

Rules and Regulations
of
Sea Ranch Club of Boca
Condominium Association, Inc.

Revised on 04.2026

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Rules and Regulations

Sea Ranch Club of Boca Condominium Association, Inc.

I. The Board of Directors

Under the Condominium Documents, the Board of Directors ("Board") of Sea Ranch Club of Boca Condominium Association, Inc. has the responsibility and authority for the operation of the Association, management of the Condominium Property, and for the establishment and enforcement of Rules and Regulations.

These Rules and Regulations may be modified, added to or repealed at any time by the Board.

Any consent or approval given by the Board under these Rules and Regulations shall be revocable at any time, except for its approval of resales or leases.

II. General Manager

The Manager's Office will be open for the transaction of business Monday through Friday (except holidays) during normal business hours.

The Manager is responsible for employing and supervision of employees. The Manager administers the office and carries out the policies of the Board and makes recommendations.

It is the Manager's responsibility to see that the Rules and Regulations are adhered to, and to hold employees responsible where they have been given authority in their respective areas.

Security and Concierge personnel are employed for your protection and the protection of the Residents' properly. They should not be reprimanded for questioning guests' or residents' identification or asking for compliance with the Rules and Regulations. Residents or their guests should not reprimand, direct or instruct any employee or contractor working for the Association. Any complaints should be directed to the Manager.

Residents may request employees to perform approved work for them but the request must be made to or arranged by the Building Manager. Work will be billed to the resident by Sea Ranch Club.

Should a Resident become aware of any parts of the Common Elements, which require maintenance or service, the Manager should be notified. (Work orders are available for this purpose at the Manager's Office or Concierge Desk.)

III. Security

Every effort will be made through the use of our Security personnel and electronic devices to maintain a high standard of security; but since it is impossible to exercise constant lessee and guest surveillance in all areas at all times, the cooperation of residents is a necessity. Contact the Concierge Desk at any time you suspect an unauthorized person is on the premises.

In the interest of security, the furnishing of keys and/or door fobs for common areas to domestic and service personnel is prohibited.

In the event of any emergency, including overflowing plumbing fixtures or leaking pipes in Apartments or Common Elements, you should contact the Concierge Desk for assistance. This station is manned twenty-four (24) hours a day.

All doors leading from the building to the outside, or from the garages into the elevator lobbies or stairways, shall be closed and locked at all times and shall not be blocked open.

No solicitors will be permitted in the building at any time except by individual appointment with residents.

Under no circumstances are charitable or commercial solicitations permitted anywhere on the premises. All fundraisers must be conducted by mail.

IV. Guests (Temporary Occupants) and Visitors

Only Owners, approved Lessees and members of their immediate family (as hereinafter defined) in residence are not required to register at the Concierge Desk. All other persons will be considered "Guests" and must register giving their name, date and time of arrival, planned departure time and date, and the name of the Owner or Lessee sponsoring their visit. With respect to any guest staying more than 24 hours, the sponsoring Owner or Lessee must confirm in writing that the Guest is not paying rent, or any other form of consideration, for the use of the Apartment. In the case of Corporate Ownership, the Association will approve only two designated officers of the Corporation to act as Owners.

No Guest or Visitor shall be permitted to enter the building or elevators until after proper identification and clearance is obtained from Security. The Concierge will contact the Resident by telephone and notify the resident that their guest has arrived. Residents are able to view the person seeking admission to the Apartment by turning to Channel Ninety-Nine (99). If verbal clearance is obtained from the Resident, or if advance written approval is left with the Concierge Desk, then they will be allowed to proceed to the apartment.

In order to prevent unauthorized short-term leasing (under four months), in the ABSENCE of the Owner, Lessee or members of their immediate family, occupancy of an Apartment by Guests shall be limited to two periods, each period not to exceed two weeks in duration per calendar year. At least one of such guests must be an adult. When such unrelated Guests are to occupy the

Apartment, the Owner or Lessee shall notify the Association in writing in advance of the name(s) of the Guests and the length of their proposed stay prior to such occupancy, and the Owner or Lessee and the Guest shall execute an affidavit attesting that such Guests are not paying rent or any consideration for the use of the Apartment.

Immediate family is hereby defined as Parents, Grandparents, Children, Grandchildren, Brothers, Sisters (and their respective families) of Owners and Lessees. The Association may require reasonable documentation to establish the relationship as described. As stated above for purposes of this Rule, the two designated officers of a Corporate Owner of an Apartment shall be deemed to be the "Owners," and their immediate family members shall constitute those persons who are not considered to be "Guests."

The Association, after consultation with the Resident, may require that any Guest who violates the Rules and Regulations vacate the premises.

The number of guests for any one apartment may be restricted if in the judgment of the Association too great a burden will be placed on the building areas or Association area. The continued or repeated use of the building areas or Association area on a routine scheduled or organized basis by a particular guest is prohibited.

V. Vacant Apartments

Even for an absence of short duration, for the Resident's own protection, management should be notified of dates of absence and the address and telephone number where the Resident may be reached. Management must be informed of arrangements made with reference to mail, parcel and other deliveries and must also be advised in writing of any service personnel that may be admitted to the Apartment. The Association and its Employees will not be responsible for loss resulting from the admission of such personnel to the Resident's Apartment.

Each Resident who plans to be absent from his/her apartment during the hurricane season must prepare the Apartment prior to departure by removing all furniture, potted plants and other moveable objects from the patio or balcony and by designating a responsible firm or individual satisfactory to the Association to care for the Apartment should the Apartment suffer hurricane damage.

VI. Entry - Keys and Fobs

The Agents of the Association, and any Contractor or Worker authorized by the Association, may enter any Apartment between the hours of 8:00 AM and 5:00 PM, Monday through Friday for any purpose permitted under the terms of the Declaration of Condominium or By-Laws of the Association, and at any time in case of an emergency. Except in the case of an emergency, entry will only be made after prearrangement with the respective Apartment Resident.

The Association shall retain a passkey to each Apartment. No Resident shall alter any lock or install a new lock on any door leading into an Apartment or Apartment air conditioner

room without the prior consent of the Association. If such consent is given, the Resident shall provide the Association with a key for the use of the Association.

VII. Delivery and Moving

If no one is at home when a delivery is made, goods and packages, except heavy and bulky items, will be accepted and kept by the Concierge unless the Resident has instructed to the contrary. The Association is not responsible for the loss or damage to any such property.

Advance arrangements must be made with the Concierge before moving furniture or bulky personal belongings in or out of the building. Elevator padding shall be placed in the elevator before use. Movers shall be instructed to remove their cartons from the building upon completion of the move and shall not place them in the trash room or elsewhere on Condominium Property.

Liability or damage caused by moving or carrying any article onto Condominium Property shall be borne by the Resident responsible for the presence of such an article.

All deliveries of large articles and moving in or out shall be restricted to the hours of 8:00 AM and 5:00 PM, Monday through Friday (except holidays observed at Sea Ranch Club). In the case of moving, Security shall be in attendance for the duration of the move at the expense of the Resident (with a minimum of 4 hours). A fee of \$450 is required when the reservation is made. All move-ins and move-outs must be scheduled with the Manager's Office at least 72 hours prior to final arrangements being made with the moving company.

VIII. Service Personnel

Delivery persons, domestic and service personnel will be permitted to enter the building and elevators only after proper identification and clearance from the Concierge. The Concierge will contact the Apartment Resident by telephone and the Resident of the Apartment will be able to view the person seeking admission to the Apartment by turning to Channel Ninety-Nine (99). If verbal clearance is obtained from the Apartment Resident, or if advance written approval is left with the Concierge Desk, then the person will be allowed to proceed to the Apartment.

Service personnel and other workers shall be permitted on the premises only between the hours of 8:00 AM and 5:00 PM, Monday through Friday (except holidays observed at Sea Ranch Club). The only exception to this shall be domestic help, emergency service personnel required to repair such things as Air Conditioning, Appliances, Plumbing, Electrical and Cable problems, and Sea Ranch Club Employees. Please notify security and your concierge regarding the nature of your emergency repair to avoid delay in clearance.

No Saturday deliveries move-in or move-outs will be allowed. Any work to be performed on a Saturday must be of a nature that does not cause noise to be heard outside of the unit in which the work is being performed. Any complaints may result in immediate work stoppage. There

will be no padding of elevators on weekends for any purpose.

