

# RULES AND REGULATIONS OF STARBEACH CONDOMINIUM ASSOCIATION

Approved 3/7/2026

1. **FACILITIES:** The facilities of the Condominium are for the exclusive use of unit owners, their approved lessees and guests accompanied by a unit owner. No guest of any unit owner or approved lessee shall be permitted to use the recreational facilities of the Condominium unless accompanied by the unit owner or approved lessee. Any damage to the building, to the recreational facility or to the other common areas or equipment caused by any unit owner or his guest shall be repair at the expense of the responsible unit owner.
2. **NOISE:** Loud parties or any other type of disturbances of the peace will NOT be tolerated. The Sherriff's Department will be called in to enforce the rights of unit occupants. Unit owners are responsible for actions of their guest and tenants. Noise is to be kept at a minimum between the hours of 10:30pm and 8:00am.
3. **OBSTRUCTIONS:** The lobby, the parking areas, and all sidewalks, walkways, entrances, driveways, passages, balconies, patios, courts, vestibules, stairways, corridors, and halls must be kept open and shall not be obstructed in any manner.
4. **CHILDREN AND PETS:** Children are permitted to reside at the Condominium based on total occupancy rules. Pets must be always leashed when outside of unit and within the complete control of the owner. Pets may not be staked/tied outside to trees, etc. Pets must have current county/state licenses and proof of vaccinations are mandatory. Pets creating a nuisance will not be tolerated. Owners, tenants, and guests are responsible for cleaning up pet waste. Violations will not be tolerated and could results in county fines. All pets must not exceed thirty (30) pounds at maturity per unit. No more than two (2) pets allowed.
5. **OCCUPANCY:** No more than (2) persons can occupy a one (1) bedroom unit. No more than (4) persons can occupy a two (2) bedroom unit.
6. **LEASING:** No unit shall be leased for a period of less than three (3) months. Subleasing is not permitted. If unit will be occupied by person(s) other than the owner, and for a period in which owner will not be present, the owner must notify the Board/Property Management and give necessary pertinent information about tenant or temporary occupant. Background checks are required. All leases must be on file with Property Management. See Intent to Lease Forms.
7. **DESTRUCTION OF PROPERTY:** Neither unit owners, their family member, approved lessees, nor guests shall mark, mar, damage, destroy, deface, or engrave any part of the Condominium. Unit owners shall be financially responsible for any damage to any property at the Condominiums.
8. **EXTERIOR APPEARANCE:** The exterior of the Condominium and all outside areas shall not be painted, decorated, or modified by any unit owner. No awnings, window guards, light reflective materials, hurricane/storm shutters, ventilators, fans, or air conditioning devices. No radio, television or any antenna shall be attached to or hung from the exterior of the Condominium or the roof thereon. Tables, chairs, and planters are allowed to be placed in front/back of a unit if it does not exceed the width of the front door. All outside items must be maintained properly. Owners will be liable for any damages caused by their property.
9. **SIGNS:** There shall be no "For Sale" or "For Rent/Lease" or any other signs exhibited, displayed or visible from the exterior of the Condominium. You may place signs in the laundry rooms or contact the Board to put advertisements in the newsletter each quarter.
10. **GARBAGE:** All trash is to be deposited in dumpster which is located on Monroe Avenue. All boxes must be broken down. It is the owner's responsibility to ensure that all guests, residents, lessees are depositing trash appropriately and keeping the dumpster area free of debris.
11. **BALCONIES:** No objects shall be hung from the balconies, patios, or windowsills. No cloth, rugs, or mops shall be hung open or shaken from windows, doors, balconies, or patios. Unit owners shall not allow anything to be thrown or to fall from balconies, doors, windows, or patios. No balconies or patios may be enclosed. No floor coverings including rugs that will trap water underneath are allowed on balconies. Any damages caused will be the responsibility of the owner.
12. **GATES/ENTRY DOORS:** Entry doors are not to be propped open or remain open. Gates may be reasonably propped upon during the window of time for package delivery (limited to the hours of 8am to 6pm). Damage to the gates/doors due to propping open will be at the expense of the owner.
13. **STORAGE AREAS:** Nothing shall be packed in the storage areas which would create a fire hazard.
14. **EMERGENCY ENTRY:** In case of any emergency originating in or threatening any unit, Board of Directors of the Association, or any other person authorized by it shall have the right to enter such unit for the purpose of remedying or abating the cause of such emergency, and such right of entry shall be immediate and to facilitate entry in the event of any such emergency, the Association shall retain a master key to each unit. Each owner must provide the condominium with a key to access his/her unit for the purposes of emergency repairs. If there is an emergency in any unit, and we do not have a key to get in, the owner will be responsible for the costs and/or damage caused to get into their unit.

