SANDALFOOT SOUTH ONE, INC.

9840 Marina Blvd.
Boca Raton, Fl. 33428
phone/fax #561-482-8919

RULES & REGULATIONS

Management: Benchmark Property Management
7932 Wiles Rd., Coral Springs, Fl. 33067
Phone: # 954-344-5353

UPDATED & AMENDED
AT A DULY HELD MEETING ON
APRIL 10, 2024

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Boca Raton, Fl. 33428

It is the purpose of the Association to maintain the integrity and standards of our community. We share the common goal of maximizing the enjoyment of our property and protecting its value.
In this regard, everyone's help and cooperation is needed and expected.
To aid in that effort we have compiled this easy reference guide for all unit owners.

These rules and regulations are applicable to ALL unit owners, their guests, and approved seasonal renters.
It is the responsibility of unit owners to advise all guests and approved renters of the rules and regulations.

Each owner has agreed to the Rules, Regulations and Bylaws found in our condominium documents as is evidenced by your signatures when purchasing your condominium in the community of SANDALFOOT SOUTH ONE, INC.

Your Board of Directors welcomes the assistance of ALL unit owners in the enforcement of these rules and regulations.
We urge everyone to comply with them and to respect all persons attempting to enforce these rules and regulations.
It is advisable that everyone be familiar with all the rules and regulations, as they are responsible for being in compliance with them all.

Restrictions contained in the By-laws require occupancy by at lease one (1) person Fifty-Five (55) years or older as required under the Fair Housing Amendments Act of 1988, and of the associations rule that should the occupant(s) 55 years or older vacate the unit, occupants under the age of 55 years residing in the unit will not be permitted to remain.
The Association documents prohibit the permanent residence in a unit of any children under the age of eighteen (18) years of age.

ALL OF THE RESTRICTIONS, LIMITATIONS AND OBLIGATIONS OF MEMBERS AS PROVIDED IN THE DECLARATION OF CONDOMINIUM ARE INCORPORATED HEREIN BY REFERENCE BUT NOT BY WAY OF LIMITATION.

BUILDING

1- Owners shall not use or permit the use of their premises in any manner which would be disturbing or be a nuisance to other owners, or in such a way as to be injurious to the reputation of the property.

2- The condominium units shall be used only for residential purposes.

3- No more than four (4) occupants allowed per unit at any time.

4- All sales of units must be approved by the Board of Directors of the association, PRIOR to closing. Applications forms are available from Benchmark Property Management . ONLY Sandalfoot South One forms will be accepted. Residency before approval is NOT allowed.

5- This is a NO PET community. Pets are prohibited. Pets shall NOT be acquired after occupancy. Unit owners are responsible to see that no pets enter their units for any reason. NO animal or pet of any kind or description shall be kept in any unit or brought upon condominium property, this includes visiting animals.
The sale of a unit to a buyer with pets will NOT be approved.

6- Seasonal rentals are permitted with the following restrictions: Rentals may be for no less than three (3) months or no more than four (4) months, specifically December 1st through April 30th. Each unit is allowed ONE (1) rental per calendar year. The unit owner shall obtain a rental application from Benchmark Property Management, and return the completed form with application fee at least one month BEFORE renters take up residency on the property. Owner must get approval from the Board of Directors. Renters must always have a current application on file. NO rentals are permitted between May 1st and November 30th.

7- Guests may occupy a unit only when the owner is present. A guest is defined as anyone not listed as a resident on the owners application to purchase. A guest is permitted to visit and temporarily reside in a unit when the approved occupant is in residence, for a time not to exceed thirty (30) days total in a calendar year. Guests that exceed 30 days will be considered residents and will be subject to the Associations screening and approval process. Guests are prohibited from using the unit in any manner in the event the unit owner is absent.

8- No more than four (4) occupants allowed per unit at any time. An additional occupant application is available for those owners desiring to have an additional person residing tin their unit. Applications are available from Benchmark Property Management. Forms must be completed with application fee at least one month BEFORE occupant takes up residency on the property. Applications will not be processed if incomplete. Owner must get written approval from the Board of Directors.

9- Unit owners are responsible for their guests. Children that are the guests of residents shall not be permitted to play in the walks, corridors, electric rooms, stairways, trash areas of any building. Children are strictly prohibited from playing on the canal banks or the parking lots. Rock/stone throwing, tree climbing is not permitted anywhere within the condominium property. The riding of bicycles on walkways is prohibited as it presents a safety hazard.