Contractors are expected to adhere to the following rules:

- A. All Contractors' vehicles must be parked where instructed by Sea Ranch Club Staff.
- B. All Contractors must check in with the Concierge Desk in the Building in which their work is to be performed.
- C. Contractors working on fire equipment (smoke detectors, sprinklers, etc.) must notify the Desk Captain at the Concierge Desk in the Building in which the work is to be performed who will promptly notify all superintendents of buildings which will be affected.
- D. Contractors must schedule in advance (24-hour minimum) any non-emergency work that will affect more than the unit in which the work is being performed.
- E. All Contractors must supply their own tools and work force.
- F. All Contractors loading and unloading material in the garages must have a security escort at all times.
- G. Contractors are not permitted to use carts designated for Owners.
- H. Contractors are responsible for any damages they cause to common areas.
- I. All Contractors are expected to keep their worksite in an orderly manner and must remove all their trash and construction debris from Sea Ranch Club at the end of each day.
- J. Sea Ranch Club Employees working at Sea Ranch Club on their own time shall be considered Contractors and are required to abide by the Rules governing same. No Association materials or supplies may be utilized for work in an individual's unit. Sea Ranch Club Employees may not be attired in Sea Ranch Club uniforms when working as a private Contractor. Should an emergency arise within Sea Ranch Club while a Sea Ranch Employee is working privately on his/her own time that Employee is expected to assist in coping with the emergency.

1. Non-refundable construction impact fees are to be collected from the unit owner, prior to the project beginning, and to be effective as of July 1, 2015.

The fees are as follows:

a. Each bathroom	\$500.00
b. Kitchen	\$1,000.00
c. Entire Apartment	\$3,000.00
d. Window Replacement	\$200.00

2. \$150.00 dumpster fee (non-refundable) per day with all existing dumpster rules applying.

IX. Alterations

The exterior of the Apartments, and all other exterior areas appurtenant to an Apartment, including balcony walls, railings, ceilings or doors, shall not be painted, decorated or modified in any manner without the prior consent of the Association.

Nothing, including, but not limited to, radio or television aerials or antennas, signs, notices or advertisements, awnings, curtains, shades, window guards, light reflective materials, ventilators, fans, or air conditioning devices, shall be attached or affixed to the exterior of any Apartment or balcony, or exposed on or projected out of any window, door or balcony of any Apartment with-out the prior consent of the Association.

No one shall alter the outside appearance of any window of any Apartment, except by installation of inside draperies and materials, without prior consent of the Association.

The consent of the Association to all or any of the above may be withheld on purely aesthetic grounds within the sole discretion of the Association.

No interior of an Apartment shall be altered in any manner if such would have any effect on the structural elements of the building, or its electrical, mechanical, plumbing, or air conditioning systems without prior consent of the Association.

Alterations or modifications involving relocation, replacement or permanent removal of any walls, partitions, appliances, plumbing, electrical wiring or conduits, ductwork or any related facilities must be approved by the Board of Directors before proceeding. All renovations and modifications shall meet all local building codes and copies of required permits shall be furnished to the Management office prior to commencement of work. Sound absorbing material must be installed under new flooring of wood, marble or ceramic tile. See the Manager for required specifications.

Temporary seasonal decorations, on entrance doors and balconies, providing ordinary fire and safety requirements are observed, shall be permitted.

X. Occupancy

BUSINESS ACTIVITIES: Sea Ranch Club is a residential community; Apartments shall be used only for single- family residence and for no purpose, which conflicts with a residential atmosphere.

- A. No separate part of any Apartment may be rented.
- B. No business, trade, profession or other type of commercial activity shall be conducted in any Apartment or on Association property unless all the following conditions are met:
 - 1. There is compliance with applicable standards and conditions set forth in Section 28- 1533 (as amended) of the City of Boca Raton Code of Ordinances for a Home Occupation.

2. The commercial activity shall not involve entry of any person other than a full time Sea Ranch Resident to Association property or to a Sea Ranch Apartment.
3. Deliveries to or from the Apartment shall consist solely of goods or products intended for the personal use of the Residents.
4. There shall be no public listing, advertisement or other communication to the public, which suggests or offers a commercial service from or on Sea Ranch premises.
5. Vehicles that display advertising such as *wraps, decals, signs, or painted logos are not permitted on property between 5 PM and 8 AM Monday through Friday or anytime on weekends and holidays unless they are a contractor servicing an emergency on a temporary basis (i.e., plumber, A.C. etc.) A unit owner or resident whose personal vehicle meets the aforementioned *criteria must park in the garage in their designated space and the vehicle must remain covered when not in use.

An Apartment Owner shall not permit or suffer anything to be done or kept in his/her Apartment which will increase the insurance rates on his/her Apartment, the Common Elements, or any portion of Sea Ranch Club of Boca or which will obstruct or interfere with the rights of other Residents or Owners of units in any Sea Ranch Club of Boca Condominium or the Association. No Resident shall annoy other Residents by unreasonable noises or otherwise, nor shall any Resident commit or permit to be committed any nuisance or illegal act in his Apartment, on the Common Elements, or on any portion of Sea Ranch Club of Boca.

XI. Housekeeping

Each Resident shall keep his/her Apartment in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown from the windows, doors or balconies thereof any dirt, water, cigars, cigarettes or other substances or articles.

No article shall be hung or shaken from the doors, windows, or balconies or placed upon the outside windowsills or balcony ledges of an Apartment.

Clotheslines or drying racks of any description are not to be employed for airing or drying clothes on any balcony.

One (1) storage space shall be assigned to each Apartment. The Resident of the Apartment to which it is assigned shall maintain it in a neat and sanitary condition at all times and shall not permit to be stored therein any article which will create a hazard. The Association shall not be responsible for any loss or damage suffered in the use of such spaces. Articles must be stored within confines of storage lockers. Items not in storage lockers will be disposed of without notice.

Water closets and other water apparatus on the Condominium Property shall not be used for any purpose other than those for which they were constructed. The Resident in whose Apartment the misuse took place shall pay for any damage resulting from misuse of any water closets or other apparatus in the Apartment.

A Resident shall not use or permit to be brought into any Apartment any inflammable oils or fluids such as gasoline, kerosene, naphtha, benzene or other explosives or articles deemed extra hazardous to life, limb or property.

Cooking by any means on any balcony is prohibited by Fire Regulations.

Exterminating services shall be performed monthly. The Association will furnish exterminating services to all Apartments. If a Resident does not wish the service provided by the Association, the Manager must be supplied with written proof of an individual professional exterminating contract.

No Resident shall do or permit anything to be done which will interfere with the rights, comforts or convenience of other Residents.

Residents shall not be permitted to put their names on any entry of the Apartments or mail receptacles except in the proper places and in the manner prescribed by the Association for such purposes.

XII. Noise

In order to ensure your comfort and the comfort of your neighbors, radios, TV, hi-fis, organs and other musical instruments shall be kept to a minimum volume between the hours of 10:00 PM and 10:00 AM. Unnecessary loud noise shall be avoided at all times.

The Association may require that Residents place area rugs or carpet in bedrooms, living rooms, and dining room areas in order to curtail noise disturbing to other Residents.

When installing any type of floor covering other than wall-to-wall carpeting, a recognized and approved sound deadening material shall be applied beneath the floor covering. See the Manager for required specifications.

Except in an emergency, the blowing of any horn from any vehicle, which is upon, or approaching any driveway or parking area serving Condominium Property is prohibited.

XIII. Obstructions

Sidewalks, entrances, passageways, elevators, vestibules, stairways, walkways, corridors, halls, driveways and roads shall not be used for any purpose except ingress to and egress from the Condominium and the Apartments, and no objects or articles of any kind shall be stored thereon.

BICYCLES: No bicycles, scooters, baby carriages, similar vehicles, toys, or other personal articles shall be allowed to stand in any driveways or Common Areas, except bicycles may be placed in the storage areas provided. However, the Association assumes no responsibility for theft, loss or damage of or to the bicycles placed in these areas.

