

**CERTIFICATE OF RECORDING OF  
BEACH WOOD VILLAS ASSOCIATION, INC.**

**THIS IS A CERTIFICATE OF RECORDING** an amendment to the Rules and Regulations of Beach Wood Villas Association, Inc. (the "Association") which were previously recorded on August 8, 2019 at Official Records Book 2296, Page 992, et. seq., of the public records of Nassau County, Florida.

Such Rules and Regulations were amended at properly noticed Board meetings on March 14, 2019, November 14, 2019 and March 19, 2020. The Association is not obligated to update this notice. Any and all Rules and Regulations of the Association may be amended by the Board at a properly noticed meeting. There may be other Resolutions and Rules and Regulations which govern the Association that are not included herein. This information is not intended to be exhaustive. Any person or entity taking title to a unit in Beach Wood Villas is responsible for conducting their own due diligence regarding all encumbrances, rules and policies, including but not limited to the Declaration of Condominium and all amendments thereto.

IN WITNESS WHEREOF, this instrument is duly executed this 21 day of MAY, 2020.

BEACH WOOD VILLAS  
ASSOCIATION, INC.

Jane Kalam  
Witness Signature  
Jane Yumard  
Witness Signature

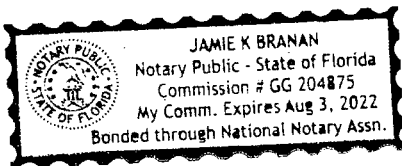
By: [Signature]  
its Registered Agent  
5/21/20  
Date Signed

STATE OF FLORIDA  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 21 day of MAY, 2020, by Nicholas Lambase, Jr., Registered Agent, X who is personally known to me, or \_\_\_\_\_ who has produced a Florida driver's license type of identification and who did take an oath.

\_\_\_\_\_  
Notary Public State of Florida

[Signature]  
Typed, printed or stamped  
Name of Notary Public  
My Commission Expires 8/3/2020



**Beach Wood Villas Condominium Association, Inc.**  
**Consolidated Rules and Regulations**

(Adopted on August 22, 2003; as Revised on November 10, 2016; as Revised on March 9, 2017; as Revised on August 17, 2017; as Revised on March 15, 2018; as Revised on August 16, 2018; as Revised on March 14, 2019 as Revised on November 14, 2019; and as Further Revised on March 19, 2020)

**I. RULES AND REGULATIONS APPLICABLE TO ALL OWNERS**

**Pursuant to the Declarations of Condominium**

These Rules and Regulations apply to all Townhome and Mid-rise Owners, occupants, guests and visitors of Beach Wood Villas Association, Inc. (the "Association") and should be made available and displayed in each Unit. References to "Owner" includes all Owners in the Association unless otherwise indicated to apply specifically to Townhome or Mid-rise Owners. These Rules and Regulations are designed to promote the safety, comfort, convenience and enjoyment of residents and the preservation of all property.

1. Except for items too large for bagging, all refuse and garbage, including bottles and cans, shall be securely bagged before disposal. Garbage and refuse from Mid-rise Units is to be placed in the dumpsters located in the fenced-in areas adjacent to the parking areas. Garbage and refuse from Townhome Units is to be placed either in such dumpsters or in a container kept in the service yard of the Unit. Service yard containers are to be lidded and otherwise resistant to access or disturbance by vermin or other animals. Townhome Owners are responsible to ensure garbage cans and other heavy objects are not placed over plumbing pop-ups.
2. Owners shall regulate and be responsible for the occupancy and use of his or her Unit so as not to unreasonably disturb other residents or the general operation of the Condominium Property. No Owner shall play or permit to be played any musical instrument or operate, or permit to be operated, audio and video equipment in the Owner's Unit in a manner that unreasonably disturbs or annoys other residents, and each Owner shall use all reasonable efforts to minimize noise or noises emanating from his or her Unit.
3. Mops, cloths, brooms, rugs or vacuum cleaner bags shall not be dusted shaken or beaten from windows, balconies, terraces, in hallways or on the exterior part of the condominium property.
4. No garments, towels, rugs or similar objects shall be hung from windows, balconies or any exterior facades of the property and no trash, including cigars and cigarettes, shall be thrown or disposed of from balconies or windows.
5. No signs (other than customary welcome greetings and approved name and address signs), advertisements or notices shall be exhibited, inscribed, painted or affixed from outside any Unit. No awnings, enclosures, shutters, shielding or other projections shall be attached to the outside walls, balconies or patios of the building or balconies or terraces except as authorized by the Association. The exterior appearance of the balconies and terraces may not be altered.
6. No Owner shall install, or permit to be installed, radio, television or satellite antennae on the roof or on or through the exterior walls, windows or doors of his or her Unit except as

authorized by the Board of Directors.\* No flower pots, flower boxes or other appurtenances shall be allowed on window ledges, balcony railings or otherwise be suspended from the exterior of any Unit unless securely fastened.

7. The sidewalks, entrances, passages, stairways, roads, lobby, vestibule, elevators, corridors and other areas of a similar nature shall not be used for any purpose other than ingress and egress to and from the premises. No Owner will place or cause to be placed in any such areas any furniture, packages or obstruction of any kind.

8. No Owner shall maintain pets that cause distress to other Owners, tenants and guests through barking, howling, biting, scratching or damaging property.

9. No Owner shall act so to interfere unreasonably with the peace and enjoyment of the residents of other Units.

10. The Association's Rules and Regulations for the use of the three (3) Beach Wood Villas swimming pools are posted conspicuously at each pool and are to be followed by Owners and guests.

11. Neither Omni Housekeeping Services nor any other rental or housekeeping service shall leave bags of garbage, household linens, trays, tableware, food, food containers and other room service items outside Units at any time for longer than two (2) hours. Owners and guests are encouraged to contact said housekeeping service and/or said rental property office to have such material removed after such period.