10- NO industry, business, trade, occupation or profession of any kind, commercial religious, educational or otherwise, designed for profit, altruism, exploration, or otherwise, shall be conducted, maintained or permitted on any part of the property or in any condominium parcel therein. NO signs such as “Sold”, or “For Sale” or “For Rent” signs or other window displays or advertising be maintained or permitted on any part of the property or in any condo parcel therein.

11- Owners shall not cause or permit anything to be hung or displayed on the outside of windows, or placed on the outside of walls of a building. No signs, awnings, canopy, shutter, satellite dish, radio or television antenna shall be affixed to or placed upon the exterior walls, roof, or any part thereof except upon the approval of the Board of Directors of the Association, or unless same is provided in the Declaration of Condominium.

12- There shall be no storage of personal items of any kind on any part of the common areas.

13- At least one smoke detective device is to be installed and in working condition in each unit. The International Fire Chiefs Assoc. recommends that you change your smoke alarm battery every November when you set your clocks back for Daylight Savings Time.

14- For the convenience of ALL, it is expected that TV's,, radios, etc. be kept at a quiet level after 11:pm and before 8:am so as to not inconvenience your neighbors. All other noises such as loud "good nights" to departing guests, slamming of doors and blowing of horns should be avoided.

15- Repair work involving hammering, sawing, etc., that can be heard outside of your unit, must be done between the hours of 8:00 am and 6:00 pm. Construction prep work such a sawing, grinding, cutting etc. may NOT be done on catwalks and stairwells. Such work may only be done in the parking lot or in a grassy area. Unit owner remains responsible for clean up and/or restoration of any damage to the common property.

16- When replacing an air conditioning unit, the unit owner is responsible for notifying the Board of Directors in order to receive and gain access to the roof. You must provide the companies name and a copy of their current license and insurance. The old air conditioning unit and all related materials must be removed form the roof and disposed of properly. Failure to do so will result in the association having all materials left behind removed and passing the costs on to the unit owner. Unit owners are responsible for the actions of their hired service personnel.

17- NO structural changes or alterations shall be made to any unit, or to any common elements, except upon approval of the Board of Directors or as provided in the Declaration of Condominium. New exterior doors and windows MUST be approved by the Board of Directors PRIOR to installation. A.R.C. Forms (architectural change request forms) are available in the clubhouse with instructions. They must be returned to Benchmark for processing. Construction commencing before approval can be stopped immediately.

18- Unit owners, residents, their families, guests, employees, agents or visitors shall NOT at any time enter upon or attempt to enter upon the roof or electric rooms of any building.

19- Common elements shall NOT be obstructed, littered, defaced or misused in any manner. Nor shall the common elements be decorated or furnished by any unit owner or residents. Furniture, even for temporary seating, may not be placed on catwalks or walkways as such placement is in violation of safety and fire codes. The fire Marshall and assoc. insurance company has mandated that all articles such as chairs, plants, etc. be kept from stairways and walkways as they are a potential hazard and in the even of an emergency could cause a delay in rescue operations.

20- Trash pick up is Monday and Thursday. Please do not leave trash outside of the trash bins for any reason. Items too large for the bins may be placed by the receptacles after 6:00 pm the previous night. Please take note of scheduled holidays when there is no pick up. Please bag all items and do not overstuff the bins as this results in vermin and damage to the receptacles.

21- NO outdoor clothesline is allowed. No clothes, sheets, blankets, beach towels, rugs or laundry of any kind shall be hung out or exposed on any part of the common elements and or porches or any part of the exterior of the building.

22- It is the responsibility of the unit owner to dispose of any large furniture and appliances in a proper manner. Nothing should be taken outside of the owner's unit and left outside in any common area. When buying appliances from retailers arrangements should be made to remove the old appliances. Any damage to the building and walkway will be repaired and the unit owner charged for all repair costs.

23- Laundry room hours are 7:AM to 9:PM. These hours have been set so as not to inconvenience the people living in unit adjacent to the laundry rooms. The laundry rooms is to be kept clean. Nothing should be stored in the laundry rooms. The dryer filter should be CLEANED AFTER EACH USE. Large heavy items, such as rugs & draperies should not be washed or dried in the machines.

24- The installation of a clothes washer and/or dryer hook-up in any unit is prohibited as this incurs private us of common property (water & gas). Any washer &/or dryer that is determined to have been installed in a unit will be required to be removed by the owner BEFORE an application to purchase the unit by a new owner will be approved.

25- There shall not be kept in any unit any flammable, combustible or explosive fluid, material, chemical or substance except for normal household use.

26- A current key / combination to your unit should be on file in the Association office for emergency purposes. In an emergency, if a key cannot be obtained, the door may be broken down and the repair will be at the owner's expense. If time permits, a locksmith will be engaged and the cost of this service will be assessed against the unit owner.