XIV. Elevators

Elevators are equipped with telephones, which provide direct contact with the Concierge Desk; these should be used only in the event of an emergency. During a power failure, elevators will stop briefly before switching to emergency power. Do not use the elevators in case of fire. Use the stairways, which are plainly marked "Exit."

When summoning the elevators, do not push both the up and down buttons and do not block the elevator door open; such action can result in damage to the elevator and can delay others.

XV. Florida Clean Indoor Air Act Compliance

Smoking is prohibited in all Common Areas within the building including elevators, hallways, corridors, lobbies, aisles, water fountain areas, restrooms, stairwells, entryways, recreation rooms, function rooms and storage rooms. Smoking also is prohibited in all mechanical rooms and administrative offices unless otherwise designated. Employees of Sea Ranch Club will confine smoking to the exterior or designated lounges.

XVI. Trash Chutes

Refuse, which the kitchen sink food waste disposal will not process, shall be placed in heavy plastic bags, securely tied and placed in the trash chutes.

Do not force any refuse into the chute. All cartons too large for disposal in trash chutes shall be taken to the garbage level trash room.

The trash chutes may be used only between the hours of 8:00 AM and 9:00 PM. Cigars and cigarette butts must be extinguished before bagging.

XVII. Motor Vehicles

Each Resident of an Apartment must register with the Security Office the license tag number, and the make and description of any of the vehicles that will utilize Association Property. An identification sticker or hang tag issued by the Security Office must be displayed at all times on the left side of the rear window or by a hang tag from the rear-view mirror. Guest passes issued by the gatehouse upon arrival must be displayed on the left side of dashboard with guest information clearly visible through the windshield.

The cost of entry gate and garage door openers and replacement or additional entry devices is not an Association expense. Residents who have more vehicles than assigned parking spaces should contact Security for special possible arrangements. Non-owned parking spaces

should not be used unless written permission from the Owner is obtained and filed at the Concierge Desk.

Townhouse garage doors are to be kept in the closed-door position except for ingress and egress.

Residents, their Employees, Domestic Helpers, Agents, Visitors, and Family members shall obey all posted parking regulations, including speed limit restrictions, and shall not park their vehicles in such a manner as to impede or prevent ready access by another Resident to his/her parking space. Only "head-in" parking is permitted.

No vehicle, which is inoperable, shall be permitted to remain on the Condominium Property.

No trailer, Boat or other non-powered vehicle shall be permitted to remain on the Condominium Property with the exception of pick up or delivery.

No vehicles, which exceed, in any dimension, the dimensions of a single parking space may be parked on the Condominium Property.

No vehicle shall be repaired on the Condominium Property. Vehicles may only be washed in the designated areas.

Vehicles (including, without limitation, those vehicles owned or controlled by Owners, Guests, Contractors, and Unauthorized Vehicles) on SRC property in violation of the SRC Rules and Regulations or in violation of posted parking signs or regulations, and whose owner cannot be identified, shall be towed without notice to the owner. If a vehicle owner can be identified, the Association will make one attempt to contact the owner using the telephone contact information on file for such owner, prior to towing. If (i) a vehicle owner does not move such vehicle within ten (10) minutes of such phone call (whether such owner is reached directly or a voice message is left); or (ii) a vehicle owner does not have a contact number on file or does not have voicemail capacity, the vehicle will be towed immediately. Every individual who owns or controls a vehicle on SRC property is responsible for understanding and complying with all parking and operating requirements. The Association assumes no liability and expressly denies any liability or responsibility for vehicles towed on or from SRC property.

EV's parked in EV charging stations must be actively charging. EV's, including all other vehicle types, parked in the charging station and not actively charging are not permitted. EV's may not occupy an EV charging station for more than 6 hours, whether charging is complete or not. EV's who have not achieved a charge by midnight and are within the 6 hour maximum charging time allowance may occupy the charging station until 7am the following day. Violators are subject to towing and if towing is not possible a fine of \$100 will be imposed for each day the violation exists, up to the maximum allowed by law. Additional legal action to enforce this rule will be at the discretion of the Board of Directors.

XVIII. Swimming Pools and Beach

ALL PERSONS USING THE POOLS, BEACH AND OTHER RECREATIONAL FACILITIES DO SO AT THEIR OWN RISK.

The swimming pools may be used between the hours of 8:00 AM and 10:00 PM.

For sanitary reasons, no person with diapers shall use the swimming pools or Jacuzzis. In addition, due to the time and expense involved in having to drain and refill a pool, it is strongly requested that persons not completely toilet trained be kept out of the pools.

A shower must be taken at the pool shower facility before entering the pool or Jacuzzi. All chairs and lounges must be covered with a towel before use when in beach attire.

For protection of all, persons with skin rashes, sores, abrasions or any infectious disease shall not use the pool or Jacuzzis.

No objects of any kind including, but not limited to, rafts, floats, underwater gear, etc., are permitted in the swimming pools except those floating aids attached to the bather's body, therapeutic aids or those devices used in an organized group exercise class which has Board of Directors' approval.

Running, jumping and throwing things around the pool areas is prohibited. Only radios and TVs with earphones are permitted.

Glass bottles or glass containers of any description are not to be taken to the pool area or beach area. No beverages are allowed in the pools or on the pool coping. No food is allowed in the pool area.

The pools, beach and decks are to be left in clean condition. The refuse containers shall be used for the disposal of waste.

Sand and tar must be removed from feet when leaving the beach to enter onto deck areas or into the building. Mineral spirits for this purpose are provided at the shower area at both the beach and the pools.

Chairs, tables and lounges in the swimming pool and gazebo areas should not be moved to any other areas.

The following rules will apply at the beach during peak holiday periods, defined as: Thanksgiving - November 18 thru November 27, Christmas, and Hanukkah - December 16 thru January 8 (Note: Hanukkah dates may vary each year), School Mid-Semester Breaks - February 11 thru March 30, Easter, and Passover - April 8 thru April 23:

- Total Chaises & Chairs limited to (4) four per unit.
- Total umbrellas limited to (2) two per unit.
- Beach furniture is available on a first come, first serve basis.
- You must be present when requesting beach furniture. No reserving of beach furniture.
- Any beach furniture/umbrellas left unattended for more than 1 hour will be returned to inventory. Personal items left unattended on beach furniture for more than 1 hour will be consolidated on a towel at the spot the beach furniture was located. Sea Ranch Club is not responsible for loss of any personal items.

XIX. Sauna Baths

The Sauna Bath facilities are for the use and enjoyment of Residents and their Guests; posted rules and instructions shall be observed.

XX. Patio Bar and Barbecue

Food and beverages may be taken to and enjoyed at the tables in the Patio Bar and about the barbecue areas, but only plastic or paper beverage containers, cups and dishes are permitted.

Persons who wish to use the barbecue should make reservations in advance at the Concierge Desk, which will arrange to have grills started. Reservations for use of the grills are a non-exclusive reservation. Those bringing food to these areas shall provide themselves with plastic bags for disposal of trash and refuse containers shall be utilized for this purpose. This area is to be left in clean condition for the mutual benefit of all.

Grill reservations will be allowed on holidays with a limit of one grill per person not to exceed 30 minutes per reservation.

XXI. Tennis Courts

- A. Persons who wish to use Tennis Courts shall make reservations by utilizing the Court Reserve System not more than 48 hours in advance. Reservations shall be limited to one Unit at the same time period. If a reserved court remains unoccupied by a resident within 15 minutes of the reservation time, the reservation will be forfeited.
- B. Playing time shall be restricted to one and one-half hours (1.5) for singles or doubles play.
- C. External guests must be accompanied by a resident while using the courts. (Visiting family members staying on-site are considered residents.) Under no circumstances may the courts be occupied solely by four external guests for doubles or two external guests for singles.
- D. Players must wear tennis attire and tennis shoes (*must wear shirts*).
- E. Tennis Pros giving lessons must be registered with the office.
- F. Lessons shall only be given to residents and their guests.
- G. No lessons on courts 1 & 2 before 11 AM or ball machines.
- H. Courts are to be booked in the name of residents using courts.

