

(Please note changes and/or additions in red text)

IMPORTANT – LEGAL DOCUMENT

Please keep this copy of revised Rules & Regulations with your condo papers

**THE OCEAN GALLERY PROPERTY OWNERS ASSOCIATION, INC.
Rules and Regulations**

All persons upon the lands of the condominium, including, but not limited to, unit owners, lessees, their guests, employees and invitees, shall abide by the following Rules and Regulations.

Any specific rules and regulations adopted by any of the associations comprising the OGPOA (Las Palmas, Del Lago, Del Prado, and The Vistas and as to renters, the OGP) shall supercede these OGPOA Rules and Regulations and in the event of any conflict between the sets of rules and regulations the association Rules and Regulations where the violation occurred shall prevail and control. The Rules and Regulations of any association may be enforced as set forth herein below by the OGPOA Board with the same fines and penalties as though the association's rules and regulations were set forth at length in their entirety herein.

1. All vehicles shall be operated with the rights of other unit owners in mind, and shall follow the following vehicular regulations:
 - 1.1 The speed limit on all roads and parking areas is 10 miles per hour.
 - 1.2 Vehicles that produce loud noises shall not be allowed upon the condominium properties.
 - 1.3 Mini-bikes or any other motorized unlicensed vehicles, except battery powered golf carts, shall not be allowed upon the condominium properties. Golf carts may be operated only by a person holding a valid motor vehicle operators license.
 - 1.4 The blowing of any horn of any vehicle within the condominium properties shall be allowed only when required for the safe operation of the vehicle.
 - 1.5 No vehicle shall be left standing in a parking space in a non-operative condition, nor shall there be any major repairs done in a parking space.
 - 1.6 No vehicle belonging to an owner or to a member of his family, friends, employees, agents, licensees, guests, servants, other individual or entity shall be parked so as to impede or prevent ready access to parking spaces, or park in parking spaces of other owners. No vehicle, trailer, other vehicle equipment, furnishings, appliances or any other item shall be parked or placed in the parking lot or walkway areas so as to obstruct walkways, steps, stairwell doors, or garbage dumpster areas.
 - 1.7 Parking of vehicles (including bicycles, motorcycles, or other vehicles used to transport one or more persons) shall be permitted only in designated parking spaces. No parking will be permitted in any greenbelt or walkway area, which are to be kept clear at all times. Parking in front of garage doors or so as to obstruct garage access is prohibited.

The Board of Directors reserves the right to remove any vehicle parked in an unauthorized place or manner at the expense of the owner.

Use of skateboards within the Ocean Gallery complex boundaries is prohibited. Rollerblades may be used during daylight hours only and must be used in a safe manner and so as not to obstruct the area of use. Scooters, rollerblades, bicycles, and other wheeled devices shall not be used on walkway areas.

- 1.8 Bicycles may be ridden along the exterior sidewalks and paths, but such bicycles must yield the right-of-way to pedestrians. Bicycle riding on pedestrian walkways within building areas is prohibited and bicycles must be handled in such a manner so as not to in any way restrict or impede pedestrian traffic, steps or doorways. Parking of bikes is permitted only in bike racks in such a way as not to in any way restrict or impede pedestrian traffic, steps or doorways.
2. Common areas such as greenbelts, sidewalks, walkways, stairways, landscaped areas, grassed areas, and recreational areas and facilities shall be used only for the purposes intended and no

- (1) NO LIFEGUARD IS ON DUTY, Swim at your own risk.
- (2) Pool and hot tub hours: 9:30 a.m. to 10:30 p.m.
- (3) Children must be toilet trained to use pool or hot tub. Infants must be appropriately diapered in leakproof attire.
- (4) No children under ten years of age are permitted in the hot tub.
- (5) All persons must shower before entering pool. No sand or sandy items allowed in pools or spas.
- (6) Rough play or running is prohibited.
- (7) No glass containers are allowed in the pool, pool area, or hot tub.
- (8) No food or drink is allowed in the pool or hot tub, or within four feet of the edge of the pool or hot tub. Discard trash in receptacles.
- (9) Children 12 years of age and under must be accompanied by an adult.
- (10) No large floating objects are allowed in the pool. Footballs, volleyballs, inflatables, surfboards and sandy items are prohibited in pools, spas and pool and spa areas.
- (11) Radio volume must be set at low level.
- (12) Bathers must be properly attired. No wet suits, cut-offs, or street clothes are to be worn while in pool or hot tub. No nudity allowed.
- (13) Animals are not allowed in the pool or pool area.
- (14) No bicycles allowed in pool area.
Wheelchairs are permitted.
- (15) DIVING IS PROHIBITED.
- (16) IN CASE OF EMERGENCY, USE TELEPHONE BY FRONT BUILDING ENTRY.
- (17) No wetsuits, wet suits, or other inappropriate attire allowed in pools or hot tubs.
- (18) The sauna is designed to create dry heat and the use of water or other liquid is prohibited in the sauna. Under no circumstances should containers carrying water or other liquids be taken into the sauna or be placed on the heater. The latter is a fire safety hazard. Persons violating this rule are subject to being barred from use of the sauna at the property manager's discretion.
- (19) Any person or persons, whether owner, renter, guest, or other individual who creates, is in charge of one who creates, or allows to be created a condition requiring the drainage of pools, ponds, hot tubs, etc. (i.e. broken glass, sand, defecation, etc.) shall be, at the discretion of the property manager fined as set forth herein, removed and/or barred from the use of the facility or from the property as the case warrants.