12. Littering is not permitted on Beach Wood Villas Property and persons responsible for littering may be charged for the costs incurred by the Association in the clean-up of such litter. Owners and guests are encouraged to report litter to the Association's property manager.

13. Owners of Townhome Units and ground-floor Mid-rise Units may install plantings in the ground within the boundaries of their Units, as authorized by the Board of Directors. The Board of Directors shall consider, among other things, any reasonable objection to the plantings raised by the Owner or Owners of the Units adjacent to the Unit in question, whether the planted material is appropriate to the landscaping of the Beach Wood Villas Property and of Omni Amelia Island Plantation, and whether the plantings create no additional maintenance cost for the Association. The Association will have no obligation with respect to the maintenance or survival of any such planting nor be obligated to take any such planting into account in its decisions or actions with respect to any aspect of the Beach Wood Villas Property.

14. No mats or rugs may be glued or otherwise permanently affixed to floors outside Units. Such mats or rugs will be removed by the Association, and the cost of removal will be charged to the Unit in question.

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\* The Board shall consider §207, Telecommunications Act of 1996 and §25.104, Rules of the Federal Communications Commission, as each may be amended from time to time, when receiving such requests.

15. Nothing may be stored in the mechanical/equipment rooms located on each floor of the Mid-rise buildings. Anything so stored will be disposed of without notice when discovered, and the Owner thereof charged for the cost of disposal.

16. As amended on March 9, 2017: No hibachi, grill or other similar device used for cooking, heating or any other purpose shall be used or kindled on any Mid-rise building balcony, patio, or under any overhanging portion of the Mid-rise structure itself. Nor shall any hibachi, grill or other similar device used for cooking be stored on any Mid-rise building balcony, patio, under any overhanging portion thereof or anywhere on the common property of the Association.

Hibachi, grills and other similar devices used for cooking, heating or any other purpose may be stored on the patio of the Townhome Units and may be used by the Townhome Units provided such use is no less than ten (10) feet from the wall of the building and on a hard surface.

The Declaration of Condominium, the Rules and Regulations of the Association and Chapter 718, Florida Statutes, may all be utilized to achieve compliance with this regulation.

17. Elevators must be kept clean and dry and free of sand, ocean and pool water.

18. Owners are financially responsible for damages caused by themselves or their guests to the common property and/or to other Owner's personal property or Units.

19. Per a majority vote of the registered Owners of Beach Wood Villas Association as recorded on September 16, 2016 at Official Records Book 2071, Page 1848, of the public records of Nassau County, Florida, and affirmation of that vote by the Board of Directors in November, 2016, each Owner must disclose the "Opting Out" of Section 718.112(2)(l)(1), Florida Statutes, Fire Sprinkler Retrofitting **prior to agreeing to a sale, lease or rental of their Unit. If an Owner sells, rents or leases a Unit, it is the Owner's obligation to provide this disclosure to the prospective purchaser, lessee or renter.**

20. The Association's long-term policy has been to cooperate and coordinate through a property manager with all contractors employed by the Owners and the Association. The Association's basic policies include the following:

- a. The Association does not negotiate with any contractors hired by Owners.
- b. All Owners are required to carry property insurance.
- c. The Association does not allow third-party billing; e.g. an Owner can not employ a contractor and tell them to bill the Association.
- d. Policies are based on Florida Law and the Association's governing documents recorded in the public records.
- e. Policies are not intended to be exhaustive and may not conflict with Florida Law.

21. Association is responsible for replacing/repairing common property sewer and fresh water lines which fail. †
22. Association is responsible for replacing/repairing sheet rock (dry wall) and concrete floors if damaged by a failure or during repairs.
23. Association is not responsible for wall, ceiling, and floor covering including, but not limited to, paint, tile, drapes, or interior items.
24. The Association is responsible for building exteriors including, but not limited to, walls, roofs, stairs, lighting, paint and landscape.
- a. All paint and stain shall be Sherwin-Williams, colors shall be as indicated herein.
  - b. The Community Association Manager shall obtain a physical sample of each paint and stain color listed below and securely maintain such samples for the Association's use.
  - c. In the event that the designated paint or stain color number has been changed, the paint color number which Sherwin-Williams designates to replace it shall be used. In the event that Sherwin-Williams discontinues a paint color, the physical sample on file with the Community Association Manager shall be optically scanned to custom mix an identical color.
  - d. All exterior woodwork, including but not limited to stairs, handrails, bulkheads and fences concealing dumpsters shall be stained using Sherwin-Williams WoodScapes Exterior Acrylic, color Pine Cone SW3046.
  - e. Approved entry door paint colors:
 

Jasper Green	SW6216
Fire Weed Red	SW6328
Woodsy Brown	SW2924
Blueblood	SW6966
  - f. Approved colors for MidRise building trim bands, walkway ceilings, bottoms of stairs: Reliable White SW6091
  - g. Approved colors for MidRise building walls: Match the Community Association Manager's color samples.
  - h. Approved color combinations for Townhome buildings: SW6094 on wood and SW6092 on stucco.

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† The cost of each repair discussed herein is allocated based on insurance requirements and the cause for the need for repair, such as a natural disaster, accident, negligence or intentional damage. A Unit Owner may be required to obtain the Board's approval prior to making repairs to the Unit. Damage to any common elements or any part of the Unit must be reported to the Association immediately. In the event the Unit Owner does not make required repairs to the Unit, then the Association may enter the Unit and make said repairs and assess the cost to the Unit Owner. If the Unit Owner does not pay the required costs of repair to the Unit or the common elements, the Board may impose a special assessment for the cost of such repair against the Unit Owner.