27- NO cooking is permitted on any balcony, terrace, porch, or stairwell of any unit. This is also a local Safety Fire Code Violation.

28- No personal barbecue grills are allowed. There are three gas barbecue grills available for the sole use of Phase one residents. Please clean the grill after each use and replace the cover after the grill has cooled. Please make sure to turn off the gas a the controls and at the propane tank. Please notify maintenance/the office if you empty the propane tank so that it can be refilled for the next user.

29- Please do not tamper with or adjust sprinkler heads. Call the office or notify maintenance if a sprinkler head needs to be serviced. Maintenance request forms are available in the clubhouse.

30- NO unit owner or resident shall direct, supervise or in any manner attempt to assert control over any of the employees of the association, not shall they attempt to send any such employee upon private business of such unit owner or resident.

31- Please remember to service your interior A/C unit every 3 months to keep condensation lines clear. You can do this with line conditioner, white vinegar, or the recommended solution from your A/C company. A/C filters should be replaced regularly.

32- If a unit is to be vacant for more than two (2) weeks the water supply lines within the unit MUST BE TURNED OFF. The supply lines are usually located:
two main supply lines to the bathrooms - under the vanity in the master bath. Two under each bathroom sink, One for each toilet. In the kitchen : at least two under the sink. Possibly another for the dishwasher and / or one for the ice maker.

33- NON-EMERGENCY complaints regarding the service of the condominium shall be made in writing to the Board of Directors or to Benchmark Property Management.
EMERGENCIES should be reported directly to Benchmark Property Management by calling 954-344-5353 and press *

34- The use of all recreational facilities are subject to the Rules and Regulations currently in place.

35- Payments of monthly maintenance dues are to be paid in the form of check, money order, or auto debit; Made payable to SANDALFOOT SOUTH ONE, INC.
Auto Debit enrollment is available. Please contact Benchmark Property Management for an Auto Debit Application and / or instructions for payments.

36- Payment of Maintenance dues are to be paid on the first day of each month and will incur a late fee of $25.00 if payment is received ten (10) or more days past the due date. All payments upon account shall be first applied to late fees and then to the assessment payment first due.

37- Payments on special assessments and installments on such assessments will be charged a $25.00 per month late fee if payment is received ten (10) or more days past the due date. All payments upon account shall be first applied to late fees and them to the assessment payment first due.

38- Foreign checks returned for insufficient funds or any other reason will incur a charge to the owner.

39- The us of the condominium units shall b consistent with existing law, these restrictions, and so long as such does not constitute a nuisance.

PARKING/MOTOR VEHICLE

The rules pertaining to parking have been condensed here so that everyone understands the guidelines for the ticketing and towing of vehicles.
Vehicles that are not in compliance will be subject to ticketing and towing, at their owners expense.

It is the responsibility of the unit owner to inform their guests of these rules.

P1- NO trailers, motorcycles, cargo vans, recreational vehicles or commercial vehicles are permitted to park overnight. Overnight hours are midnight until 6:00 AM.

P2- Pick up trucks are permitted, but cannot have a commercial license plate or signage. Pick up trucks may have recreational/ladder racks, but cannot have exposed ladders, tools, equipment or recreation equipment.

P3- No advertising or signage is allowed on any vehicle, This ban includes For Sale signs.

P4- Each unit is assigned ONE (1) numbered parking space. Assigned parking spaces may NOT be rented, assigned, or used by anyone other than the owner, without the consent of the Board of Directors. Only one vehicle is allowed per registered resident. If there are additional vehicles to the registered residents of a unit they, those vehicles must use a SS1 (Phase One) guest space. It is not permitted to use another numbered unit owner space at any time without the written approval of the Board of Directors.

P5- Resident parking stickers are limited to vehicles owned and operated by persons listed and approved for residency during the purchase process, or those that have undergone the same application/approval process since original purchase. An official resident parking permit/sticker provided and placed by the Board of Directors must be permanently affixed to the outside of the rear window on the driver's side. Stickers are for registered residents only.

P6- Resident Parking Sticker applications shall be obtained from the office in the clubhouse. Information required for a Resident Parking Sticker consist of unit owner name, or co-habitant registered residents name of vehicle, type, make, model, color and year. A copy of the current vehicle owner's valid driver's license, car registration, and insurance is also required. NO Resident Parking Sticker can be issued for a vehicle that is not registered in the unit owner's name or approved co-habitant's name. ONLY one (1) vehicle per registered resident is allowed.

