

# SHIPYARD CONDOMINIUM ASSOCIATION

## RULES & REGULATIONS

Please be aware that you are in a **RESIDENTIAL COMMUNITY**, not a hotel. Condominium living can be a great experience provided we are all considerate of our neighbors and follow a few commonsense guidelines. The complete Rules & Regulations take precedence and copies are available at the Association's administrative offices at 305 Whitehead Street, Key West, Florida.

Please consider that the Shipyard is an oasis from Duval Street. Relax by the pool and take in the beautiful surroundings. Please remember that there are owners that live and work here who must get up in the mornings. Please be considerate of your neighbors that are not on vacation. Thanks so very much for your thoughtfulness.

1. The number of occupants and guests for any one unit is strictly limited to two persons per unit for one bedroom units, four persons per unit for two bedroom units and six persons per unit for three bedroom units with no exceptions.
2. The sidewalks, entrances and like portions of the Common Elements must not be obstructed and must not be used for any purpose other than ingress and egress; nor shall bicycles, chairs, tables or any other similar objects be stored therein. Children shall not be permitted to play on sidewalks or other Common Areas and must be supervised by their parents at all times.
3. No trash, garbage or debris shall be placed in any yard, porch or deck area. All garbage must be in plastic bags and deposited into the designated dumpster. Recycling is strongly encouraged. Recycling bins may be kept inside rear yards and set inside the trash enclosure for the weekly recycling pick-up early on Tuesday mornings.
4. Parking is limited to one parking space per unit. Vehicles over 18' long or 80" wide are not allowed on property. No large trucks, trailers, mobile homes, vans, campers, or similar vehicles shall be parked within the Truman Annex. Motorcycles and scooters must be parked in the parking lot and not on sidewalks or porches. All vehicles parked within the community must either have a permanent parking sticker or a temporary parking pass (obtained at the Security Guardhouse). All others will be subject to ticketing and/or towing.
5. No occupant shall make or permit any disruptive noises in or around the buildings or permit any conduct of any persons or pets that will interfere with the rights, comforts, or conveniences of other residents.
6. The pool area hours are from dawn to dusk. Pool rules and regulations are posted at the pool. Please note that there is no smoking allowed in the pool area.
7. Outdoor cooking with charcoal grills is prohibited. Additional restrictions may apply up to and including the complete restriction of using any grill. There are absolutely no grills of any kind permitted on balconies. For more information regarding the allowed use of grills, please see attached Ordinance.
8. No animals shall be maintained in any Unit without the Association's prior written permission. Only full time residents are permitted to have pets in the Condominium. For those who rent a property, they may bring no more than one pet with them when they have a lease that is for 30 days or longer. In all circumstances, such animals must be registered with the Association, including pets belonging to guests. In no event shall any animal be permitted in any portion of the Common Elements unless carried or on a leash. Owners are responsible for immediately cleaning up after their pet. No pets are permitted in the pool area.
9. All bicycles rented through a Bicycle Rental company must be stored in a bicycle rack and not on front porches of the unit or chained to the fence on the sidewalk. Bicycles may not be chained to trees anywhere on the property.
10. No towels, clothing, linens, rugs, etc. shall be hung from balcony rails, windows, or doors.

11. Rentals are restricted to a minimum of one week. Units may each be leased short-term a maximum of twenty-five weeks per calendar year. There are no limits on how many times a unit may be leased on a long-term basis (one month or longer).

Occupants found to be violating these rules may be evicted and Unit Owners fined. Owners and occupants are encouraged to call the Administrative Office 305-296-0556. Press 1, then 2 to report apparent violations.