7.4 Shuffleboard Court Rules

- (1) No one under 14 years of age is permitted to use the shuffleboard court unless accompanied by an adult.
- (2) Do not walk on the playing surface.
- (3) Proper attire and rubber-soled shoes must be worn. No wet bathing suits are allowed on the court.
- (4) Wax discs before use.
- (5) Return all equipment to guardhouse at south entrance.

7.5 Weight-Exercise Room

- (1) Use equipment at your own risk.
- (2) Equipment should be used by only persons familiar with the safe operation of such equipment and in accordance with posted instructions; if none, then instructions on safe usage should be sought elsewhere.
- (3) Safety devices provided must be used.
- (4) Equipment is to be wiped down by user after each use.
- (5) You must be at least sixteen (16) years of age to use equipment.
- (6) As a courtesy to others, exercise sessions should be limited to thirty (30) minutes per piece of equipment.

8. A. No unit owner shall advertise by displaying on the exterior of, or in the interior of, visible from the exterior of any boat, trailer, motor home, any vehicle, furniture, or other item of personal property, a sign or notice of any kind whatsoever indicating the item is "For Sale".

B. For the health and safety of the entire Ocean Gallery Community there shall be no feeding of the ducks within the confines of Ocean Gallery.

9. Late Charges: Any assessment, fine, or other monies due that

repair services to owners and associations so long as, after loading, unloading, or concluding their legitimate business, they leave the property forthwith. Under no circumstances shall such vehicles remain in the parking lot overnight, unless one of the associations is conducting Board approved repairs to common areas (in this case such vehicles with attendant equipment supplies, construction materials, etc. shall be parked, kept, or stored in areas generally regarded as provided for that association, and during any such times the association, in conjunction with the property manager, shall ensure that the location of such items shall be under their control and placed in such a manner as set forth in these Rules and Regulations and so as to cause the least inconvenience to owners, tenants, and guests under all circumstances. In addition at such times they shall ensure they have control over the location of such items and may have them moved within the property or removed if necessary).

3.) When parking space is available:

- a.) Owner's RVs, trailers, boat trailers, motorcycle trailers, and rented trucks may be allowed on the property at the discretion of community service personnel and/or the property manager for the purpose of loading or unloading only—in no circumstances are said vehicles to remain on property for more than twenty-four (24) hours.
- b.) Renters who are unaware of Association rules or who arrive too late (after 5:00p.m.) to arrange parking for prohibited vehicles elsewhere may be allowed overnight parking one night so long as the prohibited vehicle is removed the next morning at the earliest feasible time under the circumstances.
- c.) In no event shall the same prohibited vehicle be allowed back or allowed to remain on property or be given a second pass of any kind after the first pass has expired absent approval by the property manager.

14. The use of any recreational facility and/or equipment, pool, spa, playground, tennis or handball courts, weightroom, etc. is at one's own risk.

15. Rules for owner participation at Board and Committee meetings.

15.1 Board members are to discuss issues among themselves first, and only after Board members are finished, may the chair, at its discretion, recognize unit owners or others not members of the Board holding the meeting in question.

15.2 A unit owner does not have the right to speak with respect to items not on the agenda without Board approval.

15.3 A unit owner may speak up to a maximum of three minutes after Board discussion of the subject and before the Board vote.

15.3 The use of audio and video equipment is permitted but it shall not produce distracting sound or light emissions. All cellular phones, beepers, pagers and other audible electronic devices must be placed in a silent/vibrate mode or turned off during the Board meetings. All conversations on the phone other than the conference telephone must be held out of the meeting room and so as not to be audible in the meeting room.

15.4 All audio and video equipment must be placed in position in advance of the commencement of the meeting.

15.5 Anyone video taping or recording a meeting shall not be permitted to move about the meeting room in order to facilitate the recording and must not in any way disrupt same.

15.6 Advance notice must be given in writing to the Board by any unit owner desiring to utilize any audio or video equipment no less than 48 hours before said meeting.

15.7 Any owner who comports himself or herself in an offensive, loud, combative, or disruptive manner shall be warned one (1) time by the Chair. In the event of a continuation or repetition of said conduct, the Chair may have such person or persons ejected from the meeting room and/or by a majority vote of the Board such person or

board of the OGPOA and/or appropriate association board, which shall hold a public hearing with regard to same. Appeal request must be submitted in writing within thirty (30) days of fine imposition or the fine shall become final.

Renters, guests, and other individuals may be given instruction not to come back on the property and if they do they may be treated as trespassers and subject to arrest and/or fine.

Owners who do not pay fines imposed within thirty (30) days are subject to having their unit liened with the county clerk's office and shall be charged for all additional charges.

22. All units/owners/guests are subject to the Lease Approval Process.