



### Owner Responsibilities

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#### 1. Community and Building Appearance and Maintenance:

- A. Streets, sidewalks, parking areas, walkways, entrances, and stairs shall not be obstructed or encumbered, or used in any manner for any purpose other than ingress and egress to and from the units, nor shall any bicycles, wagons, carts, benches, tables, or any other object of a similar nature be left therein or thereon.
- B. The gated area on first floor of each building is only for bicycle storage. The bicycle must be in working order. No other items may be stored in this area. No littering.
- C. Personal property belonging to unit owners shall not be stored outside their units.
- D. The common elements and limited common elements shall be kept free and clear of refuse, debris, and other unsightly materials.
- E. No person shall sweep or throw any dirt, waste, or other substances out of the unit or the limited common elements.
- F. Dryer vents shall be maintained by unit owner so as not to discharge lint onto the hall floors.
- G. Trash: (see Owners, Tenants, Guests, Item 7)
- H. No sign, advertisement, notice or other similar material shall be exhibited, displayed, inscribed, painted, or affixed, in any part of units, limited common elements or common elements by any person without prior written approval of the Association. Residents wishing to hold an open house to promote the sale of their unit may place: one (1) open house sign at the beginning of the walkway leading to their unit from the parking lot and one (1) directional indicator on grassy area in front of the clubhouse. NO notices, signs, labels, business cards may be affixed to or placed on the call box and/or gate area. A gate code may not be openly posted at any time.
- I. No unit owner, or members of his or her family's guests, agents, invitees, or lessees shall at any time or for any reason whatsoever, climb or enter upon the roofs of the buildings.
- J. All windows and door coverings, whether draperies, curtains, shades, blinds, or other materials visible from the exterior of the unit shall be white or off-white in color. Window coverings must properly fit the opening which they cover from top to bottom and side to side. There should be no noticeable gaps between the edge of the covering and the side of the opening. Lanai screens may have a maximum six-inch gap on both sides. Both sides must be evenly spaced.
- K. Hurricane shutters meeting the specifications of the board of directors and complying with all applicable building codes may be installed on the balconies, windows, and unit entry doors. These specifications are available at the manager's office during regular business hours. Plans for and samples of shutters meeting the specifications must be submitted to the board of directors on the proper form for approval prior to installation. Hurricane shutters may be installed not more than 72 hours before the anticipated landfall of a named storm. The projected path of the storm must be close enough to reasonably anticipate that the storm will affect St. Croix.
- L. **Balconies and lanais**
  - a. are not intended as extra storage.
  - b. Storage of items including, but not limited to bicycles, baby strollers or carriages, boxes, crates, toolboxes, or toys is not permitted on balconies, lanai, or concrete walkouts.
  - c. No linens, clothes, towels, clothing, rugs, mops, or laundry of any kind or other articles may be shaken or hung from any of the windows or doors, balconies, or exposed on any part of the common elements or limited common elements.



## St. Croix Condominium General Rules and Regulations

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### 2. Alteration of Unit

- A. The unit owners are specifically cautioned that their right to make any addition, change, alteration, or decoration to the exterior appearance of any portion of the unit is subject to the provisions of the Declaration of Condominium. By way of example and not limitation, no unit owner may install screen doors or apply any type of film or covering to the inside or outside of window or door glass without the prior approval of the Association. All additions, changes or alterations must be presented in writing to the board of directors for prior approval, accompanied by written plans and specifications or drawings when requested by the board of directors. The board of directors will approve such requests only if the Association is protected against or indemnified as to the construction liens and/or claims arising from such work.
- B. Making Changes to Flooring: The Board of Directors must approve installation of new flooring. Hard flooring (tile, wood, laminate, or similar material) must have an underlayment of Pro-Flex 90 or equivalent or better. The association may require verification by inspection that a proper underlayment has been installed. Failure to provide proof may result in daily fines.
- C. The application is to be submitted on the form as prescribed by the Association and must be accompanied by all of the following documents before it is considered a complete application and be submitted to the board or designee for approval.
  - i. The contractor's occupational license
  - ii. The contractor's certificate of competency / contractor's license valid in the State of Florida
  - iii. Certificate of general liability insurance with the greater of \$1 million or the minimum required by any governmental agency at the time of application with the Association listed as a named insured.
  - iv. Certificate of workers' compensation insurance with the greater of \$500,000 or the minimum required by any governmental agency at the time of application