- 15. PLUMBING:** Washing machines, dryers, and/or garbage disposals are not permitted inside any unit. Any damages caused due to misuse of plumbing will be at the expense of the owner.
- 16. MODIFICATIONS, UPDATES, AND IMPROVEMENTS:** Owners must submit an **Architectural Review form** prior to making any modifications inside and/or outside any unit. The form can be found on the AppFolio portal website and/or by contacting Property Management. The board must approve all changes. This includes but is not limited to flooring (special requirements for 2<sup>nd</sup> floor units), windows, kitchen/bath, and plantings outside units. Permitting is required based on City/County regulations. Any changes made without prior written approval may result in legal action and costs incurred will be the responsibility of the owner.
- 17. BICYCLES:** Bicycles must be placed or stored in the designated exterior areas. No bicycles can be placed under stairs, hallways, storage areas, fire stair wells or any other non-designated area. Violators may be removed at the expense of the owner. Bicycle riding, skate boarding, roller skating, etc. are NOT permitted on condominium property.
- 18. ATTIRE:** Unit owners, their approved lessee, their families, and their guest shall appear in appropriate attire.
- 19. ROOF:** Unit owners, their approved lessees, their families, and guests are not permitted on the roof for any purpose whatsoever.
- 20. SOLICITATION:** There shall be no solicitation by any person anywhere in the building or the upon the Condominium Property for any cause, charity, or for any other purpose, whatsoever, unless specifically authorized by the Board of Directors.
- 21. EMPLOYEES/CONTRACTORS:** No unit owner, guest, or approved lessee shall direct, supervise or in any manner attempt to assert any control over the employees/contractors of the Association. Any special requests or concerns need to be submitted in writing to the Board and Property Management.
- 22. PARKING/MOTOR VEHICLES:** All motor vehicles must have a current visible tag/license and decal and parked in its assigned space. Each owner is assigned one (1) parking space and are not to use Guest Spaces for extended parking and/or additional vehicles. Guest spaces are for people visiting or here on business and must display the appropriate hang tag form their mirror. All motor vehicles parked on condo property must be in working order and no flat tires. Emergency repairs ONLY will be allowed on property. No commercial vehicles, boats, trailers, campers, or the like will be stored/parked on property.
- 23. SWIMMING POOL:** Unit owners, their approved lessees and their guests using the swimming pool do so at their own risk. Unit owners, their approved lessees and their guests shall obey the posted swimming pool rules. Pool hours: dawn till dusk. Shower before entering pool. No children under twelve (12) years of age without adult supervision. Make sure umbrellas are closed when you leave the pool area. No GLASS of any kind is permitted in or around the pool area.
- 24. FIRE DOORS:** Unit owners are not to use fire doors for ingress or egress, except in emergency situations. Fire stairs must remain clear, no storage of anything is allowed in this stairwell. Any items found within the stairwell will be removed/discarded at the owner's expense.
- 25. HURRICANE PREPERATIONS:** Each unit owner or approved lessee is responsible for all hurricane preparations. Remove all furniture and plants from the balcony/porch areas. County/State ordinances must be followed for any/all hurricane preparations.
- 26. Lock Boxes:** Lock boxes are only to be used while a unit is FOR SALE. It is not to be used for rentals or for service providers. Lock boxes will be removed after 30 days unless management is contacted and notified for extension.
- 27. Aquariums/Waterbeds:** Aquariums and waterbeds are prohibited.

*Violations should be reported, in writing, to the Board of Directors of the Association through Property Management Company email address. All violations must be reported in writing to the Board and Property Management Company. Email: [scshowcam@gmail.com](mailto:scshowcam@gmail.com) or contact 321-576-9610. Office Hours are 9am to 5pm. Monday through Friday. After hours Emergency: 321-417-0010.*

Our website is located at [www.showcaseproperty.com](http://www.showcaseproperty.com). Hover on 'Association Management' on the top bar and select 'Current Associations'. It will bring you to a grid of all the Associations listed in alphabetical order. From this page you can access your documents with the ability to view, download, and print. For Official Records, you will have to log into your Appfolio portal with your email address and password. Here you will be able to view meeting minutes, financial reports, wind mitigation forms, etc. Owners must contact management to gain access to with this specific password.