25. Water intrusion between Units caused by interior failures such as a bad wax ring, bathtub overflow, water heater leak, toilet leak, or refrigeration failure, is the Owner's responsibility. The Association will not arbitrate between Owners.
26. Owners are responsible for doors, windows (including framing), air conditioning and interior fixtures such as water heaters and heating.
27. The Association is responsible for replacing/repairing common property interior and exterior sewer pipes which back up regardless of cause; e.g. flushing improper material for the Mid-rise Units. Townhome interior freshwater pipes and sewer pipes are the Townhome Owner's responsibility.
28. Each Owner is responsible for clean-up of a Unit after a failure regardless of cause.
29. The Association does not reimburse for lost revenue or expense incurred as a result of a failure. This may be an insurance issue and the Owner should contact its insurer.
30. The Association is responsible for planting and maintaining approved standard landscaping.
31. The Owner will obtain Association permission for any landscaping planted by the Owner and will be responsible for all maintenance.
32. Association is responsible for patios, balconies, and service yards (a.k.a. cribs).
33. Association is not responsible for patios with any alterations regardless of any approvals for the modifications.
34. Townhome Owners and renters must bag all trash and put inside covered refuse containers inside the outdoor storage crib or take to the community dumpsters.

## **II. RULES AND REGULATIONS FOR BIDDING LARGE PROJECTS**

Adopted November 14, 2015

**Application:** All common element maintenance and repair projects costing in excess of \$10,000. These rules supersede all previously issued rules, regulations and resolutions.

1. The sponsoring Director or their designated technical consultant will make a preliminary presentation at a meeting of the Board of Directors to outline the general scope of the proposed project.
2. Preliminary specifications, anticipated schedules and estimated costs including the effect on the capital reserve budget will be provided and reviewed with the Board President and Treasurer prior to presentation at a Board meeting. Capital reserves are to be allocated based on the useful life and remaining life of all reserve components.
3. Proposed projects involving changes to the appearance of any building must be approved by the Amelia Island Plantation Architectural Review Board.

4. The sponsoring Director or their designated technical consultant will prepare a work order for the proposed project and obtain a minimum of three bids within a time deadline appropriate to the size and complexity of the proposed project. Bids will be submitted to the Community Association Manager (CAM).
5. Within five days of the bid receipt deadline, the CAM will conduct a meeting with the sponsoring Director, a bid committee member and their designated technical consultant and open the bids. The CAM will provide copies of all bids received to the Board President and Treasurer.
6. Within five days of the bid opening, the CAM will deliver to the Board President a written recommendation regarding acceptance of the bids. It is not required that the low bidder be awarded the project. If the Board President determines that the most prudent course of action is to rebid the project, the CAM shall establish a bid deadline and solicit bidders, at the direction of the Board President.
7. The Board President and Treasurer shall determine which bid to accept, or submit the bids to the entire Board of Directors for a vote of approval.
8. Board members are encouraged to use this bidding and review process on any significant projects costing less than \$10,000.
9. For any project funded by an increase in the monthly or special assessments, the full Board must be made aware of bids prior to voting on the matter and the Board shall consider the project and approve or deny at a regularly scheduled or special meeting of the Board. Owners shall be properly notified at least 14 days in advance for any project funded by an increase in the monthly assessment or a special assessment.
10. This Policy may be waived in the event there is a need for emergency repairs or maintenance which exceeds \$10,000 and the life, health, welfare and safety of Owners requires emergency action.

### **III. RULES AND REGULATIONS FOR REPLACING DOORS AND WINDOWS**

Originally Adopted August 17, 2017; As Revised on March 14, 2019;  
As Further Revised on March 19, 2020

**Application:** These rules apply to all sliding glass doors, entry doors, entry sidelight windows, screen doors, storm doors, utility room doors and windows. These rules supersede all previously issued rules, regulations and resolutions pertaining to doors and windows.

**Ownership & Responsibility:** All doors and windows are the private property of the unit owner. All door and window maintenance, repair and liability are the sole responsibility of the unit owner.

**Code Compliance:** All replacement doors and windows shall have a current Florida Product Approval Number certifying compliance with Florida Building Code requirements.

**Materials:** The frames of all replacement windows, sliding glass doors storm doors and screen doors shall be aluminum, vinyl or vinyl-clad wood. All replacement entry and utility room doors and frames shall be wood or fiberglass. All door hardware shall be brushed finish stainless steel.

## Design:

- a. **Townhome Entry Doors:** Replacement doors shall have a panel design which matches the size shape, number, location and spacing of panels in the existing doors. Integral glass panels in townhome entry doors shall not exceed three-quarters of the total area of each door slab.
- b. **Mid-Rise Entry Doors:** Replacement entry doors shall be (1) solid, flat slabs or (2) may contain translucent (frosted) integral glass panels which shall not exceed three-quarters of the total door area. The adjacent glass panel may be translucent in the same manner as the entry door. Both the glass panel of the door and the adjacent glass panel may contain a simple, manufacturer installed decorative design. No other, owner installed decoration of any nature shall be installed or mounted on the exterior or interior of the door or adjacent glass panel or elsewhere. The door frame shall remain of straight-line design and shall not be arched. A maximum of two solid panels shall be permitted beneath the glass of the entry door.
- c. **Townhome Utility Room Doors:** Replacement doors may be solid or contain integral glass panels which shall not exceed half of the total area of each door slab.
- d. **Door Types:** Hinged doors shall be replaced with hinged doors which swing in the same direction as the existing doors. Sliding glass doors shall be replaced with sliding glass doors with the same number, size and spacing of panels to match the existing doors. French doors are prohibited.
- e. **Windows:** Replacement windows shall contain the same number, size and spacing of panels to match the existing windows, with the exception that replacement windows in the east wall of the mid-rise buildings shall be single panel casement design.
- f. **Dimensions:** The outside dimensions and the width of frame members of all replacement doors and windows shall match those of the existing doors and windows.
- g. **Glazing:** Except as set forth in paragraph (b) above, textured, patterned, faceted film is allowed on all glazing. Mirrored and reflective tints are prohibited.
- h. **Color:**
  1. **Entry Doors:** The exterior side of all entry doors shall be painted or stained one of four pre-approved colors, which are available from the Community Association Manager.
  2. **Sliding Glass, Screen and Storm Doors:** The exterior side of these doors shall be dark brown bronze color matching the color of the existing sliding glass doors.
  3. **Townhome Utility Room Doors:** Doors and frames shall be painted to match the color of the stucco walls.
  4. **Windows:** All window frames shall be dark brown bronze color.