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These rules and regulations do not constitute ALL the restrictions affecting the condominium property.  
Reference should be made to the condominium documents.

D. Adding Hurricane Shutters:

1. General rule – The installation of hurricane protection devices is prohibited, except in strict conformity to plans and specifications submitted to the Association. No work may commence until the application process is complete and approved by the Association.
2. Definition – “Hurricane protection” (hereafter may be referred to as “device(s)”) means any device, installation, equipment or appliance, whether permanently or temporarily affixed or attached in any manner to the exterior of the building or any portion of the building so as to be visible from the exterior of the building, that is used, either directly or indirectly, as its main purpose or incidental to its main purpose, as protection against storm damage, water penetration by driven rain, wind damage or damage from physical object or projectiles carried by wind.
3. Installation Request process
  - A. Hurricane protection device material whether cloth, fabric, plastic, metal, or another material determined to meet Dade and Collier County and State of Florida codes for hurricane protection must be white, beige, or clear.
  - B. Impact windows/glass that meet the current Dade and Collier County and State of Florida codes for hurricane protection is acceptable.
  - C. The application is to be submitted on the form as prescribed by the Association and must be accompanied by all the following documents before it is considered a complete application and be submitted to the board or designee for approval.
    - i. The contractor’s occupational license
    - ii. The contractor’s certificate of competency / contractor’s license valid in the State of Florida
    - iii. Certificate of general liability insurance with the greater of \$1 million or the minimum required by any governmental agency at the time of application
    - iv. Certificate of workers’ compensation insurance with the greater of \$500,000 or the minimum required by any governmental agency at the time of application
    - v. Documentation verifying that the device(s) being installed meet Dade and Collier County and all State of Florida codes for hurricane protection
    - vi. Documentation that clearly shows the style, color, type, design, and material specifications of the device(s), and where each device will be installed.
    - vii. Within forty-five (45) days after receipt of a completed application (see item “c” above), the board or its designee shall either approve or disapprove the application.
    - viii. No work may begin until approval has been received by the homeowner and the permit must be posted in such a location that it is visible for inspection.
    - ix. Each unit must follow the above process. Approval for one unit may not be used to perform work on another.
4. Homeowner responsibility - The homeowner is responsible for all costs of installation and maintenance of the device(s).

### 3. Leasing of a Unit and Lease Renewal

All leases must be in writing. A unit may be leased only as an entire unit (leasing of individual rooms is not permitted).

- **New Lease Application:** Shall be submitted not less than ~~thirty (30)~~ twenty (20) days prior to the desired first day of occupancy. Owners are responsible for obtaining the lease application on <https://www.thesaintcroix.com> and following the Lease Application Process.
- Certain documents are required to be submitted with the application including, but not limited to lease document, photo identification for each occupant, registration for any vehicles.
- Tenants are not permitted to occupy the unit until approval is given by the board of directors.
- Any lease entered into without approval may be treated as a nullity, and the board shall have the power to evict the lessee without securing consent of the owner [Declaration 13.1D].
- The maximum Lease term at St. Croix is 12 months.
- **Renewal Lease Application:** Shall be submitted not less than twenty (20) days prior to the expiration of the existing lease. Owners are responsible for obtaining the lease application on <https://www.thesaintcroix.com> and following the Lease Renewal Application Process.
- Failure to abide by the above time requirements may result in daily fines for each day past the minimum required.