- I. Residents who reserve a court and do not show up will lose the court reservation at fifteen (15) minutes past the reservation time.
- J. Residents who cannot make their reservation should cancel their reservation at a reasonable time and/or contact their concierge to cancel the reservation in the system.
- K. Children under twelve (12) must be accompanied by an adult.
- L. Do **not** enter courts to cross thru.
- M. No chairs or furniture to be placed on courts except where placed by Sea Ranch Club Management.
- N. No residents or guests are allowed to use courts as professional training facilities for business purposes.
- O. If there are any problems noticed in the maintenance of the courts, residents should submit a maintenance request in the BuildingLink Maintenance Request System.
- P. Persons who wish to use the Pickleball Courts shall make reservations by utilizing the Court Reserve System not more than 48 hours in advance. Reservations shall be limited to one Unit per day at the same time period. If a reserved court remains unoccupied by a resident within 15 minutes of the reservation time, the reservation will be forfeited.
- Q. Playing time shall be restricted to one and one-half (1.5) hours.
- R. From 8:30 AM to 11:00 AM on Tuesday, Thursday, and Sunday, open play is available on a first-come, first-served basis. During open play, residents and overnight guests are welcome to play. Additionally, from May 15th through October 15th (off-season), outside guests are also permitted to participate in open play.
- S. Pickleball Pro must be registered and provide insurance to the office.

XXII. Recreation Rooms

We encourage the use of the Library, Card Rooms, Billiard Rooms, Exercise Rooms, Patio Bar and Meeting Rooms by the Residents. Social Clubs, open for membership to all Residents and Association affairs, shall be given priority in scheduling the use of these rooms. A Resident may reserve the Meeting Rooms (in A or B Building: Regency Room and Carlyle Rooms; in C Building: Cove Room; in D Building: Harbor Room), Card Rooms, or Patio Bar for a private social affair.

Any Resident wishing to reserve a room shall complete the "Application for Use" form available at the Manager's office and shall contact the Manager for special instructions. For a private social affair, this form must be delivered at least one week in advance of the proposed reservation date.

No parties or events may be scheduled which are for the benefit of any outside groups or organizations or commercial enterprise.

- A. A security deposit is required when reserving individual party rooms in each building for private use. The deposit is payable by check to Sea Ranch Club of Boca Condominium Association, Inc.

B. The Host accepts absolute responsibility for the replacement and repair of all missing and damaged items and for all cleaning required as a result of the affair. If Sea Ranch Employees are required to clean, the Host shall be charged for same at the going rate (currently \$20/hour/Employee). If a professional cleaning service is required, the cost of same will be assessed to the Host. The General Manager will determine the cost of damages or cleaning. The Host is advised to examine and check the reserved facility for any preexisting conditions of damage and to report his/her findings to the Manager in advance of the party.

C. Valet services are the responsibility of the host and are required as listed below:

0-10 Cars	No Valet
11-15 Cars	1 Valet
16-30 Cars	2 Valets
31 or More Cars	3 Valets

At least seven (7) days prior to the affair, the Host must supply the Manager's office with a copy of a signed contract with a licensed and insured valet parking service.

D. An alphabetical list of Guests must be submitted to the Concierge Desk 48 hours in advance of the affair.

E. Reservation is limited to one room for any single occasion and any activity of the affair must be contained within the reserved room. Food and beverages will not be permitted in the lobby or hallways.

F. A limit of four (4) musicians has been established and, to ensure the comfort of your neighbors, music shall be kept to a minimum volume after 10:00 PM. All affairs, with or without music, shall cease at midnight.

G. Parties for Children or young adults must have adequate adult supervision.

XXIII. Children

Children are a welcome part of Sea Ranch Club of Boca, but parents and Residents of the Apartments in which they are living or visiting shall be responsible to see that they do not interfere with the quiet and comfort of other residents and that the following rules are observed:

A. Children are restricted from playing in garages, corridors, stairways, lobbies, mailrooms, or the kitchen; and Children shall not ride up and down the elevators unnecessarily.

- B. Children shall not use the billiard room, exercise rooms, or sauna baths without direct adult supervision. Owners shall make advance arrangements with the Security Office for each use of the Meetings Rooms, card rooms or lounges by Children.
- C. Children are not permitted to occupy apartments overnight unless an adult is in attendance.
- D. Children shall be under direct adult supervision at all times.
- E. Children are permitted in the Exercise Rooms only if accompanied by an adult at all times.

XXIV. Pets (Ratified by the Board of Directors, March 11, 2025)

Except to the extent that a specific accommodation/exception from any of the particular provisions of this Article XXIV is requested and supported by proper documentation in support of a request for a reasonable accommodation pursuant to the Fair Housing Act (FHA) and other applicable legal authorities, all provisions of this Article XXIV concerning pet(s) shall equally apply to emotional support animals, assistance animals, service animals or psychiatric service animals. Notwithstanding, all request for accommodations/exceptions to these provisions will be considered on an individualized basis based upon the information and/or documentation provided to the Association and any appropriate interactive dialogue. The Association further acknowledges that weight restrictions do not apply to support, assistance or service animals.

Sea Ranch Club of Boca Condominium Association accepts common household pets, such as dogs and cats weighing less than twenty (20) pounds at maturity. Said pet(s) may not, in total, exceed two (2) in number. Such pets may be kept by Residents if the following conditions are observed:

- A. All Pets must be hand carried or be in a pet carrier in all indoor common areas including the garage. In all other areas, they must be leashed on a non-retractable leash providing no more than six (6) feet of slack at all times when outside of the unit.
- B. A dog park has been created for the socialization and exercise of our pets. Pets are allowed off leash in the dog park only when accompanied by the owner.
- C. Under no circumstances are pets permitted on the beach or beach deck areas.
- D. Residents shall clean up any accident their pets might have on the premises and waste must be properly disposed of in containers provided in areas on the property.
- E. If any animal's behavior constitutes a nuisance or otherwise deemed dangerous in the sole discretion of the Board of Directors, the owner will be required to immediately remove the animal from the premises. For the purpose of this rule a "dangerous dog" is any dog which (1) has aggressively bitten, attacked, endangered or inflicted severe injury to any person or animal (2) when unprovoked, chased or approached any person within the community in menacing fashion and/or (3) been deemed/classified as "potentially dangerous" or "dangerous" or "vicious" by any governmental authority.

- F. All sliding doors and other doors to the unit where the animal resides shall be closed when the animal is left unattended in the unit. Animals shall not be permitted on the unit balconies unattended and shall not be left tethered to any common elements. Owner, Resident shall be responsible for the cost of any damage caused by their animal(s).
- G. Owner's/ Resident shall comply with the Association's governing documents and Rules and Regulations as they apply to the undue disturbances to other residents.
- H. The Owner/ Resident is responsible for maintaining the animal in a "flea free" condition. Further, the Owner/ Resident shall properly maintain the animal's living condition in the unit to prevent an unsanitary condition from developing.
- I. Each Owner/Resident who desires to maintain a pet in a unit must register the pet with the Association. Please contact the building manager for the registration process.
- J. Under the Condominium Documents and Florida Law, an Owner by his purchase of an Apartment, agrees to indemnify the Association and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal on the Condominium Property.
- K. Pets must have a Sea Ranch identification tag affixed to their collar when outside the Owner's Unit on Sea Ranch property. Tags may be obtained from your building manager. All pets, service and emotional service animals must be registered and have a tag,
- L. No pet(s) are permitted in the pool area and gyms, except support, assistance or service animals to the extent needed by the accommodated individual in order for such individual to safely use the pool.
- M. The owner/resident of the pet(s) shall abide by all local laws regarding animal safety and care, and further, shall provide the Association proof that the pet(S) have up-to-date vaccinations.
- N. The owner/resident of the pet(s) shall be responsible to ensure that the pet(s) behavior is in compliance with the Association's governing documents. If any pet (including a service, support or assistance animal) constitutes a nuisance and/or is otherwise deemed dangerous, the owner/resident may be required to remove the animal from the premises. For the purposes of this rule, a "dangerous dog" is any dog which (a) has aggressively bitten, attacked, endangered or inflicted severe injury to a person or animal; (b) when unprovoked, chased or approached a person within the community in a menacing fashion; and/or (c) been deemed/classified as "potentially dangerous" or "dangerous" or "vicious" by any governmental authority.

XXV. Emotional Support Animals and Service Animals

- A. If an Owner/Resident support animal or a service animal, please see the Building Manager for the accommodation process prior to occupancy of the animal.

