

Rules

Briny Breezes, Inc.

Last Update: April 12, 2017

(Latest Amendments in Red Font)

RULES

Table of Contents

A.	Arrival and Departure	1
	1. Guests, Residents and Resident Guests	1
	2. Social & Recreational Privileges	2
	3. Closing Mobile Home	3
	4. Noise	3
	5. Mail	3
	6. Mobile Home Key	3
	7. I.D. Badges	4
	8. The Briny Bugle	4
B.	Occupancy / Lots and Looks	4
	1. Mobile Home Occupancy	4
	2. Pets (Birds, cats and dogs only)	4
	3. Anchoring trailer	5
	4. Direct Broadcast Satellite Dishes and Aerials	5
	5. Improvements	5
	6. Watering	6
	7. Fire Prevention & Storage of Miscellaneous Items	6
	8. Condition of Lots	6
	9. Shutters	6
	10. Patios	6
	11. Soliciting and/or Signs	6
	12. Garbage & Rubbish	6
	13. Television	6
C.	Sales and Rentals	7
	1. Sales – Stock Shares (Lot Leases) – Mobile Homes	7
	2. Rentals	8
	3. Membership and Occupancy Applications	9
D.	Vehicles and Parking	10
	1. Vehicles and speed limit.....	10
	2. Parking	10
	3. Overnight RV Parking (bull pen)	11
	4. Temporary/Short Term Parking	11
E.	Marina and Watercraft	12
	1. Seawalls	12
	2. District 4 canals	12
	3. Marina Rules	12
	4. Addendum to Slip Lease Agreement.....	13-14
F.	Community Living / Common Property	15
	1. Complaints / violations.....	15
	2. Park Maintenance.....	15
	3. Smoking	15
	4. Storage Facilities.....	15
	5. Kitchen Facilities	15
	6. Removal of Park Equipment	15

7. Ocean Clubhouse Rules.....	16
8. Beach Area	16
9. Swimming Pool	16
10. Pool Cabana	16-17
11. Laundry	17
12. Shuffleboard.....	17
13. Emergency Telephones.....	18
G. Change Log	19
Violation and Fining Process (Substantially Amended 9/9/16).....	Appendix I
Building Permit Application	Appendix II
Policy and Criteria for Stockholder Inquiries (Approved. 9/9/16)	Appendix III

Briny Breezes, Inc. Rules

5000 N. Ocean Blvd
Briny Breezes, FL 33435

A. ARRIVAL AND DEPARTURE

Stockholders, all residents, guests and renters are required to register at the Park Briny Breeze's Office upon arrival and each party notify the office not less than 24 hours prior to weekday departure or 48 hours prior to weekend departure. Consistent with SECTION 3.65: APPROVAL OF APPLICATIONS of the By-Laws (as amended 2/22/17) background checks will be completed. All residents and guests must read and familiarize themselves with the Rules of Briny Breezes. Any violation may subject the stockholder to disciplinary action a fine. Amended 4/12/17

1. **GUESTS, RESIDENTS AND RESIDENT GUESTS** – A GUEST is someone who visits a park Briny resident. This guest must be registered in the office and wear a guest badge. If a guest is here for only a few hours and is not registered, they (children and adults) must be accompanied by the resident at all times. a RESIDENT GUEST uses an owner's mobile home in his absence with permission and without cost. It is required that an owner who contemplates having a resident guest occupy his unit, must notify the office in advance and complete an application form so there will be no confusion or embarrassment to such guest. Hosts will be held directly responsible for the conduct of their guests in all areas of the park and shall be liable for any damage caused by said guests.. Article A.1 Amended 4/12/17
 - a. **Guest:** While in residence, an owner or renter may have guests, servants or medical assistants for an unlimited time so long as there are not more persons than the normal sleeping capacity of the unit. These persons must be registered, must have a background check if they are here for more than 30 days in any 12 consecutive months and must wear a guest badge.
 - b. **A short-term resident guest** uses an owner's mobile home in his absence with permission and without cost. It is required that an owner who contemplates having a short term resident guest occupy his unit must notify the office in advance and complete an application form so there will be no confusion or embarrassment to such guest. This short term resident guest may stay for a period of up to 2 weeks in any 12 consecutive months, use a standard guest badge and use the owner's parking space with the guest placard in plain view.
 - c. **Family Resident Guests are members of the immediate family.** Immediate family includes children, parents, siblings, aunts, uncles, nephews, nieces ~~and grandchildren~~ and their respective spouses. They reside in the owner's unit with permission, without cost and must register and complete an application which will ask for clarification of the relationship to the stockholder, have a background check if they are to stay longer than 30 days in any 12 consecutive months and receive, for a fee, a badge that allows them access to common property. They may receive mail in the owner's mailbox. These residents may have privileges of clubs, social events and certain Board committees.
 - d. **Residents** other than those specified above may live with the owner e.g. spouse, friend, adult child. They must fill out an application, complete a background check and receive with a charge a badge that allows access to common property. They may receive mail in the owner's mailbox. These residents may have privileges of clubs, social events and certain Board committees.
 - e. Children under the age of 18 who reside with a stockholder(s) are residents and should have a badge that affords them access to the laundry and the beach rest rooms.