### 4. Emergencies in owners' absence

In order that proper steps and procedures may be taken in a minimum amount of time during an emergency, each unit owner shall furnish the Association with a key or other means of immediate access to his or her unit. No lock(s) to a unit shall be changed or altered in any way that would prevent such Association access when the unit is unoccupied unless the Association is provided a duplicate key for such entry. Any unit owner who plans to be absent from his or her unit for two weeks or longer must prepare the unit prior to departure in the following manner:

- A. Remove all plants and other objects from around the outside of the unit,
- B. Turn off the water at the main shut off valve in the unit.
- C. Designate a responsible caretaker to care for his or her unit should the unit suffer any damage caused by storm, hurricane, winds or other weather conditions or other acts of nature.
- D. The unit owner shall provide the Association with the name of said caretaker prior to the owner's departure and shall instruct the caretaker to notify the Association prior to making any entry into the unit during the owner's absence.

### 5. Hurricane Season

- Unit owners absent from their unit for thirty (30) days or more during hurricane season (June 1 through November 30<sup>th</sup>) must prepare their unit prior to departure by:
  - A. Removing all furniture, potted plants, and other objects from the screened lanai.
  - B. Designate a responsible firm or individual to care for their unit should the unit suffer hurricane damage and furnish the Association with the name of such firm or individual. Such firm or individual shall contact the Association for clearance to do any repairs or removal of any damaged portions of the unit. The Association takes no responsibility for damage caused to an individual unit.
  - C. Hurricane shutters are permitted to be installed/closed not less than 72 hours prior to anticipated landfall of a named storm that can be reasonably expected to affect St. Croix Condominium. Shutters must be removed/opened not more than 24 hours after the storm has left the area.

### 6. Plants and shrubbery:

- No exterior plantings or shrubbery shall be altered, moved, removed, added, or modified without the prior written approval of the Association.



## St. Croix Condominium General Rules and Regulations

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### 7. Notices:

- Notice of members meetings, board meetings and committee meetings shall be conspicuously posted in a glass or otherwise enclosed locked display case in the clubhouse and breezeway bulletin boards in each building.

### 8. Damage to Common Areas

- Unit owners shall be responsible and will be held liable for any damage caused to gates, planted areas and landscaping, irrigation, sidewalks, signs, utility lines, streets and roads, and any other common areas or any other Saint Croix property caused by themselves, relatives, friends, guests, invitees, licensees or lessees, and the costs shall be chargeable to the unit owner in violation of this rule as an individual assessment and lien against the parcel owner if not paid upon demand.

### 9. Right to Speak at and Videotape or Audiotape Board and Members' Meetings

- A. Unit owners wishing to speak at a board or members meeting on a particular agenda item may be required to sign up with the Association prior to commencement of the meeting. A unit owner may only speak one time and for up to 3 minutes and only while the agenda item is on the floor for discussion.
- B. A unit owner wishing to videotape or audiotape aboard meeting or members meeting shall give the Association not less than 24 hours advance notice. The videotape or audiotape equipment or device used by the owner shall not produce distracting sounds or light emissions and shall be assembled and placed in position and in advance of commitments of meetings in a location acceptable by the Association. No unit owner shall be permitted to move about the room during the meeting in order to facilitate such videotaping or audio taping.

### 10. US Mail Post Boxes for Mail that are located in Building Breezeway on floor 1

No permanent letters or numbers; or paper or décor of any kind may be placed on mailboxes other than those installed by the US Postal Service or the Association.

### 11. Bulletin Boards located at Clubhouse and in Building Breezeway on floor 1

- For Association use only.
- No personal advertisement of any kind may be posted by any owner, lessee, or guest without the Association's approval.



### Owners, Tenants, Guests

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#### Compliance with Rules and Regulation by Guests and Lessees of Unit Owners

- A. Unit owners shall furnish to all guests and lessees a copy of the rules and regulations and shall be responsible for their compliance.
- B. Unit owners should immediately report violations of the rules and regulations to the Association in writing.

