on the Association Property and the parcels pursuant to the Declaration of Covenants and the Board's authority to promulgate rules and regulations. In the past, there have been inappropriate, immoral, improper, and offensive communications and behaviors exhibited toward other Residents and individual Board Members, the Manager, the management staff, and to the Association's vendors and contractors by certain Members / Residents, which have been harassing and a nuisance and have caused distress, disruptions and unreasonable inconveniences to the personal lives of those individuals. As a result, the Board further specifies what constitutes a nuisance and annoyance, and what behaviors / actions shall be considered violations of the nuisance provisions of the Declaration and these Rules and Regulations:

- (a) There shall be no abuse, abusive communication, or harassment, whether verbal, physical, or through written correspondence, of any other Resident, Board Member, Officer, Manager, committee member, association volunteers, office personnel, management staff, contractor, or vendor of the Association, and such behavior is strictly prohibited and will constitute a violation of the nuisance provision of the Declaration and these Rules and Regulations. This includes but is not limited to verbal abuse – yelling; profanity; threats of harm, damage or physical violence - or any actions that can cause emotional distress, and also includes but is not limited to abusive, harassing and inappropriate language contained within any written correspondence, whether e-mail or letter, to any Resident, Board Member, Officer, Manager, committee member, association volunteers, office personnel, management staff, contractor, or vendor of the Association.
- (b) No Member or Resident shall direct, supervise, harass, abuse, disparage, hinder performance of work or attempt to assert any control over or communicate on the Association's behalf with any of the Association's current or former vendors, contractors, employees, Managers, committee members, association volunteers, management staff, third parties or governmental agencies, nor shall he or she attempt to send any such vendor, contractor, manager, or staff on private business for such Member / Resident. The Association's vendors, contractors, Manager, and their staff are agents of the Association and only the Association's Manager or Board have the authority to direct or supervise such vendors, contractors, manager, and staff.
- (c) No Member / Resident shall send mail directly to the personal residential addresses of any individual Board Members and/or Officers and/or Managers of the Association. Each individual item of mail sent directly to the personal residential addresses of any individual Board Members and/or Officers and/or Managers of the Association shall be deemed a separate violation, subjecting the Member / Resident to separate fines and suspension of use rights to the common property amenities for each individual item of mail sent. Mail from Members / Residents to the Association shall only be sent to the listed mailing address of

the Association, which is currently: 790 Christina Dr., St. Augustine, FL 32086.

- (d) A Member / Resident shall send no more than one (1) letter and/or other type of correspondence per week to the Association's listed mailing address, which is currently: 790 Christina Dr., St. Augustine, FL 32086. Each additional letter and/or other type of correspondence sent to the Association that is more than one (1) per week shall be deemed a separate violation, subjecting the Member / Resident to separate fines and/or suspension of use rights to the common property amenities for each additional letter and/or other type of correspondence sent.
 - (e) A Member / Resident shall send no more than one (1) unsolicited e-mail / text message per week to the Association's Manager, Board Members, Officers, and/or committee members. Each additional unsolicited e-mail / text message sent to the Association's Manager, Board Members, Officers, and/or committee members that is more than one (1) per week shall be deemed a separate violation, subjecting the Member / Resident to separate fines and/or suspension of use rights to the common property amenities for each additional e-mail / text message sent. If the Association's Manager, Board Members, Officers and/or committee members reply to that one (1) e-mail / text message per week requesting an additional e-mail / text response from the Member / Resident then that additional e-mail / text response from the Member / Resident shall not be considered a violation for an additional e-mail / text message but shall be considered a continuation of that original e-mail / text message for the purposes of sending a response requested by the Association's Manager, Board Member, Officer, and/or committee members.
 - (f) No Member / Resident shall make or permit any disturbing noises on the Association Property or individual parcels, nor do anything that will interfere with the rights, comforts, or conveniences of other Members / Residents.
 - (g) No noxious, offensive, lewd, illegal, or indecent activity shall be carried on at any parcel or on the Association Property, nor shall anything be done therein, either willfully or negligently, that may be or may become an annoyance or nuisance to the other Members / Residents, or that may be injurious to the reputation of the Association.
3. Every Member / Resident shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations, which from time to time, may be adopted, and the provisions of the Declaration, Bylaws and Articles of the Association, as amended from time to time. Failure of a Member / Resident to comply with any of these rules and regulations, or with any covenant or restriction, shall be grounds for action, which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed, and a

suspension of use rights to the common property amenities may be imposed, upon a Member / Resident for failure of a Member / Resident, his or her family, guests, invitees, tenants or occupants, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, Articles, or Bylaws, provided that the procedures set forth in the HOA Act are adhered to. Fines and suspension of use rights to the common property amenities shall not be construed to be an exclusive remedy and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled.