XXVI. Attire

Persons wearing bathing suits must wear proper over-garments and footwear when in the covered Common Areas and shall not lounge in the lobbies and community rooms in wet bathing suits.

No one shall appear in or use the Card Rooms or Meeting Rooms in any other clothing than street attire.

XXVII. Resale or Lease (Ratified by the Board of Directors, May 13, 2025)

Article XVI of the Declaration establishes certain restrictions on the resale or lease of Apartments and requires the formal approval of such transactions by the Association. If the transaction is approved by the Association a written Certificate of Approval will be delivered to the Resident.

In order that the Board might act with regard to approval, the following requirements must be met:

- A. The Proposed Buyer or Lessee must complete an online application through Tenant Evaluation at the following website: www.tenantev.com. Sea Ranch Code is 9091. An application fee to process the application will be charged to the prospective buyer or lessee. The current application fee is \$100 and is subject to change as determined by the Board of Directors from time to time.
- B. Every new lease will require a security deposit as determined from time to time by the Board of Directors (currently \$1,000). The deposit shall be paid to Sea Ranch Club of Boca Condominium Association, Inc., and will be held by the Association until the termination of the lease and will be returned at that time, less any damages to the common elements of the Association which were caused by the Lessee, their Guests, Invitees, or Licensees.
- C. All adult applicants, including husband and wife when applicable, must be interviewed personally by the Condominium Manager before approval is granted. Interviews are scheduled in advance, at a pre-agreed date and time convenient to both applicant and the Condominium Manager, at Sea Ranch Club of Boca. The interview will take place in the building into which the applicant(s) will be moving.

No lease will be approved if the term of the lease is less than four (4) months or if the lease of a single unit involves use by more than a single family. The maximum term of a lease is 12 months.

Lease extensions are not permitted. Every lease, including back to back leases, is considered a new lease and will require the tenant to apply through Tenant Evaluation for Board approval. The application must be completed through Tenant Evaluation (as determined by

the Board from time to time) at least 30 days prior to the end of the current lease.

If the Apartment is to be shown to prospective purchasers or lessees by any agent in the Resident's absence, a proper letter of authorization must be furnished to the Manager. No "open house" showings are permitted.

PARKING SPACES: Upon conveyance or passing of title to an Apartment, to which the use of parking space is appurtenant, the Owner receiving such title shall give satisfactory evidence to the Association of such title transfer and the Association shall thereupon cause to be executed in the name of the grantee or transferee of such an Apartment a new Assignment of Use of Parking Space and record such transfer in the Association's Book.

The use of a parking space may be transferred by an Owner to another Owner, provided the transferor shall execute a written Assignment of Use of Parking Space and furnish a true copy of same to the Association. There will always be at least one parking space appurtenant to each Apartment, and no transfer shall be made which shall result in an Apartment not having a parking space appurtenant thereto.

Forms and instructions for transferring of parking spaces are available at the Manager's Office.

XXVIII. Owner's Responsibility

Residents shall be held responsible for the actions of their Children, other Family members, Guests, Lessees, Licensees and Invitees, and shall see that all such persons are familiar with these Rules and Regulations.

Any damage to the buildings, recreational facilities, or other Common Elements caused by a Resident, his Family, Guests, Lessees, Invitees and Licensees shall be repaired at the expense of such Resident.

XXIX. Bulletin Boards

A. Rules for posting personal notices on the bulletin boards:

All notices by Residents are to be posted by the Association. They will be typed on a 3" x 5" card. They shall be posted on the Mail Room Bulletin Board.

Only these types of notices shall be permitted:

1. Sale or lease by Sea Ranch Club of Boca Residents of Apartments, garage spaces and boat docks.
2. Sale by Residents of personal items such as furniture, cars, boats and other major items. If desired, the notices may be posted in all buildings.

All notices will be dated and removed after sixty (60) days at which time a new notice may be requested. We ask that the Resident notify the office if a notice should be

removed due to sale, etc.

B. Official notices of the Association and its Committees shall be posted by the Association.

XXX. Rules Enforcement Procedure

When a rule is violated, it should be reported to Security. A written Incident Report will be prepared by Security and the Report will be given to the Security Supervisor.

- a. The Security Supervisor shall attempt to resolve the problem.
- b. If unresolved, the Manager will attempt to contact the involved party to resolve the problem.
- c. If the matter remains unresolved, the matter shall be referred to the Board of Directors for appropriate action, including but not limited to injunctive relief or other appropriate legal action. In the event such action is taken, reimbursement for all costs and expenses associated with any legal action taken (whether or not suit is filed) will be sought.

XXXI. Meetings

The official location for posting of all notices and agendas for meetings shall be the mailrooms in each building.

The procedure for Owners' participation at Board Meetings is that, after all Directors have the opportunity to discuss an issue, each Resident may have up to three (3) minutes, prior to a vote on that issue, to state opinions or comments. Each Resident will be allowed to speak only once on each issue.

XXXII. Holidays (Ratified by the Board of Directors, March 12, 2024)

The following are the holidays observed at Sea Ranch Club:

1. New Year's Day
2. Martin Luther King Jr. Day
3. President's Day
4. Memorial Day
5. Juneteenth
6. Independence Day
7. Labor Day
8. Thanksgiving Day
9. Christmas Day

XXXIII. Marina (Ratified by the Board of Directors, March 11, 2025)

No refueling of any vessels shall occur on Association Property.

Docks - No dockage Unit may be rented to anyone other than to an owner of a dwelling unit or to a person who is leasing a dwelling unit in the Sea Ranch Club. A lease of a Dockage Unit may not exceed the term of the lease of the dwelling unit. Upon termination of a unit owner's record title to a unit and upon the end of a lease agreement of the dwelling unit (as indicated by the terms of the lease provided to the Association as required by Article XVI of the Declaration), the use right to the Dockage unit shall be deemed terminated simultaneously. In the event that a moored vessel is titled in a name other than the name of the owner of the Dockage Unit, as a part of the Association's effort to enforce these use restrictions, the Association may require documentation of ownership and use from both the vessel owner and Dockage Unit owner. Among the forms of documentation which may be required (without limitation) are:

1. Evidence of title to the vessel which the Dockage Unit owner plans to moor at the Dockage Unit.
2. Sworn affidavits of both the vessel owner and the Dockage Unit owner attesting under penalties of perjury that the vessel is being used exclusively by the Dockage Unit owner (or his tenant or guest).
3. Periodic inspection of captain's logs, fuel records or other materials indicating use of the vessel.
4. Other information reasonably requested by the Association to verify ownership and use of the vessel and Dockage Unit.
5. All vessels while moored on Sea Ranch Property must display either a hangtag or decal affixed to the vessel. The hangtag or decal must be clearly visible from the seawall. Hangtags and decals are available from Security, subject to the owner of the vessel and Dockage Unit submitting all documentation required by the Association.
6. Any violation of the Marina Rules and Regulations will result in a fine of \$100 per day for each day the violation exists, up to the maximum allowed by law. Additional legal action to enforce the Marina Rules and Regulations will be at the discretion of the Board of Directors.
7. Once the vessel's owner has been notified by Security that a hangtag or decal is missing from their vessel, the owner will have 48 hours to obtain from Security either a hangtag or decal to be affixed to the vessel. If the vessel's owner is out of town, upon the owner's request Security will affix a temporary hangtag to the vessel which will expire in 30 days. Once the 30 day temporary hangtag has expired, no additional notices will be provided prior to assessing a fine equal to \$100 per day for each day the violation is not corrected, up to the maximum provide by the Condominium Act.

Charters:

1. Vessels owned or leased by Sea Ranch Residents that are moored at a Dockage Unit may be offered by the Sea Ranch resident as a charter; however, no passengers on a chartered vessel may board the vessel in the Sea Ranch community. Passengers on vessels offered out by a Sea Ranch resident as a charter must embark and disembark at a pier or other appropriate location outside of the Sea Ranch Cove.
2. A vessel that is chartered by a Sea Ranch resident (from either a boat club such as “Nautilus” or some other company or person offering charters of their vessels), may only be moored at a Dockage Unit when the vessel is for the primary use of the Sea Ranch resident. The Association may require, and the resident must provide documentation to the Association upon request to verify the use of the vessel.