#### 1. Noise

No occupant shall make or permit any disturbing noise in any building by any person or permit anything by such person that will interfere with the rights, comforts, or convenience of other unit occupants. No unit occupant shall play upon or suffer to be played upon any musical instrument or operate an electronic music player, television, radio or other sound amplifier or any similar device in any unit or common area in such a manner as to disturb or annoy other occupants of the Association. All parties shall lower their volume by 11:00 PM each day.

#### 2. Guests:

All guests who occupy a unit in the absence of the unit owner shall register with the Association or management company in advance of their occupancy.

#### 3. Minors:

- All persons under age of 18 shall be under the direct control and supervision of a responsible adult.

#### 4. Animals

- A. There are restrictions in the Declaration of Condominium on the number and type of pets allowed in the condominium. The owner of each unit may keep no more than two (2) commonly accepted household pets, less than 40 pounds such as a dog or cat, not more than two caged birds and a reasonable number of tropical fish in each unit, subject to reasonable regulations by the Association.
- B. Dogs and cats must have a current license and up to date immunization. Management may request proof of license or immunization at any time.
- C. Pets shall be leashed or always carried while on the common elements or Association property.
- D. Pets may not be left unattended or leashed on lanai areas, garages, outside, or on common areas.
- E. No animals shall be permitted in the pool area, leashed, or unleashed.
- F. Every resident or guest with a dog or cat shall immediately remove any feces left by the animal and dispose of it in the proper waste receptacles that are located around the property.

#### 5. Flags & Banners

No permanent flags, banners, or other types of decoration may be displayed on the exterior of any unit or any other places in the common area or grounds by any occupant without Association approval.

### 6. Parking of Vehicles

The parking areas and spaces are not intended for use by boats, recreational vehicles, campers, motorhomes, trailers, commercial trucks, or non-operational automobiles.

- A. No repairs or maintenance of vehicles may be performed on the condominium property, except emergency repairs.
- B. All vehicles must have current registration and insurance
- C. Vehicles that are inoperable or cannot legally be driven on public roads are not permitted
- D. Because parking spaces are limited in number the Association may prohibit owners, lessees, and guests of any unit from keeping more than two vehicles on the condominium property on a regular or permanent basis.
- E. Vehicles must be parked properly in a single parking space.
- F. All vehicles must display the assigned permanent parking sticker or assigned guest pass.
- G. Guest parking is available in parking spots that are not marked "RESERVED" on the curb stop.
- H. Vehicles without a valid permanent parking sticker or guest parking pass in the parking lot after 12:00 AM will be ticketed. The association may require replacement of any sticker or pass that appears altered or is damaged/faded.
- I. Repeat offenders are subject to fining and/or towing at the owner's expense. (See fining schedule)
- J. Permanent Parking Pass replacement fee: \$25

### 7. Disposal of Trash at Dumpster & Recycling Bin – Owners, Tenants, Guests

- A. Trash disposal is for the use of residents only.
- B. Trash should be securely bagged and placed in the dumpster.
- C. Boxes of all sizes must be broken down and placed inside the dumpster or recycling bin.
- D. Furniture, appliances of any type, electronic equipment, water heaters, beds, or other large items, durable goods are prohibited from being left outside of the dumpster or even in the dumpster. You are personally responsible for the disposal of these items.
- E. Large items (furniture, appliances, mattresses, etc.) will not be picked up by the trash company and should not be left outside the dumpster. Disposal and expense of large items is the responsibility of the resident.
- F. Trash and trash bags are prohibited in, under, or outside the entry area of the trash compactor, patios, or lanais and all common areas.
- G. Liquids must be contained in sealed containers capable of remaining unbroken and leak-free after being discarded inside a common trash disposal container.
- H. A fine of \$100 will be assessed to the unit in violation of the above-mentioned rules.

<sup>1</sup> Adopted March 19, 2026; effective March 19, 2026.