4. **Pursuant to Sections 720.303(2)(b) and 720.306(6), Florida Statutes, the following are Rules and Regulations regarding Member participation at meetings of the Board and meetings of the Members:**

- (a) Members shall only be allowed to speak on expressly stated agenda items at Association meetings. If the topic is not a specifically identified agenda item for that meeting, then no discussion on that topic shall be had at that meeting. The Board has the right to amend the agenda at the meeting to add an agenda item if the Board decides to have a discussion on a new topic; however, unless the Board, by majority vote of the Board, agrees to amend the agenda to add a new agenda item, no discussion on that topic shall be had at the meeting.
- (b) Members of the Association are entitled to speak for a maximum of three (3) minutes only on each agenda item of a Board or Members' meeting. Any Member wanting to speak for a second time on a specific agenda item must wait until all other Members wanting to speak on that agenda item have had the opportunity to speak once on that specific agenda item. Any Member wanting to speak for a second and final time on an agenda item, if approved by the Board at the Board's sole and absolute discretion, is limited to a maximum of two (2) minutes.
- (c) Members wanting to speak on an agenda item, whether it be for the first or second time, must raise his/her hand and wait to be called on by the Board prior to speaking at any meeting on any agenda item. Members shall not speak at the meeting unless they have been specifically called on by the Board to speak in response to the Member raising his/her hand on an agenda topic.
- (d) Any Member (or other person authorized by law to attend a meeting) who becomes unruly or disruptive to the extent of interfering with the peaceful operation of the meeting, or who otherwise fails to comply with these meeting rules and regulations, shall first receive a warning from the Board regarding ejection or, depending upon the nature of the disruption, may be subject to immediate ejection. The Board may appoint a Sergeant at Arms, who, at the direction of the President, shall either remove the unauthorized or noncomplying person or contact the police and have the police remove the unauthorized or non-complying person. The Sergeant at-Arms need not be a Member of the Association and can be a police officer hired to attend a meeting.

- (e) Any Member wanting to suggest a new topic to be added to a meeting's agenda shall do so via e-mail to the Association's Manager with the request to add an agenda topic. That e-mail shall be sent at least ninety-six (96) hours prior to any meeting. It is solely up to the Board, in the Board's sole and absolute discretion, whether it wants to add the topic to the meeting agenda. If the Board does not agree to add the topic to the agenda, then it shall not be a topic for discussion at the meeting.
 - (f) At all meetings, there shall be no abusive language, inappropriate language, harassment, yelling, profanity, threats of harm, or threats of damage or physical violence, nor any actions or language that can cause emotional distress or physical harm made toward any Board Member, Officer, Manager, committee member, association volunteers, management staff, contractor, vendor, or other member of the Association, nor made to any other attendee of the meeting.
5. **Enforcement and Fines:** The enforcement of the Association's covenants, restrictions, rules and regulations, including, but not limited to, the levying of fines, suspension of use rights to the common property amenities, and formal legal action will be pursuant to the HOA Act, as amended from time to time. These Rules and Regulations shall be cumulative with the covenants, conditions and restrictions set forth in the Declaration, Bylaws, and Articles of Incorporation.
6. **Compliance with Documents:** All Members / Residents and every guest of a Member / Resident shall comply with all of the terms, conditions, covenants, restrictions, and limitations contained in the Declaration, the Articles, the Bylaws, and these Rules and Regulations.
7. **Rule Changes:** The Board reserves the right to change or revoke existing rules and regulations and to make such additional rules and regulations from time to time as, in its opinion, shall be necessary or desirable for the operation, safety and protection of the Association Property, parcels, Members, and Residents.
8. **Definitions:** As used in these Rules and Regulations, the following definitions shall apply:
- a) "Resident" shall mean any person staying overnight at a parcel, regardless of whether the person is a Member of the Association, including tenants, family members, guests, owners, licensees, invitees, and other occupants.
 - b) "Manager" shall mean a person who is licensed through the Department of Business and Professional Regulation to perform community association management services and is the licensed person(s) providing management services to the Association, including all support staff and assistants.

- c) All other defined terms shall have the meanings ascribed thereto in the Declaration and/or Homeowners' Association Act.

ADOPTED by the affirmative vote of 3 Board of Directors, a majority of the voting interests present at the Board meeting held this 14th day of November, 2024.

ST. AUGUSTINE SHORES SERVICE
CORPORATION.,

By: Mary C. Jenson
Mary Jenson, President

By: Kathy Schroeder
Kathy Schroeder, Secretary