XXXIV. Skating

No skating of any kind (skateboards, roller skates, in-line skates, etc.) is permitted in the garages, the garage entrances or driveways.

XXXV. Inspection and Copying of Association Documents (Ratified by the Board of Directors, April 14, 2026)

1. All requests for an inspection of documents must be in writing and either mailed or hand delivered to the Association. E-mails, faxes and oral requests requesting documents will not be accepted and will be ignored.
2. Requests for information (also known as a written inquiry) must be made by certified mail.
3. The requests for an inspection shall be limited to those official records as set forth in F.S. 718.111(12) which currently consists of:
 - A. A copy of the plans, permits, warranties, and other items provided by the developer pursuant to F.S. 718.301(4).
 - B. A photocopy of the recorded declaration of condominium of each condominium operated by the association and each amendment to each declaration.
 - C. A photocopy of the recorded bylaws of the association and each amendment to the bylaws.
 - D. A certified copy of the articles of incorporation of the association, or other documents creating the association, and each amendment thereto.

- E. A copy of the current rules of the association.
- F. A book or books that contain the minutes of all meetings of the association, the board of administration, and the unit owners.
- G. A current roster of all unit owners and their mailing addresses, unit identifications, voting certificates, and, if known, telephone numbers. The association shall also maintain the electronic mailing addresses and facsimile numbers of unit owners consenting to receive notice by electronic transmission.
- H. All current insurance policies of the association and condominiums operated by the association.
- I. A current copy of any management agreement, lease, or other contract to which the association is a party or under which the association or the unit owners have an obligation or responsibility.
- J. Bills of sale or transfer for all property owned by the Association.
- K. Accounting records for the Association and separate accounting records for each condominium that the association operates. The accounting records must include, but are not limited to:
 - a. Accurate, itemized, and detailed records of all receipts and expenditures.
 - b. A current account and a monthly, bimonthly, or quarterly statement of the account for each unit designating the name of the unit owner, the due date and amount of each assessment, the amount paid on the account, and the balance due.
 - c. All audits, reviews, accounting statements, and financial reports of the association or condominium.
 - d. All contracts for work to be performed. Bids for work to be performed are also considered official records for one year after receipt of the bid.
- L. Ballots, sign-in sheets, voting proxies, and all other papers relating to voting by unit owners.
- M. All rental records if the association is acting as agent for the rental of condominium units.
- N. A copy of the current question and answer sheet as described in F.S. 718.504.

- O. A copy of the inspection report as described in F.S. 718.301(4)(p) and any other inspection report relating to a structural or life safety inspection of condominium property.
 - P. Bids for materials, equipment, or services.
 - Q. All affirmative acknowledgments made pursuant to F.S. 718.121(4)(c)
 - R. All other written records of the association not specifically included in the foregoing which are related to the operation of the association.
4. The Association shall not produce:
- A. Any record protected by the lawyer-client privilege and any record protected by the work-product privilege, including a record prepared by the Association's attorney or prepared at the attorney's express direction, which reflects a mental impression, conclusion, litigation strategy, or legal theory of the attorney or the Association, and which was prepared exclusively for civil or criminal litigation or for adversarial administrative proceedings, or which was prepared in anticipation of such litigation or proceedings until the conclusion of the litigation or proceedings.
 - B. Information obtained by the Association in connection with the approval of the lease, sale, or other transfer of a unit.
 - C. Personnel records of association or management company employees, including, but not limited to, disciplinary, payroll, health, and insurance records.
 - D. Medical records of unit owners.
 - E. Social security numbers, driver's license numbers, credit card numbers, e-mail addresses, telephone numbers, facsimile numbers, emergency contact information, addresses of a unit owner other than as provided to fulfill the association's notice requirements, and other personal identifying information of any person, excluding the person's name, unit designation, mailing address, property address, and any address, e-mail address, or facsimile number provided to the association to fulfill the association's notice requirements.
 - F. Electronic security measures that are used by the Association to safeguard data, including passwords.
 - G. The software and operating system used by the Association that allows the manipulation of data.
 - H. Personal e-mail correspondence of the directors of the Association.

I. All affirmative acknowledgements made pursuant to F.S. 718.121(4)(c)

5. Requests must identify precisely what documents are being requested. Any ambiguity that the Association cannot readily resolve will result in that particular item being rejected. Furthermore, requests for documents of another Association or other entity will be rejected.

6. Each unit owner (for purposes of this regulation joint unit owners and/or owners of multiple units shall be treated as a single unit owner) shall be entitled to one written request to inspect documents every two (2) weeks. Each unit owner (for purposes of this regulation joint unit owners and/or owners of multiple units shall be treated as a single unit owner) shall be entitled to one written request for information every thirty (30) days containing one question (inclusive of subparts).

7. There shall be no limits on the number of documents requested in a single document request.

8. There shall be no limit to how long a unit owner may inspect copies of records (although the unit owner must schedule such time within the working hours of the Association's management office). Any unit owner seeking to review records must schedule such review in advance with the Association.

9. Unless the request is accompanied by a good faith estimate of copy and mailing charges, requests for the Association to give the unit owner copies shall be rejected. Notwithstanding the foregoing, a unit owner or his or her authorized representative may use a portable device, including a smartphone, tablet, portable scanner, or any other technology capable of scanning or taking photographs, to make an electronic copy of the official records.

10. The records of the Association shall be made available to a unit owner within 45 miles of the condominium property or within the county in which the condominium property is located.

11. Except as otherwise set forth by the President, Property Manager or Association's attorney from time to time, all requests for inspection of documents must be sent to the attention of the property manager. The directors and any other agent, employee or contractor of the Association, including the Association's attorneys and accountants, are not authorized by the Association to receive any requests.

12. Requests for information must be addressed to the board of directors, care of the management office.

13. To the extent legally appropriate, any change or amendment in F.S. 718.111(12) or F.S. 718.112(2), or of any interpretation by the Department of Business and Professional Regulation, that affects the above resolution shall be automatically incorporated into these regulations.

XXXVI. Hurricane Shutters (Ratified by the Board of Directors, September 12, 2025)

The Board of Directors unanimously approved an amendment, effective September 12, 2025,

regarding hurricane shutters. The rule is as follows:

1. Exterior aluminum accordion style hurricane shutters are permitted to be installed in accordance with the installation specifications approved by your Condominium Board of Directors.
2. Applications for the installation or removal of hurricane shutters can be obtained from your building manager. The application must be approved by the Condominium Board of Directors prior to the commencement of hurricane shutter installation or removal.
3. Unit owners wishing to install hurricane shutters must contract with the approved hurricane shutter installer chosen by your Condominium Board of Directors.
4. The cost of removing and disposal of hurricane shutters is borne by the unit owner.
5. All costs associated with the installation of hurricane shutters, including all permits, are to be borne by the unit owner.
6. Upon the completion of hurricane shutter installation or removal, an engineer engaged by the Condominium Board of Directors will inspect the hurricane shutter installation for compliance with the specifications. In the case of removal, the engineer will determine any damage to the unit, another unit, or the building. The cost of the engineer's inspection will be borne by the unit owner.
7. Any damage to the unit, another unit or the building caused by the installation or removal of hurricane shutters shall be the responsibility of the unit owner installing or removing the hurricane shutters.
8. Hurricane shutters shall be finished in Kynar paint, color is "Gatehouse White." Formula to be provided by the Association.
9. Hurricane shutters must remain open and locked in place except in the event of an impending severe weather event, hurricane warning or watch.
10. Hurricane shutters may be closed (72) seventy-two hours prior to an impending severe weather event, hurricane warning or watch and must be opened within (72) seventy-two hours after the storm as passed.
11. In the event of an evacuation, hurricane shutters must be opened within (72) seventy-two hours after residents are cleared by local authorities to return to Sea Ranch.
12. Fines will be assessed at \$100 per day each day the unit owner allows the hurricane shutters to remain closed 72 hours after the storm has passed, or local authorities have cleared residents to return.
13. Hurricane shutters must be maintained annually. The unit owner will be required to submit an annual written lubrication and cleaning contract to the building manager. Any repairs noted by the hurricane shutter maintenance contractor must be completed within (30) thirty days, the cost to be borne by the unit owner. A copy of the maintenance record is to be sent to the building manager annually after inspection/lubrication and or repairs are complete.
14. Maintenance and repair include the appearance of the shutters.