### 7. Concierge Trash Pickup:

- Available to all residents. See appendix I, concierge trash information or website "thesaintcroix.com" for additional details
- Pickup is Sunday through Thursday.
- NO PICKUP ON OFFICIAL HOLIDAYS
- Place container out by 5:00 p.m.

### 8. Hazardous Waste and Substances

No flammable, combustible, or explosive fluid, fuel, chemical hazardous waste, or substance shall be kept than any unit or limited common element, except those necessary and suited for normal household use.

### 9. Littering, Polluting on any area of Property

Absolutely no littering or polluting is allowed in any area of the property. Any person(s) found in violation will be fined.



### Common Elements and Amenities - Use

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#### 1. Use of Common Elements and Association Property

- A. Common elements and Association property shall only be used for the designated purposes.
- B. Unit owners may be fined and shall be held financially responsible to the Association for any damage to the common elements or Association property or to improvements, systems or equipment thereon caused by a unit owner or his or her family members, guests, invitees, lessees, and all other people over whom the unit owner exercises control and supervision.
- C. No ball playing is allowed on condominiums outside walls, hallways, or garage doors.

#### 2. Clubhouse Rules:

- Clubhouse hours: 8:00 AM to 5:00 PM. Unless otherwise approved in writing in advance by management.
- Facilities are for the recreational use of St. Croix owners, tenants, and guests.
- All people under 18 must be supervised by an adult while in the clubhouse.
- Smoking, including "vaping" is prohibited in the clubhouse.
- Owners may reserve the clubhouse for special occasions. Reservation Form is available on "thestaintcroix.com"
- Reservations must be made in advance of the event. A \$300 deposit must accompany the reservation form which will be returned unless there is damage.
- All furnishings and items of property shall be returned to the same location they were in prior to the event.
- Proper attire is required in the clubhouse, no bathing suits.

#### 2. Fitness Center Rules:

- The Fitness Center is open 24 hours 7 days a week.
- No one under the age of 18 is allowed in the fitness center without adult supervision.
- Smoking is not permitted in the fitness center.
- Pets are not permitted in the fitness center.
- No food or glass containers are permitted in the fitness center. Plastic and metal water containers are permitted.
- Equipment must be wiped down after each use. Only approved vendors may move or maintain the equipment. Equipment should never be removed from the fitness center.
- Equipment use is limited to 30 minutes if someone is waiting for the machine.
- No professional, paid training or fitness classes are permitted without advance written permission of the property manager. Proper licensing and proof of insurance may be requested.
- The association is not responsible for loss, damage, or theft of personal items brought to the fitness center.

### 3. Pool Rules:

- Pool load maximum is posted at pool.
- Any person under 15 years of age must be with an adult.
- Spa maximum load is posted near the spa. Children under 12 must be with an adult in the Spa.
- Pool gate must always remain locked.
- Access to the pool area is only by key FOB. Clubhouse is not a pass-through to get to pool. No jumping over the fence or gates. Access to the swimming pool area by unauthorized persons is trespassing under F.S.S. 810.08.
- Persons who fail or refuse to identify themselves to management, board member, security, or law enforcement are trespassing and shall leave the pool area immediately or be subject to arrest under F.S.S. 810.08.
- All guests must be with a St. Croix Resident.
- No glass is allowed anywhere within the pool fence enclosure.
- No food or drink is allowed in the pool or spa, or within four feet of the edge of the pool/spa.
- Pool swimming hours of operation are dawn to dusk. Pool deck hours are dawn to 11:00 P.M. provided the persons are not causing a disturbance to other residents.
- No diving, jumping, or splashing.
- Shower before entering the pool.
- Please use recycle bin provided at pool area for all empty cans and plastic (no garbage please)
- Pool furniture is to be returned to its original location when leaving the pool area.
- Please close umbrellas before leaving the pool area.
- No pets in the pool area.
- No flotation devices other than noodles and personal flotation devices for children are permitted in the pool.
- No skateboards, roller skates, scooters, bicycles, or other such objects are permitted on the pool deck.
- No loud music allowed. Please use ear buds.
- No smoking of marijuana is permitted in the pool area.
- The Association is not responsible for loss or damage of personal items brought to the pool.
- Pool rules are strictly enforced to ensure enjoyment for all.

