

RAMSGATE HARBOUR RULES AND REGULATIONS

These rules are promulgated to ensure the safety of our Owners and Guests and ensure that Ramsgate Harbour provides a pleasant enjoyable experience for all. Your compliance will help us meet our goal!

1. PARKING: There are no designated parking spaces. All vehicles must have a Ramsgate Parking Pass displayed. Vehicles without a Parking Pass are subject to being towed. Permanent and Guest Parking Passes are issued by the Office. No trailered boats, trailers or jet skis are allowed under buildings. Do not block a vehicle that is occupying a space.

2. FLAMMABLE LIQUIDS: No flammable liquids may be stored on the grounds.

3. STAIRWELLS: Under-stairs storage areas are for the use of Owners of units in that building. These areas will not be locked or secured in any manner. Ramsgate Harbour is not responsible for lost or stolen items.

4. PETS: Only Owners are privileged to have pets on the property. *By County Regulation, pets are not allowed on the beach.* All pet waste must be cleaned up by the Owner of the pet. Pets must be under 100% positive controls or on a leash when outside of your unit. Uncontrolled barking is unacceptable. No guests are allowed to have any pets at any time.

5. GRILLING: No open flame grills are permitted on balconies or in the garage. Common area grills are located at the East and West ends of the property. Do not dispose of hot coals in the trash cans.

6. TRASH: Dumpsters are located at the East and West ends of the property. They may be used only for bagged household garbage/trash. Open the dumpster gate to deposit waste directly into dumpster. Contact the Office for assistance/advice in disposing of larger items. Do not put garbage or trash on balconies, under stairs or in any common area.

7. Dumpsters: All dumpsters brought onto property for remodeling (or any other purpose) MUST obtain a written approval stating the size, location and duration allowed prior to bringing them onto the property. There are no exceptions!

8. NOISE: Quiet time is 10:00PM until 8:00AM. Roller skating or skateboarding is not permitted at any time. Continued noise (that disturbs Neighbors) may be cause for punitive action by the Community Association Manager (CAM) and/or the Board of Directors.

9. BALCONIES: Feeding Sea Gulls from the balconies is not permitted. Hanging of clothes, bedding, and lighting or like items on balcony rails is prohibited. No items may be thrown off of balconies.

10. POOL AREA: The pool is open from 8:00AM until 10:00PM. No glass containers are permitted in the pool area or on the beach. Floats (rafts) are not permitted in the pool area. Pool area furniture shall not to be removed from the pool area. Parents/adults must accompany all children, under the age of 12, in the pool area. Shower your feet and body before entering the pool. Pets are not allowed in pool area.

11. SMOKING: No smoking is permitted in the pool area or the grill areas or the clubhouse or office.

12. CONTRACTING: ALL entities engaged in providing services to our Association or Individual Owners must provide a copy of the following information to our CAM prior to beginning any work:

A. A current copy of their Certificate of Liability Insurance.

B. A current copy of their Certificate of Workers Compensation Insurance.

C. A current copy of Florida State & Bay County required Florida Plumbing, Electrical or Air Conditioning Licenses if any plumbing, electrical or air conditioning work will be performed no matter how minor.

D. All owners are required to ensure that their contractor contacts the Chairman of the Building Committee prior to any repairs, replacements or remodeling work commences including HVAC systems.

E. Allowed hours for contractors working at Ramsgate Harbour are 8am to 6pm, except in the case of an emergency.

Individual unit Owners are responsible for ensuring this information is provided to our Association CAM prior to any work commencing!

13. SOUND TRANSMISSION DEADENING: Effective immediately, any new or replacement installation of hard surface flooring such as wood, tile, etc. must have PROFLEX 90 underlayment or a documented equivalent of equal or greater sound transmission reduction material installed in the lower level of Townhouse units.

In addition, unless a carpet with a pad is installed, felt pads must be installed on all moveable furniture in All Townhouse units lower levels except, in the event of wheeled or rolling furniture or in the event that felt pads do not work, you must install an area rug.

14. FIVE (5) POUND FIRE EXTINGUISHERS: Effective not later than August 24, 2018 all condominium units must have at least one 5 pound fire extinguisher located and labeled in their kitchen area.

15. VIOLATIONS of RULES, REPORTING & FINES: Report any violations of rules to the Ramsgate Office Community Association Manager (CAM) either in person or by phone with a photo &/or recording, & a written statement if appropriate. The CAM will determine the action to take. That action may include asking Guests to leave, referral to the Board of Directors and a fine of up to \$100 per event per day.

Revised and Approved by the Board of Directors 5/19/18 – EFFECTIVE IMMEDIATELY

I hereby certify that I/we have read, understand and will comply with all the current rules and regulations at Ramsgate Harbour Condominium Association. Further, I understand that as an owner I have the responsibility to assure that all tenants, renters, or guests in my condo comply with all rules and regulations at all times. That failure to comply with any rule or regulation may result in a fine being imposed on the owner for each and every act of non-compliance for each day of occurrence.

As a tenant, renter or guest I understand that the owner may hold me/us responsible for each and every failure to comply with the current rules and any resulting fines & I agree to pay any fines assessed caused by me/us.

Printed Name: _____

Signature: _____

Date: _____

Cell #: _____ Home Phone #: _____

E-mail: _____

Home mailing address: _____