**i. Balcony Doors:**

1. Sliding glass balcony doors in townhome units shall be installed in compliance with the two attached details prepared by Steven T. Ashwell, Architect, dated 5-27-03. At sliding glass door jambs located adjacent to stucco masonry firewalls, seal the joint between the firewall and wood framed rear wall with gun-grade polyurethane or a terpolymer liquid-applied flashing.

2. Prior to installation of the new balcony sliding glass door in townhome units, the wall and floor structure must be inspected by the Association's technical consultant. Contact the technical consultant through the Beach Wood Association Community Association Manager (CAM) a minimum of 48 hours in advance of door removal to schedule this inspection.

**Approval:** Approval must be granted by the Board of Directors of their designated technical consultant prior to replacing any door or window. Submit the following information to the Community Association Manager to begin the review and approval process. Your signature confirms agreement to comply with all rules described herein.

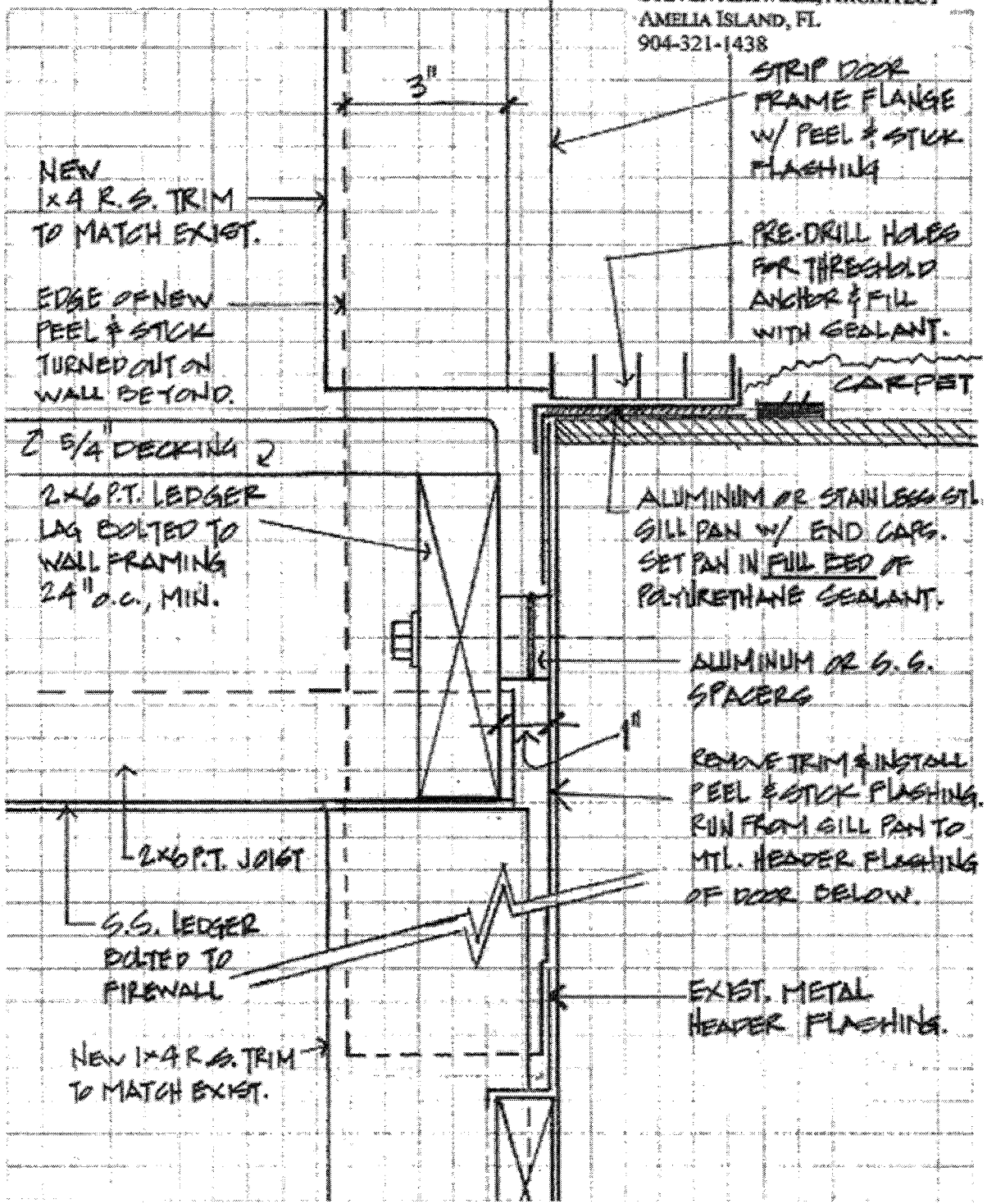
Unit Number \_\_\_\_\_ Owner's Name \_\_\_\_\_

Signature \_\_\_\_\_ Date: \_\_\_\_\_

Provide Florida Product Approval Numbers below for all replacement doors and windows:

JOB BEACH WOOD VILLAS  
 COMPUTATIONS FOR BALCONY DOOR FLASHING

DATE 5-27-03  
 Prepared by:  
 STEVEN ASHWELL, ARCHITECT  
 AMELIA ISLAND, FL  
 904-321-1438



NEW  
1x4 R.S. TRIM  
TO MATCH EXIST.  
  
 EDGE OF NEW  
PEEL & STICK  
TURNED OUT ON  
WALL BEYOND.

3"

STRIP DOOR  
FRAME FLANGE  
W/ PEEL & STICK  
FLASHING

PRE-DRILL HOLES  
FOR THRESHOLD  
ANCHOR & FILL  
WITH SEALANT.