### 4. Tennis/Pickle Ball Court Rules:

As is the case with all recreational activities within Saint Croix and usage of any Saint Croix community facilities, the association is not responsible for injury to persons or damage to property from the use of the tennis courts. Any individual using the tennis courts does so at his or her own risk.

- Tennis/Pickleball court hours: 9:00 AM to 9:00 PM
- Tennis/Pickleball court is available to unit owner or his or her family members, guests, invitees, lessees over 18 years of age.
- Minors are permitted on courts only if actively engaged in playing tennis and are supervised by an adult.
- No food or glass on courts or in the tennis court enclosure.
- Smoking is prohibited on courts or within enclosure.
- Persons who fail or refuse to identify themselves to management, board member, security, or law enforcement are trespassing and shall leave the area immediately or be subject to arrest under F.S.S. 810.08.
- The association is not responsible for loss, damage, or theft of personal items brought to the tennis/pickleball area.
- Any activities not covered by the above should be cleared by the manager for St. Croix.



## St. Croix Condominium General Rules and Regulations

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### 5. Playground Rules:

As is the case with all recreational activities within Saint Croix and usage of any Saint Croix community facilities, the association is not responsible for injury to persons or damage to property from use of the playground facilities. An individual using the playground facilities does so at his or her own risk.

- Playground hours are dawn to dusk.
- All children must be supervised by an adult.
- The playground is only for children 6-12 years of age.
- No food, drink, glass, or animals are permitted in the play area.
- Persons who fail or refuse to identify themselves to management, board member, security, or law enforcement are trespassing and shall leave the area immediately or be subject to arrest under F.S.S. 810.08.
- The Association is not responsible for loss, damage, or theft of personal items brought to the playground area.

### 6. Cooking/Grilling

- Outdoor cooking and grilling shall be permitted at the cabana entertainment area as permitted by local fire ordinance.
- Gas/charcoal grills are not permitted to be used on balconies or within 15 feet of buildings.

### 7. Nuisance

- No unit owner shall make any loud or disturbing noises, or permit same by his or her family, guests, invitees, or lessees.
- No unit owner shall in any way interfere with the rights, comfort, or convenience of other any unit owner, and shall prevent said owners' family, guests, invitee, or lessee from interfering.
- No unit owner shall play upon or operate or permit to be operated a stereo, television, radio, or musical instrument in such a manner as to unreasonably disturb or annoy other residents in the condominium community.
- Use of illegal drugs, including but not limited to marijuana, is prohibited on the property.

### 8. Lake Regulations

- Fishing is permitted by St. Croix residents at his or her own risk. (catch and release only)
- No swimming, boating, or flotation devices of any kind are permitted on the lake.
- No feeding of wild animals is permitted.
- No disposing of or refuse pet waste, cigarette butts, rubbish, soil or chemical of any kind is allowed.

### 9. Applicability; Fines:

- These rules and regulations shall apply equally to all owners and their family members, guests, lessees, and invitees.
- Violations are subject to the fine as set forth in the bylaws.

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These rules and regulations do not constitute ALL the restrictions affecting the condominium property.  
Reference should be made to the condominium documents.



