

Piper Dunes Condominium Association

Rules and Regulations as of 10/19/2012

[PD R&R 2012: Adopted 10-19-2012 \(Corrected 11-1-2012\).docx](#)

In addition to the rules and regulations as specified in the Condominium Declaration and Bylaws, the *Rules below* are adopted by the Association's Board of Directors as of October 19, 2012

Rental or Lease of Units:

Effective immediately, the membership adopted a new rule setting the minimum rental period as no less than 90 consecutive days to one renter. This minimum rental period does not apply to family, guests or to another Association unit owner not renting or leasing a unit, however, age limitation does apply.

This rule will not apply to Units **1551, 1537, 1555, 1554, 1557, 1552, 1549, 1539** whose units will remain under the former restriction of no less than 30 consecutive days to one renter until such units are sold, at which time that unit sold will come under the new rules as stated above.

Prior to arrival of Renters/Lessees, Unit Owners or their Agent will provide to **Amelia Island Management**, a "Rental/Lease Notice" listing whom will be occupying the unit, dates, a contact number and a signed statement that the persons have been provided a copy of these rules and regulations of the Association. The "Rental/Lease Notice" form can be obtained from AIM or on the Associations' web site.

Age Limitation: No persons under the age of 19 shall occupy a Unit in the absence of a parent or Unit Owner who is also in residence.

Pool Access: Owners are to inform Renters/Lessees of the location of pool access keys and/or access code, and request that no one climb over the pool fence for access as it may cause injury and potentially damage the gates and walls.

Parking: Renters/Lessees or family will be requested to park in the owners' garage, due to the limited parking spaces available.

Children:

Children must be supervised in and around the property, and especially around the pool area.

Pets:

Owners and renters may have only two cats or two dogs in and around the Association property at one time. All animals **must** be leashed at all times when outside while on the property. Additional regulations are published by AIPCA.

Keys:

The Association must have access to a key for each Unit. It is the owners' responsibility to do one of the following: 1) Leave a key with AIM; 2) Leave a key with Plantation Security; or 3) Provide Security with the name, address and phone number of a Unit manager who can be accessible on short notice. If locks are changed or additional locks installed, replacement keys must be provided immediately.

Refuse:

All refuse will be bagged in sturdy, high-quality trash bags and deposited into the chutes on floors 2 thru 7. For larger items, access is available through the trash collection doors on the first floor exterior area. **CODE is 1492**

Hurricane Shutters:

Hurricane shutters **will** be closed in the event of a hurricane or any wind-driven rain event. If the storm shutters are not lowered and there is resulting water intrusion to other units, the owner(s) with open shutters will be held liable for any damage.

Balconies, Windows, Terraces and Doors:

No articles other than patio furniture are to be kept on the balconies or terraces. No clothing or towels are to be hung on the balconies or terraces.

Nothing shall be dropped, thrown or swept from any window, door, balcony or terrace.

All loose or movable objects shall be removed or placed behind closed shutters upon notice of an approaching hurricane or other significant inclement weather forecasted with high winds.

Garages:

All garage doors must remain closed at all times unless the garage is actively occupied.

Pool:

The pool is for the owners and guests of our Association only. Access to the pool area is by key or code. Each owner has been issued keys. **CODE is 1492**. No one is to climb over the gate, fence or walls to access the pool; as such actions may cause damage.

No personal items will be left in the pool area overnight. Any items so left will be removed by the pool servicing company.

Parking:

No owner or guest vehicles other than private automobiles and pickup trucks are allowed to be parked in unmarked spaces. Maintenance and construction vehicles are allowed for short periods during working hours.

The Association requests that Owners not park in undesignated parking spaces if not in residence on the Plantation. Please use garages or other long term facilities on the Plantation.

Bicycle Parking:

Do not leave bicycles lying in shrubbery, in parking spaces nor around the pool area. Do not put bicycles in a unit or in the foyers.

Signs:

No signs or advertisements will be displayed on any window, door, balcony or terrace without the prior permission of the President of the Board.

Remodeling or construction in a Unit:

Owners must notify Amelia Island Management and the President of the Association prior to work being started; using the approved "**Construction and Remodeling Form**" provided on the Association's web site or obtained from AIM.

The rules and regulation regarding remodeling and construction notification requirements are included on the **Construction and Remodeling Form** which is a part of these rules and regulations.

Associations' elevator pads and floor protection. See **Use of Elevator Pads and Floor Protection** form.