CARPET

2x5/4 DECKING

2x6 P.T. LEDGER  
LAG BOLTED TO  
WALL FRAMING  
24" o.c., MIN.

ALUMINUM OR STAINLESS ST.  
SILL PAN W/ END CAPS.  
SET PAN IN FULL BED OF  
POLYURETHANE SEALANT.

ALUMINUM OR S.S.  
SPACERS

REMOVE TRIM & INSTALL  
PEEL & STICK FLASHING.  
RUN FROM SILL PAN TO  
MET. HEADER FLASHING  
OF DOOR BELOW.

2x6 P.T. JOIST

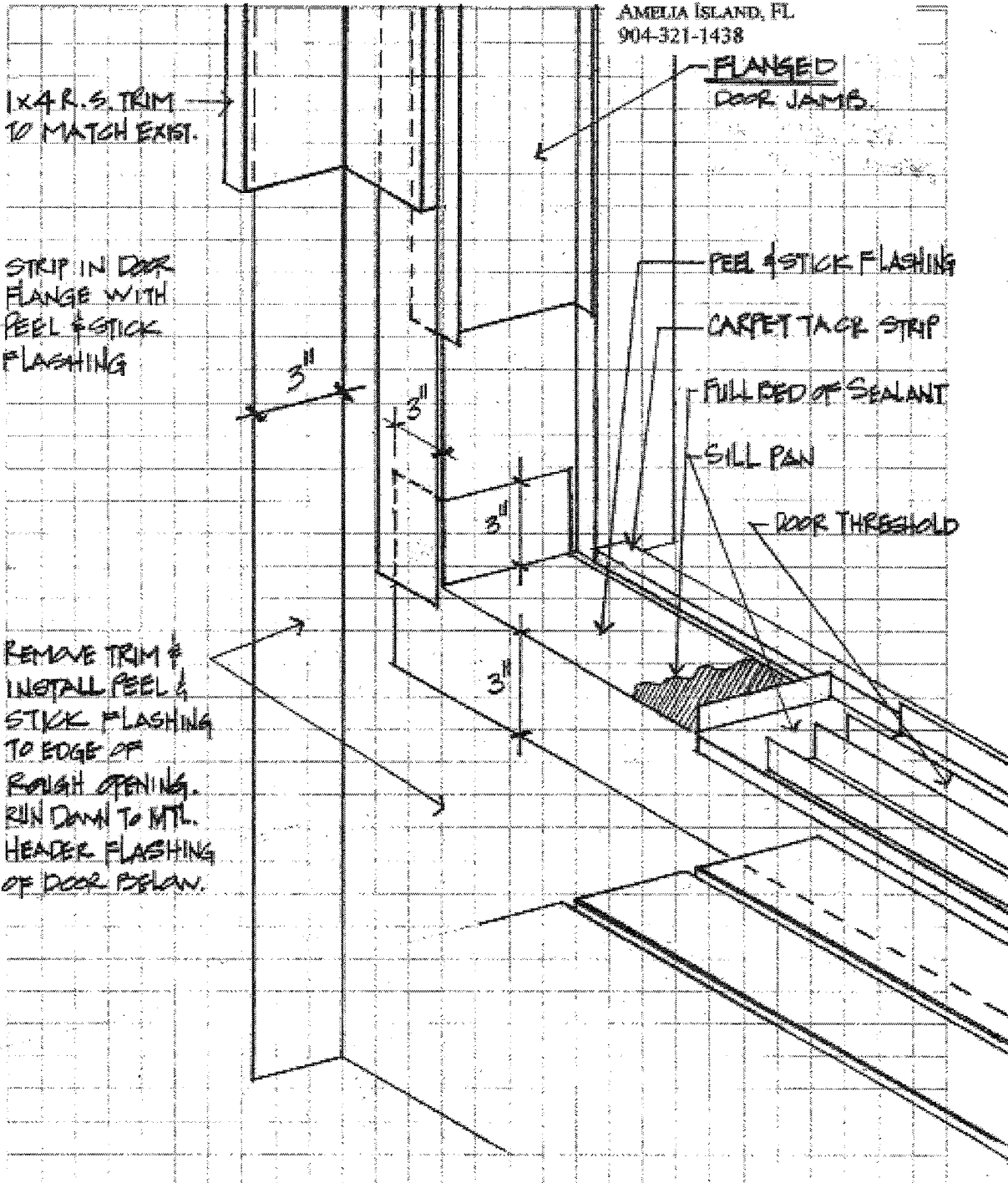
S.S. LEDGER  
BOLTED TO  
FIREWALL

EXIST. METAL  
HEADER FLASHING

NEW 1x4 R.S. TRIM  
TO MATCH EXIST.

JOB BEACH WOOD VILLAS  
COMPUTATIONS FOR BALCONY DOOR FLASHING

DATE 5-27-03  
Prepared by:  
STEVEN ASHWELL, ARCHITECT  
AMELIA ISLAND, FL  
904-321-1438



#### IV. RULES AND REGULATIONS FOR EXTERIOR LIGHTING & SIGNAGE

Adopted November 14, 2015

1. These rules supersede all previously issued rules, regulations and resolutions pertaining to exterior lighting or signage of any kind.
2. Exterior lighting, electrical plugs and signage are common elements and shall be maintained by the Association.
3. Owners are hereby prohibited from replacing or altering existing exterior lighting or signage of any kind.
4. Owners are hereby prohibited from installing new exterior lighting and signage of any kind without the express, written consent of the Board of Directors.

#### V. RULES AND REGULATIONS FOR BALCONY FLOOR TILE AT MID-RISE BUILDINGS

Adopted March 15, 2018 and as Amended on August 16, 2018

**Application:** These rules apply to the installation of floor tile on the existing concrete floor of mid-rise building balconies.

