

RULES & REGULATIONS - BLUE CRAB KEY CONDO ASSOCIATION

We are a community of over 100 owners all wanting to enjoy the beauty, serenity and outdoor lifestyle Blue Crab Key provides us. The key to successful condominium living is for all of us to show courtesy, respect and tolerance to all of our neighbors. The Blue Crab Condominium Association Declarations provide each of us with an unabridged document regulating ownership at BCK and should be read by all owners to understand the regulations that guide each of us here. The following Board approved rules and regulations are meant to provide easy, day to day information on what is expected of owners, renters and visitors.

1. Community rules and regulations are applicable to all individuals on the property, whether they are owners, renters or visitors to Blue Crab Key. Use of all common areas will be done in such a manner as to respect the rights of other owners or tenants.
2. Water conservation is important in our community. Blue Crab Key uses an on-site sewer system similar to a septic system. No "flushable" items besides toilet tissue should be flushed in our toilets. Our system cannot handle them. Additionally, use of garbage disposal units are prohibited. If your unit still has one, it should not be used to introduce any disposed food, or grease into our sewer system. Water should be conserved at all times.
3. Each unit has a personal water shut off valve beneath their unit. Repair and maintenance of this valve is the owner's responsibility. When a unit is not occupied, the water must be shut off and locked. Failure to do so is considered negligence.
4. All outdoor areas should be used for the purpose intended and should not be littered or obstructed with personal items. No construction materials should be stored underneath the units. No clothes lines of any type may be used, nor should railings or windows be used for hanging clothes.
5. No owner or occupant shall permit disturbing noises or annoyances to other occupants.
6. All owners must dispose of trash and recycled materials into proper receptacles in the designated trash area across from the clubhouse. Please obey signs posted on disposal of other items in the area. Trash, debris and clutter are not permitted in common or limited common areas.
7. Owners may keep no more than two (2) small domestic pets such as a cat or dog, except for tropical fish or birds. No aggressive breeds, including but not limited to Pit Bulls, Rottweilers, Chows, Dobermans, and German Shepherds. All pets must be leashed or caged at all times when outside the unit and a responsible adult must be present. No pet will be "tied out" on the exterior of the unit or in the Common Elements, or left unattended on a porch, lanai, or patio. No pets allowed

in pool areas or tennis courts. No animal will be brought into the condominium property for commercial purposes. It is the responsibility of dog owners to remove dog waste from the grounds immediately.

8. The behavior of all children using condominium property shall be regulated by an adult. Adult age is considered to be 18.
9. All units shall be used for residential purposes only.
10. Leasing or renting a unit by a unit owner is not prohibited, however, all leases and rental agreements must be approved by the association. Paperwork must be submitted to the management company at least 14 days prior to occupancy. No rentals less than 30 days are allowed. Renters are not allowed animals on the property unless grand fathered in and approved by the board as part of the rental agreement approval process. Occupancy is limited to 6 persons.
11. No unit owner shall make repairs, remodel or alter the unit in any manner that affects the appearance of the exterior of the building. Approval forms must be submitted and approved by the association prior to any work that includes but is not limited to the following:
 - Window replacement
 - Hurricane window protection
 - Outdoor fan installation under unit
 - Installation of satellite dishes or any outside wiring
 - Shed extensions, paving/concrete under building
 - Modification of garden area landscaping
 - Boat Dock alterations
12. Owners must maintain their units in good condition and repair including internal surfaces and fixtures. All work on the property must be done by a licensed and insured contractor. Major alteration of the interior of units must be pre-approved by the association.
13. All interior window coverings shall have a neutral color to the exterior of the unit.
14. No open fire pits are allowed on the property. Gas barbeque grills are allowed on the ground level under the unit. Charcoal grills must be used on the ground level out from under the unit, in an open sky area. Use of grills on porch areas is prohibited.
15. Furniture may be placed on the porch area of the building; however, fire codes require a three-foot clearance to all unit entries.

16. During hurricane season (May 1 - November 30) all unoccupied units must remove furniture from their lanai areas. Loose items and plants on porches and under units must be removed. Boats should not be secured directly to any building structures, but secured to the ground only.
17. Common amenities include the clubhouse, pools and spas, tennis/pickle ball courts, bulletin boards, storage yard and boat docks. Please follow all posted regulations in common areas.
18. Use of the storage yard is restricted to recreational vehicles, boats and boat trailers. All storage items must be clearly identified with a unit number. Due to space limitations, owners are requested to limit their use to one item during season. (Jan-March).
19. Boat docks are occupied on a first come first serve basis, one boat per unit. Most docks can fit two boats, if necessary. During high season, boaters should secure boats so as to allow two to a dock. Boaters should not take possession of a dock more than one week prior to using it. New boat owners are encouraged to contact neighbors as to what docks are currently unoccupied by other residents. If a boater goes out in the water and leaves dock lines or pulleys behind, that dock is still considered occupied by that boater. No alterations can be made to boat docks without association approval.
20. It is strongly recommended by the association that each owner carry their own insurance policies on the interior of their unit to cover liability and wind events. Association insurance policies do not cover the interior of the unit or personal property, or events due to negligence of the homeowner.
21. The state of Florida has strict rules protecting mangroves. No killing, trimming or cutting of mangroves is permitted by any individual at Blue Crab Key. Violations of mangrove statutes can result in severe fines.
22. It is requested that automobiles be parked underneath units or in designated parking areas. No parking or driving on the grass is allowed at any time.
23. No signage is allowed on the outside of units except as specified in the declarations.
24. The canals are "no wake" zones so please adjust your boat speed accordingly.
25. PODs are allowed on the premises for up to five days when owners are moving in and out of their units. They should either be parked in the guest parking across from your unit or under your unit if they fit.