**Requirements and Fees to Obtain White Fob OR Security Gate Entry Black Fob**

What	Maximum # Allowed	Who Can Obtain	Cost
<p><b>FOB</b> White plastic cards that provide access to the pool area &amp; gym.</p> <p><i>Each FOB has a unique identifier programmed and linked to the Unit owner.</i></p>	2 / Unit	<p>Owners <u>only</u></p> <ul style="list-style-type: none"> <li>If an owner leases the property long term, or short term, the owner is responsible for providing the occupant with the Fob assigned to the unit.</li> <li>The Fob will be registered with that Tenant name(s).</li> </ul>	<p>\$20 each to replace.</p> <p>Payment by <u>credit/debit/ApplePay/GPay/Cash App (all preferred) or by check</u></p>
<p><b>Gate Remote</b> Black “clicker” that provides access to front and back security gate entry.</p> <p><i>Each Fob has a unique identifier programmed and linked to the Unit</i></p>	1/vehicle	<p>Owners <u>only</u></p> <ul style="list-style-type: none"> <li>If an owner leases the property long term, or short term for vacation, the owner uses discretion to allow occupants to use the Gate Fob assigned to them.</li> <li>Gate Clicker registered to Owner only.</li> </ul>	<p>\$50 each to purchase or replace.</p> <p>Payment by <u>credit/debit/ApplePay/GPay/Cash App (all preferred) or by check</u></p>

What does FOB mean for a key?

A key fob is a **small handheld remote-control device that controls a remote keyless entry system.**

### St. Croix Property Enforcement Policies and Procedures

The following procedure will apply to all violations and infractions of the governing documents and the rules and regulations.

1. Owners may report violations to the association manager.
2. The board of directors, the manager, or committee appointed by the board of directors may also note any violations discovered during a walkthrough or by personal knowledge of any of its members.

**At the time a violation is noted or reported, action will be taken as follows:**

1. A written violation notices to correct the violation will be sent by the association manager to the owner's address on file and to the tenant if applicable. If the owner has consented to receiving official notices by e-mail, the violation notice may be sent by e-mail. The notice will contain a description of the violation, and instructions regarding corrective action that is needed and a date to cure.
2. Unless otherwise stated in the fining schedule, if the violation is not cured within the allotted time or if the violation recurs, the owner (and tenant if applicable) will receive a final notice.
3. If the violation remains not cured, recurs, or if the owner's response is otherwise not favorable the matter will go before the board for a decision on enforcement. The board shall use the fining schedule as a guide when considering the amount of fine.
4. A fine or suspension levied by the board of administration may not be imposed unless the board first provides at least 14 days' written notice to the unit owner and, if applicable, any tenant, licensee, or invitee of the unit owner sought to be fined or suspended, and an opportunity for a hearing before a committee of at least three members appointed by the board who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. 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 approve the proposed fine or suspension by majority vote, the fine or suspension may not be imposed. If the proposed fine or suspension is approved by the committee, the fine payment is due 5 days after notice of the approved fine is provided to the unit owner and, if applicable, to any tenant, licensee, or invitee of the unit owner. The association must provide written notice of such fines or suspension by mail or hand delivery to the unit owner and, if applicable, to any tenant, licensee, or invitee of the unit owner.
5. No fine shall exceed \$1000 in the aggregate.
6. All monies received from fines shall become part of the common surplus.
7. Fines shall not be construed to be an exclusive remedy and shall exist in addition to all other rights and remedies to which the association may otherwise be legally entitled.



## St. Croix Condominium General Rules and Regulations

### St. Croix Property - Fining Schedule

The following schedule of fines will apply to all violation and infractions of the Governing Documents and the Rules and Regulations in accordance with the enforcement policy of St. Croix.