Enforcement of Rules and Regulations

Under Florida law [F.S. 718.303(1)], all owners, tenants, and guests must comply with these rules and regulations. The following policy and procedure for enforcement is adopted as part of these rules and regulations:

1. The “Rules Enforcement Committee” is hereby created. The President shall appoint three (3) unit owners to this committee. Directors and their spouses are not eligible.
2. The CAM shall seek an amicable resolution of any violation of these rules and may use any reasonable means to contact unit owners, tenants, and/or guests who have broken the rules.
3. When, in the CAM’s judgment, an amicable resolution is not possible, the CAM shall send a written notice including:
 - a. The nature of the violation;
 - b. The specific rule(s) violated;
 - c. A demand for correction/compliance; and
 - d. The date, time, and place at which a hearing before the Rules Enforcement Committee will be held (at least 14 days notice).
4. If the unit owner, tenant, and/or guest has not complied with the Association’s demand by the date of the hearing, the Rules Enforcement Committee shall consider the following sanctions:
 - a. A **fine** of up to \$100 per violation, per day, up to a maximum of **\$1,000**; and/or
 - b. **Suspension** of the right to use the common facilities for an appropriate period of time.

Other rules and regulations apply to use of Common Elements, Obstructions, Destruction of Property or Damage to Common Elements and Compliance with the Association Documents.

All violations shall be reported to a member of the Board and/or the AIM Property Manager. These rules have been adopted for your safety and the enjoyment of all Owners and their guests.

The Board reserves the right to change or revoke existing rules and regulations and to make additional rules and regulations from time to time as, in its sole opinion shall be necessary or desirable for the safety and protection of the buildings, landscape and pool and its occupants.

For further information about our Association and other useful information, please visit our web site at:
<http://www.piperdunes.org>

Piper Dunes Condominium Association

Rental/Lease Notice

Unit Number _____ Owner _____ Date _____

Dates of Renter/Lessee _____

Name of Renter/Lessee _____

Additional Names of persons to be in residence:

Contact phone number of Unit Owner during rental period _____

I certify that the persons above have been provided a copy of the most recent Associations Rules and Regulations and should the Renter/Guest not comply, AIM will notify the Renter/Guest and request their compliance.

Signed _____ Date _____
Unit Owner

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Construction and Remodeling Form

1. Owner must notify Amelia Island Management and President of Piper Dunes Association board of directors regarding.
 - a. Scope of work
 - b. Contractors used
 - c. Contact information for contractors and owner
2. Dumpsters allowed for 2 weeks only at the approval of Amelia Island Management.
3. No overnight parking of construction or equipment.
4. Contractors will use elevator pads and protective carpeting for elevator and lobby. Must be removed nightly.

See Use of Elevator Pads and Floor Protection form.
5. Construction vehicles may not be left under the Porte Cochere after unloading.
6. For workers:
 - a. Hours are 8AM to 5PM Monday through Friday and 9AM to 1 PM on Saturday
 - b. Daily cleanup of all construction related trash from lobbies and porches
 - c. Construction vehicles will be parked in the DCCA overflow lot during the day
 - d. No unprofessional behavior toward owners' guests and staff.
 - e. No smoking
 - f. No excessive noise
7. Contractor must obtain all appropriate permits.

General Contractor:

Signature _____ Date _____

Unit Owner:

Signature _____ Date _____

Piper Dunes Condominium Association

Use of elevator pads and floor protection

10/8/2012

Dear Piper Dunes Owners and Rental Agents,

At last our lobby renovations are nearing completion and a major component of the process included the upgrades to our buildings elevators. These elevators are essentially new on the inside top to bottom, and deserve to be protected from damages. To make it easier to protect the cabs, we purchased new wall pads and hang hooks as well as a 4'x6' mat for the interior floor and a 3'x12' runner for the floor from the front door to the cab.

We need everyone to insure these protective measures are in place for movement of any large delivery too large to carry by hand to include; furniture, air conditioners, appliances, etc. The responsibility falls to each owner to insure the protective pads and mats are in place for large items, and you may do so by contacting my office @ 904-432-1447 Monday thru Friday to schedule the installation and removal by our janitorial partners at Martex. Please allow 24 hours' notice to my office for this service.

The pads and mats are presently being stored under the stairs in the north stairwell for each building and may be accessed by all owners as needed. It is each owner's responsibility to arrange for the use of the pads and mats and to insure the companies making the delivery or removal of large pieces are adhering to this guideline. Any damages incurred due to the lack of compliance to this guideline will be charged for any subsequent repairs.

Again, my contact number is 904-432-1447, and you may schedule an installation or removal of the protective pads and mats through my office Monday – Friday, with at least 24 hour advance notice. Thank you in advance for your cooperation and helping to insure we enjoy our new elevators for many years.

Stephen Mehas

Community Association Manager