**Ownership:** All floor tile affixed to mid-rise building balconies are the private property of the villa owner.

##### **Tile Installation Procedure:**

1. **Demolition:** Remove the existing handrail, then mechanically grind off the existing waterproofing coating membrane to completely expose the surface of the existing concrete balcony floor structure. Chemical removal of the existing membrane is prohibited.
2. **Inspection:** The Beach Wood Villas Association will inspect the concrete balcony structure after removal of the existing membrane, provide a detailed description of all deficiencies found and required remedial repairs to be made at the unit owner's expense. Required repairs shall be completed and properly cured prior to application of a new waterproofing barrier membrane.
3. **Waterproofing Barrier Membrane:** Apply a base coat of Tremco Vulkem 350 liquid-applied polyurethane coating over the entire horizontal surface of the concrete balcony floor structure and 1/2" minimum onto the outer edge of the sliding glass door threshold. When the base coat is properly cured, apply a second coat of Vulkem 350 over the entire floor and fully seed with commercial builder's sand while wet. When the second coat is properly cured, remove all unadhered sand with compressed air. The application of the barrier membrane shall conform with the current edition of the manufacturer's published installation instructions.
4. **Tile:** Minimum 12" by 12", commercially produced, glazed porcelain tile tested and rated for exterior exposure in compliance with the current edition of the Florida Building Code. Non-standard ceramics, glazes and artwork not in full compliance with Florida Building Code are prohibited. Install tile using thin-set bedding method, in compliance with the current

edition of the Tile Council of North America Handbook for Ceramic, Glass and Stone Tile Installation.

5. Sealant: Tremco Vulkem 116 one-part, exterior grade, polyurethane sealant. Install a continuous bead of white sealant in the joint between the tile and floor slab around the entire outer perimeter of the balcony.

**Responsibility for Maintenance:** Balconies without floor tile will be repaired and maintained by the Beach Wood Villas Association. All tile maintenance, repair and liability are the sole responsibility of the villa owner. Repairs to tiled balconies, both with respect to the tile and the repair of any damage to the concrete balcony structure caused by the installment of tile on the concrete balcony structure, shall be the unit owner's responsibility and expense. Failure to make necessary repairs in a timely manner upon notice by the Association will result in the demolition of the tile by Beach Wood Villas Association and repair of the balcony structure at the unit owner's expense, pursuant to Paragraphs 18 and 28 of the Declaration and Section 51 of the Bylaws as may be amended.

**Owner Agreement:** My signature below confirms my agreement to comply with all rules described herein. Provide a signed copy of this page to the Community Association Manager.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed name: \_\_\_\_\_ Owner of Unit: \_\_\_\_\_

## VI. RULES AND REGULATIONS FOR TOWNHOME ENTRY PORCH FLOORS

Adopted March 15, 2018 and as Amended on August 16, 2018

1. These rules supersede all previously issued rules, regulations and resolutions pertaining to townhome entry porch floors.

2. Pursuant to Section 22(B)(iii) of the Declaration, "ground terraces or patios which are immediately adjacent to a Unit and are for the exclusive use of the Owner shall be deemed part of the Unit" with boundaries as defined therein. The lower boundary is defined as the "plane of the undecorated upper surface of the floor of the ground terrace or patio."

3. Pursuant to Section 22(B)(iv) of the Declaration, "[a] service yard located adjacent to certain Units and serving only that Unit is surrounded by walls, a fence or similar structure which make such service yard an integral and contiguous part of the Unit" as part of the Unit with boundaries as defined therein. The lower boundary is defined as the "horizontal plane of the surface of the floor of the service yard."

4. Pursuant to Section 26 of the Declaration, "no Unit Owner . . . shall make any change, alteration, enclosure, addition to or remove any portion of a Unit without the consent of the Association or except as provided in paragraph 13."

5. Townhome entry porch floors may be replaced or resurfaced with porcelain tile, natural stone tile or concrete pavers. New porch floors shall be a minimum 4" thick concrete slope slab reinforced with 6"x6" woven wire mesh and sloped 1/8" per foot to the exterior edge to achieve positive drainage with no standing water.

6. No flooring, planter or bench shall extend beyond the walls of the unit. Entry porches shall not be enclosed in any fashion.
7. Pursuant to Sections 13 and 26 of the Declaration, the Unit Owner shall submit the following to the Community Association Manager for approval by the Board of Directors:
  - a. A drawing of the proposed flooring design and all alterations.
  - b. A photograph or sample of the proposed flooring materials.
  - c. Proof of compliance with the current edition of the Florida Building Code requirements for exterior flooring.
  - d. If an entry porch is shared by any immediately adjacent Unit Owner, then the submittal must include the signature of all immediately adjacent Unit Owners. Any request which does not include the signature of all immediately adjacent Unit Owners shall be denied.
8. Upon Board approval, the repair, maintenance and replacement of the porch floor shall be the Unit Owner's responsibility. Upon sale of the condominium unit, the seller shall notify the subsequent unit owner of said liability, maintenance and repair responsibilities.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Owner of Unit: \_\_\_\_\_

Adjacent Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Adjacent Owner's Name: \_\_\_\_\_ Owner of Unit: \_\_\_\_\_

### VII. RULES FOR EXPANSION OF PATIOS

Adopted November 14, 2015 and as Amended August 16, 2018

**Application:** Any and all patio expansions (hereinafter referred to as "the expansion") shall require prior approval by the Beach Wood Villas Association Board of Directors (Board). These rules supersede all previously issued rules, regulations and resolutions for patio expansions.

**Ownership & Responsibility:**

1. Pursuant to Section 22(B)(iii) of the Declaration, "ground terraces or patios which are immediately adjacent to a Unit and are for the exclusive use of the Owner shall be deemed part of the Unit" with boundaries as defined therein. The lower boundary is defined as the "plane of the undecorated upper surface of the floor of the ground terrace or patio."
2. Pursuant to Section 22(B)(iv) of the Declaration, "[a] service yard located adjacent to certain Units and serving only that Unit is surrounded by walls, a fence or similar structure

which make such service yard an integral and contiguous part of the Unit” as part of the Unit with boundaries as defined therein. The lower boundary is defined as the “horizontal plane of the surface of the floor of the service yard.”