15. When a unit owner transfers ownership, the new owner inherits the hurricane shutter responsibilities and liabilities of the previous owner.
16. If the unit owner is not available to close their shutters and remove their furnishings, the Association will do so at a fee of \$250. Request must be made a minimum of 48 hours in advance.
17. If a unit owner is not available to close their hurricane shutters and the Association does so, the Association is not responsible for any damage caused by their efforts to close the hurricane shutters and/or store their personal items in their unit.
18. Any violation of these rules and regulations will result in fines of \$100 per day, each day the violation is not corrected.

XXXVII. Kayak and Paddleboard Area

- Racks are rented through the security office for a minimum of a 6-month duration; fees are \$25.00 per rack. Rental space must be paid in advance.
- Any resident can utilize the launch area for their kayaks or paddleboards, but all Rules and Regulations must be adhered to at all times.
- All items must be secured in each rented rack. Owners are responsible for securing their own property; no kayaks, paddleboards, or items may be stored on the ground, except during launching.
- All stored kayaks and paddleboards are at the owner's risk; the Association is not responsible for any damage or stolen kayaks, paddleboards, or items from the property.
- Proper attire and feet protection must be worn, including wearing a shirt at all times while on the Sea Ranch Club of Boca property. Including in the launch area.
- Residents are prohibited from removing or damaging any of the mangrove trees and the Preserve Area supporting the mangroves. Including tying a kayak or paddleboard to any vegetation.
- Pets are allowed in the area, but all Pet Rules and Restrictions must be adhered to at all times, including having your pet leashed at all times.
- Since rack space is limited, families are restricted to rent one rack per unit. When available, a second rack may be rented for a term of 6 months. Renewal of rack rentals will depend on availability at time of renewal.
- Residents may store two kayaks or paddleboards in one rack space as long as they do not impede on other residents' rack space.
- Residents are required to keep their kayak, paddleboard, and rack space clean and in order at all times.
- Residents in violation of any of the Rules and Regulations may cause the Association to

withhold their right to utilize and rent a rack.

- ONLY seaworthy kayaks and paddleboards may be stored on a rack; no other items.
- Residents may secure their kayaks and paddleboards using locks, but no alteration may be made to the rack without written approval from the Center Management Office.
- The area is for launching of kayaks and paddleboards ONLY and is not to be used as an area for swimming.
- No motorized vessels of any type are allowed within 50 feet of the edge of the preserve area. Residents and their guests may not use the area as an embarking or disembarking location from vessels, regardless of whether the vessel owner is a resident of SRCB or not.
- Residents' use of the area is at their own risk.

*Additional Rules and Regulations
of Sea Ranch of Boca Condominium Association, Inc.*

XXXVIII. Pertaining to Cove Areas

The following Rules and Regulations shall be applicable only to all of the Cove Areas and anyone using such Cove Areas in accordance with the terms of the Declaration of Condominium of Sea Ranch Club of Boca II, A Condominium ("Declaration") and any future Sea Ranch Club of Boca Condominium(s) which contain(s) Cove Areas

1. The Cove Areas shall be used solely and exclusively for Vessel mooring and for no other purposes whatsoever. Vessels may be chartered by their owners or the applicable lessee(s), but no activities relating to the charter of Vessels (including, without limitation, the embarking and disembarking of passengers) shall be conducted within any Cove Area. Only pleasure and leisure Vessels in seaworthy condition and under their own power may be moored in the Dockage Units. All operators of Vessels shall observe all posted speed limits and other rules and all "rules of the road" when in Cove Area waters. Vessels shall at all times comply, and be operated in compliance, with all applicable Association, city, county, state and federal laws, rules and regulations pertaining to the operation and storage of watercraft.
2. No person shall be permitted to remain on any Vessel moored within any Cove Area overnight for any purpose.
3. Owners are solely responsible for the proper mooring of their Vessels and are required to maintain mooring lines in good condition and sufficiently strong to secure their Vessels at all times. All mooring lines shall be kept on the Vessel when not in use. Any special mooring rules or procedures issued by the Association shall be complied with at all times. No Owner may install a boatlift for the dry storage of Vessels, nor shall dry storage of Vessels be permitted by any other means whatsoever.

4. No Vessel shall be moored in any finger pier in such manner that any portion of the Vessel (including, but not limited to, any appurtenances thereto) protrudes beyond the perimeter of the Dockage Unit(s) within which such Vessel is moored. No Vessel shall be permitted in any parallel Dockage unit(s) unless such Vessel can be moored in a manner which leaves two and one-half (2-1/2) feet of clearance between the bow and stern of the Vessel (including, but not limited to, any appurtenances thereto) and the perimeter of the Dockage Unit(s).
5. During hurricanes and other high velocity wind threats, each Dockage Unit Owner shall be responsible for following all safety precautions that may be issued or recommended by the National Hurricane Center, National Weather Service, U.S. Coast Guard, the Association or any other applicable agency. If any Dockage Unit Owner's Vessel sinks as a result of a storm, or for any other reason, the Dockage Unit Owner must remove the sunken Vessel from the Cove Area immediately after the occurrence of such event and, if not so removed within three (3) hours after the sinking, the Association may (but shall not be obligated to) remove same and impose a special assessment in the manner provided for elsewhere herein against the Dockage Unit Owner for the cost of said removal. Each Dockage Unit Owner shall be deemed to automatically agree to indemnify and hold harmless the Association, its agents, employees and designees from any and all loss, expense or damage incurred in connection with the exercise or non-exercise of the Association's rights under these Rules and Regulations including, but not limited to, any expense or damage caused by exercise of its rights with regard to a Vessel of a Lessee or Invitee of a Dockage Unit Owner. If a Dockage Unit Owner plans to be absent during the hurricane season, such Dockage Unit Owner must:
 - a. prepare his Dockage Unit and secure or remove, as appropriate, his Vessel prior to his departure in accordance with the standards established by the U.S. Coast Guard, or any other governmental or quasi-governmental entity having jurisdiction, and the Board of Directors of the Association (or in the absence thereof, with all due care); and, if his Vessel is not removed, such Owner must:
 - b. designate a responsible firm or individual to care for his Dockage Unit and Vessel or remove his Vessel should there be a hurricane or other storm requiring such removal in accordance with the foregoing and provide such firm or individual with keys to his Vessel, and furnish the Association with the name(s), address and telephone number of such firm or individual. Such firm or individual shall be subject to the approval of the Association. The Dockage Unit Owner shall be liable for any and all damages caused to the Common Elements, Limited Common Elements, Dockage Unit(s), Vessel(s) or other property of other Dockage Unit Owners or guests or lessees of such Dockage Unit Owner for such Dockage Unit Owner's (or his guests or lessees) improper preparation or failure of removal, as the case may be, of his Dockage Unit and Vessel, as applicable, for hurricanes and other storms. Notwithstanding anything contained herein to the contrary, the Association may also levy fines in accordance with the applicable rules and regulations, if any, if the

Dockage Unit Owner or guests or lessees of the Dockage Unit Owner fails to abide by the provisions of this Paragraph. Notwithstanding the right of the Association to enforce the foregoing requirements, the Association shall not be liable to any Dockage Unit Owner or other person or entity for any damage to persons or property caused by a Dockage Unit Owner's failure to comply with such requirements.

