

Rules and Regulations
Of
Beach Watch II Condominium
Effective 1/20/2026

1. The walkways, entrances, halls, corridors, and stairways shall not be obstructed or used for any purpose other than ingress to and egress from the Units.
2. The exterior of the Units and all other areas appurtenant to a Unit shall not be painted, decorated, or modified by any Owner in any manner without proper consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association.
3. No article shall be hung or shaken from the doors or windows or placed upon the outside windowsills of the Unit.
4. No bicycles, scooters, baby carriages or similar vehicles or toys or other personal articles shall be allowed to stand in any of the common areas.
5. No Owner shall make or permit any noises that will disturb or annoy the occupants of any of the Units or do or permit anything to be done which will interfere with the rights, comfort or convenience of other Owners.
6. Each Owner shall keep such Unit in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors or windows thereof, any dirt or other substances.
7. No awnings, window guards, light reflective materials, hurricane or storm shutters shall be used in or about any Residential Unit except shall have been approved by the Association, which approval may be withheld on purely aesthetic ground within the sole discretion of the Association.
8. No sign, notice or advertisement shall be inscribed or exposed on or at any window or other part of any Residential Unit except such as shall have been approved in writing by the Association nor shall anything be projected out of any window of any Residential Unit without similar approval.
9. Water closets and other water apparatus in the building shall not be used for any purposes other than those for which they were constructed. Any damage resulting from misuse of any water closets or other apparatus shall be paid for by the Owner in whose Unit it shall have been caused.
10. No Owner shall request or cause any employees of the Association to do any private business of the Owner, except as shall have been approved in writing by the Association.

11. No radio or television aerial or antenna shall be attached to, or hung from, the exterior of the Units or the roofs thereon.
12. The agents of the Association and any contractor or workman authorized by the Association may enter any Unit at any reasonable hour of the day for any purpose permitted under the terms of the By-Laws of the Association or Management Agreement. Except in case of emergency, entry will be made by prearrangement with the Owner and at a reasonable hour.
13. All damage to the Units caused by the moving or carrying of any article therein shall be paid by the Owner responsible for the presence of such article.
14. No Owner, except for a Commercial Unit Owner in the regular course of business, shall use or permit to be brought into the Units any flammable oils or fluids such as gasoline, kerosene, naphtha, or benzene, or other explosives or articles deemed extra hazardous to life, limb or property.
15. No Residential Unit Owner shall be allowed to put their names on any entry of the Units or mail receptacles appurtenant thereto, except in the proper places and in the manner prescribed by the Association for such purpose.
16. The Association may retain a passkey to each Unit. No Owner shall alter any lock or install a new lock on any door leading into the Unit of such Owner without the prior consent of the Association. If such consent is given, the Owner shall provide the Association with a key for the use of the Association.
17. Any damage to the building, recreational facilities, or other common areas or equipment caused by any resident, or his guests shall be repaired at the expense of the Owner.
18. Parents shall be held responsible for the actions of their children and their guests.
19. Complaints regarding the management of the Units and grounds or regarding actions of other Owners shall be made in writing to the Association.
20. Any consent or approval given under these Rules and Regulations by the Association shall be revocable at any time.
21. No one-bedroom Unit shall be occupied by more than two permanent occupants.
22. These Rules and Regulations may be modified, added to, or repealed at any time by the Association.
23. No glass containers, bottles, etc., or food shall be permitted in the pool area.
24. The pool shall be open from May to October seven days a week, between the hours of 10:00 A.M. and 6:00 P.M. Use of the pool when it is closed shall be prohibited.
25. All persons must shower prior to entering pool area.

26. No person having infectious or communicable disease shall be permitted to use the pool.
27. No person having open blisters, sores or cuts shall be permitted in the pool area.
28. Discharging of human waste, blowing nose, etc. are prohibited in the pool area.
29. Running, boisterous or rough play in the pool area is prohibited.
30. All animals are prohibited in the pool area.
31. All children and non-swimmers must be accompanied by a responsible adult in the pool area.
32. No dog, pet or animal of any kind shall be kept or harbored in the condominium unless the same in each instance be expressly permitted by the Board of Directors, in writing 30 days prior to stay. Permission will be conditioned on such terms as the Board of Directors in its sole discretion deems to be in the best interest of the Condominium as a whole. Such permission in one instance shall not be deemed to institute a blanket permission or permissions in any other instance and any such permission may be revoked at any time in the sole discretion of the Board of Directors. Any violation of this policy will result in fines and or Owner's privileges being revoked.
33. Owners are permitted to keep a dog / pet in the Condominium as long as it weighs **25 pound or less**. If the dog / pet is not crated it must be on a leash **no longer than 6 feet** in any public portion of the Condominium property / building. Owners must pick up and dispose of dog / pet waste. The Owner must provide copies of the dog / pet current Health Certificate of Veterinary Inspection containing vaccination record before housing the dog / pet on the property. The Owner shall 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 property. If a dog / pet becomes obnoxious to other Owners or Tenants by barking or otherwise, the Owner, upon notification by the Board of Directors, will be required to have the animal removed, immediately. Any violation of this policy will result in fines and/or Owners' privileges being revoked.
34. **This is a smoke-free property.** Smoking of any kind including e-cigarettes is prohibited in all areas of the building and property, including but not limited to all common and limited common areas which include all decks, the pool area and the parking lot.
35. Length of stay rule voted on and passed on October 26, 2022. Length of stay for a rental Unit shall be one full week, Saturday to Saturday beginning the third Saturday in June until the fourth Saturday in August. The remainder of the year shall be a 2-night minimum. The fine for violating this rule specifically is 300.00 dollars per night.
36. Quiet hours are from 10:00 pm until 7:00 am

37. To prevent a fire, electric bikes are prohibited to be stored anywhere inside the building. Charging an electric bike or EV automobile is also prohibited anywhere on the property.
38. The fine structure is as follows, there will be a 100.00 dollar per occurrence assessed to the Unit Owner/Owners.