Violation Rules	Fine
Trash Receptacle or Trash Mess	\$50 first violation, \$75 second, and \$100 for third and subsequent violations
Parking – 1 <sup>st</sup> Notice/Violation	Warning only
Parking – 2 <sup>nd</sup> Notice/Violation in a rolling 12 months	Final warning
Parking – 3 <sup>rd</sup> (or additional) Notice/Violation (in rolling 12 months)	Vehicle will be towed at owner’s expense, and Board may also impose an additional \$100 fine.
Animal – 1 <sup>st</sup> Notice/Violation - Failure to remove waste	\$100
Animal – 2 <sup>nd</sup> Notice/Violation – Failure to remove waste in a rolling 12 months. <ul style="list-style-type: none"> <li>• <i>Three or more violations may result in the removal of animal.</i></li> <li>• <i>And contact animal control</i></li> </ul>	\$100
Animal - 1 <sup>st</sup> Notice/Violation – No leash/control	\$50
Animal – 2 <sup>nd</sup> Notice/Violation – No leash/control in rolling 12 months and contact animal control	\$75
Animal – Unauthorized	\$10/day of violation, after 30 days notice to comply.
Building Alterations not approved	\$100 and may require alteration reversed
Clubhouse Rules	\$50
Damage/vandalism (includes entry gates)	\$50 plus cost of repair
Fitness Center Rules	\$50
Pool/Spa rules – 1 <sup>st</sup> Notice/Violation	\$50
Pool/Spa rules subsequent violation within rolling 12 months	\$100- and 15-day suspension from amenities
Hazardous Material – Use or Storage	\$100/day, immediately following the notice and referral to appropriate authorities
Landscaping Violation	\$50/day immediately following 10 calendar days notification to correct
Noise/Causing a disturbance – 1 <sup>st</sup> Notice/Violation	\$50
Noise/Causing a disturbance – 2 <sup>nd</sup> Notice/Violation	\$100 and notify authorities
Rental/Leasing Violation	\$50/day of non-compliance up to maximum allowed
Lanai, general appearance – 1 <sup>st</sup> Notice/Violation	\$25/day immediately following 15 calendar days notification to correct
Signs, flags, banners	\$25/day immediately following 15 calendar days notification to correct
Tennis Court Rules	\$50
Staff/Board harassment/abuse	\$100
Any violation not specifically covered above	\$50 or \$25/day for curable violations

**Approved by the Board of Directors: December 18, 2024**

These rules and regulations do not constitute ALL the restrictions affecting the condominium property.  
Reference should be made to the condominium documents.

## Appendix 1

### Valet Living Doorstep Collection Guide

<b>Sunday</b>	<b>Monday</b>	<b>Tuesday</b>	<b>Wednesday</b>	<b>Thursday</b>	<b>Friday</b>	<b>Saturday</b>
<b>7 PM</b>	<b>7 PM</b>	<b>7 PM</b>	<b>7 PM</b>	<b>7 PM</b>		

**\*\*\*Place Container Outside between 5PM-7PM**

**\*\*\*There is a two (2) Bag Limit**      **\*\*\*No Bags on the Ground**



**1**

### 1) PREPARATION

- Bag and securely tie all trash and ensure completely closed
- Bags must hold contents during transport, without ripping or leaking
- Do not include sharp objects like broken glass or needles
- Double-bag pet waste and place in trash bin
- Do not include liquids
- Break down cardboard boxes



**2**

### 2) COLLECTION

- Place flattened cardboard in front of bin
- If you have TWO bags, open the lid and place the second securely-tied bag inside the bin on top of the first tied bag
- Place your bin, holding your securely-tied bags, outside your door during the two-hour window *before* collection starts, as listed above
- Avoid loose trash or leaving bags on the ground

**3**



### 3) RETURN & REPEAT

- Bring your bin back inside your home by 9AM the next morning
- Thanks for doing your part to maintain a clean, comfortable community. Now go have fun, instead of going to the dumpster!

#### No-Service Holidays

New Year's Eve & New Year's Day  
 Easter Sunday  
 Memorial Day  
 Fourth of July  
 Labor Day  
 Halloween  
 Thanksgiving Day  
 Christmas Eve & Christmas Day

Questions? We're here for you.

Email: [Support@ValetLiving.com](mailto:Support@ValetLiving.com)

Chat: [ValetLiving.com](https://www.valetliving.com)

Call: (877) 574-2587



**Valet Living**  
 Setting the Standard.

Sun. 4:30 PM - 10:30 PM (ET)    Mon. - Thur. 9:00 AM - 10:30 PM (ET)  
 Fri. 9:00 AM - 5:00 PM (ET)

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