3. Pursuant to Sections 13 and 26 of the Declaration, “no Unit Owner . . . shall make any change, alteration, enclosure, addition to or remove any portion of a Unit without the consent of the Association or except as provided in paragraph 13.”

4. The villa owner assumes full legal liability for said patio expansion and associated elements and is solely responsible for their maintenance and repair, in perpetuity. Upon sale of the condominium unit, the seller shall notify the subsequent villa owner of said liability, maintenance and repair responsibilities.

**Construction:** No construction shall begin until:

A. The Board has issued written approval of the entire patio expansion project and all required submittals.

B. A Building Permit has been issued by the Nassau Co. Building Dept., where required. Permit applications are not acceptable.

**Submittals:** Pursuant to Sections 13 and 26 of the Declaration, the Unit Owner shall submit the following to the Board for approval:

A. Plan and elevation drawings signed and sealed by a Florida Architect or Professional Engineer. Plan drawings shall indicate the method of draining the expanded patio and any required alteration of the existing landscape irrigation system and shall meet the requirements of the Design Section of this rule.

B. Photographic or physical samples of all exterior materials and vegetation.

C. Color samples of all exterior paints, stains and coatings.

D. A signed copy of these rules.

**Design:**

A. The patio expansion shall fully comply with all requirements of the current edition of the Florida Building Code.

B. Patio expansions and all associated seats, benches, retaining walls, steps, stairs and privacy fences shall not exceed the width of the condominium unit.

C. Measured from the easternmost rear wall of the unit, the total depth of patio expansions and all associated seats, benches, retaining walls, steps and stairs shall not exceed:

1. Ten feet at MidRise building center units.

2. Fifteen feet at MidRise building end units.

3. Fifteen feet at Townhome buildings.

D. Installation of any part of an expanded patio or associated seats, benches, retaining walls, steps and stairs over the existing landscaping irrigation system is prohibited. The Unit Owner is solely responsible for altering the existing landscaping irrigation system and for all costs associated with the repair of damages of any kind caused by such alterations. Any proposed alterations to existing landscaping or irrigation shall be included in the required submittals to the Association. Failure to obtain prior written approval shall be a violation of Sections 13 and 26 of the Declaration.

E. A new wooden, shadow box style privacy fence shall be erected the full depth of the expanded patio and all associated seats, benches, retaining walls, steps and stairs.

F. Privacy fences shall match the design and height of the existing fence at Unit 2092. All wood shall be pressure treated, all nails and screws shall be stainless steel. Set 4x4 posts 24" below grade with min. 6" of concrete on all sides. Paint new fence to match existing stucco.

**Inspection:** The unit owner hereby agrees to allow unrestricted access to the Board or their designated agent for inspection of the work.

**Owner Agreement:** My signature below confirms my agreement to comply fully with all regulations described herein.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Owner of Unit: \_\_\_\_\_

### VIII. RULES AND REGULATIONS FOR NON-SMOKING AREAS

Adopted November 14, 2015

1. Smoking is prohibited in all Mid-rise building elevators and inside the safety fences of all swimming pools.
2. "No Smoking" signs shall be posted in each of these areas.
3. These rules supersede all previously issued rules, regulations and resolutions pertaining to non-smoking areas.

### IX. RULES AND REGULATIONS FOR PARKING

Adopted November 14, 2015

1. No vehicle of any kind may be used for overnight occupancy while on Beach Wood Villas property.
2. Parking boats on Beach Wood Villas property for any length of time is prohibited. When Owners and/or their guests are occupying their unit, small, personal non-motorized and motorized watercraft such as jet skis, kayaks, paddle boards and johnny boats may be parked in remote areas of the parking lot as far away from the buildings as possible.



3. Any vehicle, including golf carts, parked on Beach Wood Villas property and unused for a period exceeding thirty days shall be parked in remote areas of the parking lot as far away from the buildings as possible.
4. Wheeled land vehicles may be parked or otherwise left on Beach Wood Villas Property by Owners or occupants if such vehicles are operational and have all required licenses, permits, plates, tags and sticker, except that trailers are not permitted, nor are trucks larger than pick-up trucks (other than trucks making deliveries or belonging to trades people or businesses actually working on Beach Wood Villas Property).
5. These rules supersede all previously issued rules, regulations and resolutions pertaining to parking.

#### **X. RULES AND REGULATIONS FOR RAIN DISPERSAL DEVICES**

Adopted November 14, 2015

1. These rules supersede all previously issued rules, regulations and resolutions pertaining to gutters, downspouts and water diverters of any kind.
2. Installation of gutters, downspouts and roof-mounted diverters is hereby prohibited.
3. Owners may install vanned, aluminum rain dispersal devices such as those manufactured by Rainhandler, Inc., or approved equal. The Owner shall be solely responsible for the maintenance and repair of the dispersal device and bears full responsibility and liability for any consequential damages and personal injury caused by failure to maintain the dispersal device.
4. Dispersal devices shall be anodized or powder coated a dark brown color and shall be anchored to the vertical wood eave fascia with stainless steel screws, in compliance with the manufacturer's instruction.
5. Existing gutters, downspouts and water diverters installed prior to the adoption of these rules may remain in place. Maintenance, repair and liability for damages and injury caused by failure to maintain existing gutters, downspouts and water diverters shall be the sole responsibility of the Owner.
6. The Board of Directors may remove any gutter, downspout, water diverter or rain dispersal device which is not properly maintained or causes damage to the common elements.

#### **XI. MANDATORY WATER SHUTOFF**

Adopted November 14, 2019

1. Unit owners are required to shut off the water to their entire unit when that unit will be vacant for more than ten (10) consecutive days.
2. During that period of time, it is recommended that any electric water heater also be turned off to avoid possible damage to the unit. For gas heaters, check the manufacturer's recommendations.

