

SHIPYARD CONDOMINIUM ASSOCIATION

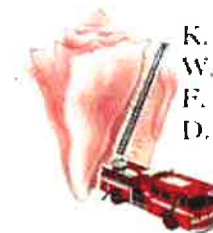
RULES & REGULATIONS

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 common sense 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.

Occupants found to be violating these rules may be evicted and Unit Owners fined. Owners and occupants are encouraged to call Security 305-294-3995 and/or the Administrative Office 305-296-0556 to report apparent violations.



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

Reference: City of Key West Ordinance & Fire Code Requirements for Grills

Key West, Florida, Code of Ordinances >> SUBPART A – GENERAL ORDINANCES >> Chapter 30 – FIRE PREVENTION AND PROTECTION >> ARTICLE III. REGULATIONS >>

Sec. 30-57. Adoption of fire prevention and life safety codes.

The most recent Life Safety Code (NFPA 1), (NFPA 101), published by the National Fire Protection Association; the Florida Fire Prevention Code, published by the National Fire Protection Association; and the Florida Building Code as adopted by the State of Florida, are adopted and made a part of the Code of Ordinances for the purpose of encouraging and regulating fire prevention and life safety within the city. A copy of each such standard code shall be on file for inspection in the office of the chief of the fire department during regular office hours.

(Code 1986, 31.118; Ord. No. 09-08, 1, 6-2-2009)

NFPA 1:10.11.6.1 (Life Safety Code)

For other than one- and two-family dwellings, no hibachi, grill, or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony, under any overhanging portion, or within 10 ft. (3m) of any structure.

NFPA 1:10.11.6.2 (Life Safety Code)

For other than one- and two-family dwellings, no hibachi, grill, or other similar devices used for cooking, heating, or any other purpose, shall be stored on a balcony.

NFPA 101:3.3.66.1 (Life Safety Code)

One- and Two-family Dwelling Unit. A building that contains not more than two dwelling units with independent cooking and bathroom facilities.

(NFPA 1, & NFPA 101 2012 Edition)

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