6. No nuisances shall be allowed in any Cove Area, nor shall any use be allowed which is an unreasonable source of annoyance to other Dockage Unit Owners or Dwelling Unit Owners or which interferes with the peaceful and proper use of any Cove Area as a mooring facility. No activity shall be allowed in any Cove area which is an unreasonable source of noise between the hours of 12:00 midnight and 6:00 a.m.
7. No improper, offensive, hazardous or unlawful use shall be made of any Cove Area or any part thereof, and all laws, zoning ordinances and regulations of all governmental or quasi- governmental authorities having jurisdiction there over shall be observed.
8. No Dockage Unit Owner shall erect or maintain any fence or other barrier, or other structure or improvement on any portion of the Cove Area without the prior written approval of the Association.
9. No open fires shall be permitted on any Vessel, or anywhere within any Cove Area, except in any areas, which may be approved for such use by the Board of Directors, and no charcoal, starting fluids or similarly used substances shall be kept in any portion of any Cove Area.
10. No fish or other marine life of any kind shall be cleaned, prepared, or processed in any manner on any Vessel, any Cove Area, or Common Elements except in those portions of the Common Elements specifically designated for such use by the Board of Directors.
11. The Association shall have the right to inspect any Vessel in any Cove Area to determine its seaworthiness, appearance, cleanliness and compliance with all applicable Cities, county, U.S. Coast Guard, state and federal fire, safety, and other regulations. The Association shall have the right (but shall not be required) to remove any Vessel from any Cove Area, which fails to comply with said regulations. Each Dockage Unit Owner shall be deemed to automatically agree to indemnify and hold harmless the Association, its agents' employees and designees from and against any and all loss, expense or damage incurred in connection with the exercise or non-exercise of the Association's right hereunder. No such inspection by the Association shall be deemed a representation or warranty by the Association that the Vessel inspected is actually in compliance with all applicable cities, county, U. S. Coast Guard, state and federal fire, safety and other regulations. Rather it is the responsibility of the Owner and Master of the Vessel to assure themselves that the Vessel is in compliance with all such regulations at all times.
12. No sign of any kind shall be displayed to the public view on any Cove Area without the prior written consent of the Association, except for lettering, registration numbers, flags

and other displays customarily found on recreational watercraft.

13. Only the Association may conduct any dredging operations within the Cove Areas.
14. No pets or other animals shall be permitted in or about any Cove Area except for the purpose of embarking on or disembarking from Vessels. All pets brought into any Cove Area shall be leashed (when not on a Vessel) and attended at all times.
15. No improvement of any nature shall be erected, placed or altered on any Cove Area including, but not limited to, any water areas therein. Any change in the exterior appearance of any piling, pier or bulkhead or other structure or improvements, and any change in the appearance of the landscaping, shall be accomplished only by the Association. The Association shall have the power to promulgate additional rules and regulations in such regard, as it deems necessary to carry out the provisions and intent of these Rules and Regulations.
16. No Vessel shall be stored or parked on any portion of any Cove Area, except that each Dockage Unit Owner may moor a Vessel(s) in his Dockage Unit. Notwithstanding the foregoing, a Vessel may be moored in any guest space(s) as may be permitted by any rule adopted by the Board of Directors of the Association. Any Vessel moored, parked or stored in violation of these or other restrictions contained herein or in the rules and regulations now or hereafter adopted and in accordance with applicable laws and ordinances may be removed by the Association (but the Association shall not be required to do so) at the sole expense of the owner of such Vessel. The Association shall not be liable to the Dockage Unit Owner (or the owner of any Vessel) for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such lawful removal.
17. No garbage, refuse, trash or rubbish shall be deposited except in trashcans as permitted by the Association. The requirements from time to time of the City of Boca Raton, Florida or other applicable jurisdiction or entity for disposal or collection of solid waste shall be followed. The equipment, trash bins or trashcans for the storage or disposal of such material shall be provided by the Association at various locations in any Cove Area. The Association shall be responsible for keeping the equipment in a clean and sanitary condition and for disposing of all garbage, refuse, trash or rubbish in compliance with all applicable requirements. The costs of the foregoing shall be a Common Expense.
18. Each Vessel must have such sanitary equipment on board as is required by all applicable federal, state and local authorities. No Vessel shall be deemed to be in compliance with these Rules and Regulations if such equipment is not fully operational or if such equipment such as a holding tank or approved marine sanitary system is bypassed or altered contrary to such requirements. The Association shall have the right to board a Vessel upon reasonable notice to inspect same for compliance with these Rules and Regulations. Each owner of a Vessel, as often as necessary, shall be responsible for pumping out and discharging all sewage contained in such holding tank into the on-site sanitary sewer system (pump-out station) or other similar facility. In no event whatsoever

may the owner of a vessel discharge sewage or any other substance (other than the bilge water) into the waters of any Cove Area.

19. Dockage Units shall be used for the mooring of Vessels only. No Dockage Unit or any part thereof may be rented other than:
 - a. to an owner of a dwelling unit in the Existing Condominium;
 - b. a Dwelling Unit Owner;
 - c. an owner of a dwelling unit in any Sea Ranch Club of Boca Condominium hereafter existing;
 - d. Appurtenant to the rental of a Dwelling Unit in any Sea Ranch Club of Boca Condominium hereafter existing for the term of the Dwelling Unit lease. Any lease shall be made in accordance with the Condominium Documents. No trade, business, profession or other type of commercial activity may be conducted in any Dockage Unit or any Cove Area. Nothing contained herein shall be construed to prohibit Vessels used for charter within any Cove Area provided no activities pertaining to such charter are conducted within any Cove Area, as more specifically set forth in Paragraph 1 of these Rules and Regulations.
20. A Dockage Unit Owner shall not permit or suffer anything to be done or kept in his Dockage Unit which will increase the insurance rates of his Dockage Unit, the Common Elements or any portion of any Sea Ranch Club of Boca Condominium or which will obstruct or interfere with the rights of other Dockage Unit Owners, Dwelling Unit Owners or other owners of dockage units or dwelling units in any Sea Ranch Club of Boca Condominium.
21. No children are allowed within any Cove Area unless accompanied by an adult.
22. Fishing from any Cove Area is permitted only within specifically designated areas, if any.
23. No boarding of Vessels within any Cove Area is permitted without the permission of the owner thereof.
24. No swimming is permitted within any Cove Area.
25. No lounge chair, food or drink is allowed within any Cove Area other than on Vessels docked within a Dockage Unit.
26. Shoes must be worn at all times within any Cove Area.
27. Electrical and water outlets within any Cove Area are Limited Common Elements for the exclusive use of adjacent Dockage Unit Owners and the Association shall have the right

to use any such outlets.

28. No refueling of any Vessels shall occur on Association property.

Resolution Relating to Cove Areas (*April 12, 2007*)

THIS RESOLUTION entered into this 12th day of April 2007 by the Board of Directors for Sea Ranch Club of Boca Condominium Association, Inc. at a duly and properly noticed meeting at which a quorum of the Board of Directors were in attendance, do hereby state as follows:

WHEREAS, as a consequence of the recent litigation surrounding Rule 29 and the use of certain boat floats or boat lifts wherein such Rule was invalidated;

WHEREAS, Article XIV, Section H.3 of the Declarations of Condominium of Sea Ranch Club of Boca II and III ("Declarations") prohibits the installation of boatlifts for the dry storage of vessels;

WHEREAS, the Board of Directors wishes to fulfill its fiduciary duty to the Dwelling Unit Owners and Membership of the Sea Ranch Club of Boca Community by uniformly enforcing the covenant and restrictions of the Association's governing documents.

NOW THEREFORE, having considered and accepted the foregoing premise, the Board of Directors does vote and resolve as follows:

1. The Board shall strictly enforce Article XIV, Section H.3 of the Declarations, thus prohibiting the installation and/or maintenance of any boat float or boatlift not already installed as of this date;
2. Any boat float or boatlift already installed as of this date shall be grandfathered-in, provided that such grandfathering-in is both owner and float/lift specific. Stated otherwise, upon conveyance of title to the Dockage Unit the part acquiring title may not install or maintain any boat float/lift. Likewise, a Dockage Unit Owner may not replace any currently existing boat float/lift with a new boat float/lift.
3. The Board shall take a detailed census, identifying all "grandfathered" boat/jet ski floats/lifts, which shall serve as evidence of pre-re-publication installations permitted so long as either title to the float/lift has not changed or the lessee of the slip remains as existent as of the date of this Resolution.
4. The Board may, at a late date, present Membership with a proposed amendment to the Declarations to allow certain types of boat floats/lifts which fit within predefined parameters. Such proposed amendment to the Declaration would require the affirmative vote of two-thirds (2/3) of the Phase II and Phase III

Dwelling Unit Owners to be approved, in accordance with Article XXVI, Section A of the Declarations.

5. The ongoing responsibility for the operation, maintenance and/or insurance of any existing boat floats/lifts remains the responsibility of the respective owner.