## **XII. REGULATIONS FOR INTERIOR AND EXTERIOR REMODELING/RENOVATION, AND USE RESTRICTION OF THE PARKING LOT AND COMMON AREAS**

Adopted November 14, 2019

Effective January 1, 2020, all owners planning unit interior or exterior remodeling or renovation will be required to provide written notice, along with a refundable \$500.00 Construction Deposit per unit, to the Beach Wood Condominium Association, c/o Amelia Island Management, 5440 First Coast Highway, Amelia Island, FL 32034. The notice of intended interior or exterior remodeling/renovation shall include the following:

1. Unit Number, Owner's Name, and Contact Information.
2. Detailed scope of work to be performed.
3. Name, address, and cell phone number of contractors hired for the job.
4. Start and projected completion date.

All Contractors involved in unit remodeling/renovation projects shall comply with common property use restrictions stipulated in the By-Laws and the Declaration of Condominium of the Beach Wood Villas Association. Also, all unit owners and their employed contractors, tradesman, and suppliers shall adhere to the following requirements and standards during a project:

1. Contractors are responsible for maintaining a clean and safe job site for their workers, Beach Wood Villas owners and guests.
2. Elevator wall pads must be used during material transport to protect elevator cab interior from damage. Contact Amelia Island Management or the Community Association Manager assigned to Beach Wood for information on their location. Once work is complete, the pads must be cleaned (as needed), properly folded and returned to storage.
3. No tools or materials may be stored, deposited or left unattended anywhere outside the unit undergoing remodeling/renovation. This applies to all common areas, including open areas of grounds and storage rooms.
4. No trash or debris may be left in elevators or on common walkways, stairways, or grounds; all trash must be cleaned up at the end of each workday. Floor runners must be placed on all walkways and elevators to protect them. Excessive soiling of exterior stairs and floors may require repainting of affected area at the unit owner's expense.
5. Contractors are not permitted to use Association garbage dumpsters. If a private dumpster is used, the owner or contractor must coordinate its placement with the Association's Community Manager. Such private dumpsters shall not be placed in the parking lot or on any common area grounds without written permission of the Association. Plywood, sufficient in size and strength, shall be placed under the dumpster, whether on grass or solid paved surface. The dumpster shall be covered when not in use and emptied regularly.
6. Construction activity will be permitted only between the hours of 8 a.m. to 5 p.m. Monday through Friday.

7. Hoses, cords, etc. may not be routed through the landscape. Contractor must provide materials of adequate length to be routed through paved areas and appropriately marked/safeguarded areas to prevent trip/fall hazards.
8. No dumping of waste in any grass, shrub or natural area will be allowed.
9. Noise shall be kept to a minimum.
10. Unprofessional behavior toward owners, guests, or Amelia Island Management staff will not be tolerated.
11. Paint brushes may not be cleaned in sinks on site. No materials may be dumped into sinks, toilets or drains.
12. The Contractor must immediately report any common area issues, either noticed or caused during the completion of the work.
13. All walkways, parking areas and driveways shall be used only for walking, parking and driving. No equipment, trailers, trucks, or other vehicles may be kept or stored in any such areas without the prior written approval of the Association. Except of short periods of loading and unloading, contractor vehicles must be parked in those areas of the parking lots furthest away from the building so as not to interfere with those spaces utilized by owners and guests.

Contractors not in compliance with the above standards will be issued a stop work order until deemed to be in compliance. Unit owners are responsible for requiring their contractors, tradesmen and suppliers to adhere to these requirements. In accordance with Rule 18 of the "Rules and Regulations Applicable to All Owners", owners are responsible for reimbursement of all necessary cleaning/repair expenses incurred by Beach Wood Villas Association even if they exceed the Security Deposit.

Enforcement of this regulation shall be in accordance with Regulation "XIII. ENFORCEMENT" of the "Rules and Regulations Applicable to All Owners" which provides for imposition of a fine of not more than \$100 per day not to exceed \$1000 for each violation. The imposition of any such fine shall be in addition to reimbursement for damages sought by the Association.

This regulation has been implemented to clarify Paragraph 26 of the Association's Declaration and subsequently passed Rules and Regulations on this 14<sup>th</sup> day of November 2019.

**XIII. ENFORCEMENT**  
Adopted August 17, 2017

1. Complaints should be processed through the Board, Security, Rental Properties, or Amelia Island Management, as appropriate.
2. Any violations subject to fine or charges to the Owner will be processed in accordance with Section 718.303(3), Florida Statutes, as may be amended.

3. The Association may levy reasonable fines for the failure of the Owner of the Unit or its occupant, licensee, or invitee to comply with any provision of the Declaration, the Association bylaws, or the rules of the Association. A fine may be levied by the Board on the basis of each day of a continuing violation, with a single notice and opportunity for hearing before a committee as provided below. Owners violating these rules shall be subject to a fine of not more than \$100.00 per day not to exceed \$1,000.00 in the aggregate for each violation.

The Association may suspend, for a reasonable period of time, the right of a Owner, or a Unit Owner's tenant, guest, or invitee, to use the common elements, common facilities, or any other association property for failure to comply with any provision of the Declaration, the Association bylaws, and the rules of the Association.

The Board shall provide at least 14 days' written notice and an opportunity for a hearing to the Owner and, if applicable, its occupant, licensee, or invitee, before a fine or suspension is levied by the Board. The hearing must be held before a committee of other Owners who are neither Board members nor occupant of a Board member's Unit. The role of the committee is limited to determining whether to confirm or reject the fine or suspension levied by the Board. If the committee does not agree, the fine or suspension may not be imposed.

4. The Board, at its' discretion, may require repair, replacement or removal of material or property which is in non-compliance with these rules or the documents of the Association. Any non-compliance which results in such action will be corrected by the Association and the cost billed to the Owner.