P7- ALL overnight guests are required to have a current, dated, Visitor Parking Pass specifically assigned to their vehicle. The Visitor Parking Pass must be hung from the rear view mirror at all times while parking on the association property. The tag should be visible from the outside of the car with the date and Sandalfoot South One portion facing outward. Unit owners expecting overnight guests should complete a Visitor Parking Pass application form which can be picked up in the wall pocket outside the office door inside the clubhouse.
Completed applications should be dropped off in the slot of the office door, located to the right of the clubhouse's main entrance door. A board member will call you when it is ready to be picked up. Allow 24-48 hours for this.

P8 - One numbered Overnight Guest Pass has been issued to each unit and is to be used when a guest arrives late in the evening. The Overnight Guest Pass should be hung in the car of your guest for 1 NIGHT ONLY. If it is used for more than one night, the Parking Patrol will issue a warning. Additional nights will result in towing at your expense.

P9- **ALL approved seasonal renters must have a current/non-expired, Visitor Parking Pass hanging form their rear view mirror at all times while parked on association property and in the units assigned space. Information required for a seasonal Visitor Parking Permit consists of; Unit number, unit owner name, vehicle owner name, registration number, type, make, model year of vehicle. A CURRENT, APPROVED rental application must be on file in the office of the Board of Directors, with dates of unit occupancy.**

P10- Vehicles parked in spaces assigned to another unit, without the owner's consent and unauthorized by the Board of Directors shall be towed away at the vehicle owner's expense.

P11- Vehicles parked upon the property must have a current registration, valid license plate & tag, and the license plate attached in the proper license position.

P12- Vehicles may NOT be backed into spaces.

P13- Upon purchase of anew vehicle, a NEW Resident parking Sticker will be issued once all information has been updated. Forms are available in the wall pocket inside the clubhouse.

P14- The speed limit on the condominium property shall not exceed fifteen (15) miles per hour.

P15- Washing of vehicles is permitted in you assigned space. When you are finished washing your vehicle Please shut off the water and return the hose to the rack provided. Vehicles are NOT permitted to be washed more than once per week.

P16- NO vehicle repairs are permitted in the owner's parking space or on any of the common property. NO flushing of radiators and NO changing of oil are permitted.

P17- No parking ANYTIME in the areas designated as NO PARKING. No parking on the grass or landscaped areas.

P18- Sandalfoot South One, inc. overnight parking hours are between midnight (12:00 AM) and 6:00 AM.

P19- Vehicles may not be parked in such a way as to obstruct the free flow of vehicles or pedestrian traffic through, over or upon roadways, walkways, or building entrances.

P20- Disabled, abandoned or junked vehicles may not be parked/stored anywhere on the property

P21- ALL vehicles in violation of the Rules & Regulations as stated will be towed away at the owner's expense and liability.

POOL RULES & REGULATIONS

PL1- NO Diving.

PL2 - NO CHILDREN under 18 are permitted without adult supervision.

PL3- Pool hours are form Dawn to Dusk.

PL4- No running/pushing/wrestling.

PL5- NO GLASS containers of any kind are allowed within the pool/deck area.

PL6- Smoking of any kind is not allowed within the pool/deck area. A bench and ash tray is located outside the gated area.

PL7- Children in diapers must wear a swim diaper.

PL8- Please shower before entering the pool or spa.

PL9- Members and guests using body oils / lotions must use a towel or beach robe to cover chairs and lounge chairs.

PL10- Noise level must be kept to a minimum in order to respect the units near to the pool area.

PL11- All tables and chairs must be returned to their original places. All umbrellas need to be closed and secured with umbrella ties. No furniture is to be taken outside the enclosed pool area.

PL12-The association will not be responsible for any injuries occurred on the premises.

PL13- Owners will be responsible for all actions of their guests and will also be held financially responsible for all damages incurred during any visit to the pool/spa and surrounding areas either by themselves or their registered seasonal renters, or guests.

PL14- The cost on any property damage will be charged to the responsible party. The association will not be responsible for any loss or damage to personal property of any kind.

PL15- The Association reserves the right to ask any unit owner or guest to leave the pool/spa area if they are not adhering to the Rues & Regulations. The association also has the right to suspend pool privileges for any rule violations.

PL16- Unit owners that are 60 days or more delinquent with maintenance dues will not have access to the pool/spa. Unit owner's guests or renters will also be denied access to the poo/spa. Privileges will be re-instated once the unit owner accounts are made current.

PL17- Unit owners who have received notices of Violations of any kind will not have access to the pool/spa as well as their guests or seasonal renters until all violations have been resolved.

P18- SWIM AT YOUR OWN RISK. NO LIFEGUARD ON DUTY.