- f. Overnight RV parking guests are required to be registered in the office prior to their arrival by the owner they are visiting. They receive guest badge(s) with the necessary deposit. Parking signage should be visible, with the number of the resident's unit they are visiting identified and the dates of the visit. If for any reason, they visit for more than 30 days in any 12 consecutive months, they require a background check.
- g. ~~Daytime guests, children or adults, must be accompanied by a park resident host when in and about the park.~~
- h. ~~Resident guests are permitted for a two-week stay unless the guest is a member of the immediate family. Immediate family includes children, parents, siblings, aunts, uncles, nephews, nieces and grandchildren.~~
- i. ~~Resident guests must read & familiarize themselves with the Rules of Briny Breezes. Any violation may subject the stockholder to disciplinary action.~~
- j. ~~Lessees and renters of corporation-owned lots are responsible for the proper registration of their guest.~~
- k. ~~A resident guest, after registration in the office, may receive mail in the resident's mailbox.~~
- l. ~~A "GUEST" badge is a requirement; fee paid at the office, and must be worn in the park, including the beach.~~

2. NON-RESIDENT GUESTS — A non-resident Guest, when attending any function or entertainment in the Park must be accompanied by the park resident host. ~~Deleted 4-12-17~~

2. SOCIAL & RECREATIONAL PRIVILEGES — Due to the limited capacity of the corporation's facilities, a limitation must be placed on the number of owners of a unit who can be designated as "Resident stockholders" who are entitled to the full privileges and use of the corporation facilities. When more than two (2) names appear on a stock certificate for a unit, it will be required to designate which two (2) stockholders will be considered to be the "Resident stockholders" entitled to the full privileges and use of the corporation facilities. No more than two (2) stockholders may be designated as "Resident stockholders". All others will be treated as guests as set forth in the By-Laws and Rules of the Corporation.
Specifics: Amended 4-12-17

- a. A stockholder who rents a lot to others forfeits transfers the rented unit privileges e.g. clubs, social activities but not the rights e.g. voting and Board appointed committees. This stockholder's badge no longer allows access to common property during this time period, to social privileges and must turn in his badge. *Amended 4/12/17*
- b. When a renter moves out of the park, even though his rental period has not yet expired, he forfeits his right to social privileges and must turn in his badge.
- c. Guest privileges are to be limited to guests-residents while staying with members within the park, ~~and cannot be~~ They are not extended to friends or family who are living outside the park except when accompanied by member the resident host. *Amended 4/12/17*
- d. Stockholders who invite groups comprised mainly of non-Briny residents to a function in any indoor or outdoor corporate facility must request permission at least 30 days in advance so that the request can be reviewed at a regular meeting of the Board of Directors for a decision.
- e. ~~All rules shall apply to non-resident shareholder(s) and their families when visiting in the park. Deleted 4-12-17~~
 - f. ~~A live-in caretaker who is an employee of a stockholder is considered a resident guest, subject to the rules and entitled to the privileges thereof. Deleted 4-12-17~~
- f. Agency employees and employees working a shift in the park but residing elsewhere are considered day guests and may use the club facilities only when accompanied by the shareholder-employer or in the performance of their duties, provided the employee has qualified as described above in f. Such employee's family, relatives and friends are not permitted to utilize any club facilities (unless otherwise qualified). *Amended 4/12/17*

- 3. CLOSING MOBILE HOME** – When a mobile home is left vacant for more than 72 hours between June 1st and November 30th and during severe storms and hurricanes, it must be properly closed for hurricane protection or a person must be designated to do so in event of storm. The name of the person responsible for closing the unit must be provided to the Briny Office before the stockholder departs Briny. However, if a stockholder resides within 100 miles of Briny Breezes, his/her unit may remain open for periodic use during June 1 through Nov 30 unless/until a hurricane watch is issued, when the stockholder must return to Briny to close his/her unit within 72 hours from the time the watch is issued. Closing by June 1st for hurricane season may be delayed until no later than July 1st by receipt of written confirmation from the stockholder of a third-party contract to close the unit as part of the contractor's normal work process but as soon as possible in the event of an approaching storm. If no storms are threatening, closing can also be delayed until July 1 to complete contracted work inside a unit if the corporation receives a letter from the stockholder naming the person/company performing the work and the person who is responsible for closing after the work is complete. All miscellaneous items, including barbecue charcoal grills, must be removed and placed within the unit or other storage facilities. LP gas containers for grills must be removed. Large LP gas containers must be securely attached to the mobile home. Items under 40 pounds must be removed. (Amended Jan 13, 2016)

An inspection will be made on June 1st by the manager and/or the Hurricane Preparedness Committee. Any items susceptible to wind displacement found outside after closure of unit will be removed and stored at owner's cost until January 1st, at which time they will be discarded if not retrieved by owner. The above shall apply, but not be limited, to such items as unsecured storage sheds, planters, pots, loose concrete blocks, grills, hoses, etc.

- 4. NOISE** – In order that all unit owners may have the quiet enjoyment of their property, no one shall make or permit any disturbing noises within their mobile home by himself, his family, servants, employees, agents, guest and licensees, nor permit anything to be done by such person that will interfere with the rights, comforts or conveyances of the other residents. Nothing shall be done on any common area or from within any mobile home which may be or may become an annoyance or nuisance to a neighborhood. In the event of any question as to what may be or may become a nuisance, such questions shall be submitted in writing to the Board of Directors for a decision. The Board of Directors decision shall be in writing and shall be final and binding. By way of example, but not an exclusive list, no boisterous parties, loud talking, singing or noise shall be permitted between the hours of 11:00 p.m. and 8:00 a.m. The use of electronic or acoustic devices or musical instruments, including but not limited to radios, televisions, stereos, CD players, or the playing of musical instruments, must be kept to a minimal sound level and be audible only within one's own mobile home. Improvements, repairs, cleaning and general maintenance or construction work is only permitted between the hours of 8:00 a.m. and 5:00 p.m., inside or outside the unit.
- 5. MAIL** – Mail distribution will be only to your lockbox which is available to you at all hours. For speediest placement of mail in your box, notify the correspondents and mail forwarders to address your mail 5000 N. Ocean Blvd., your unit number, Briny Breezes, FL 33435. Mail will be forwarded for a reasonable time only after checking out at the Office. Notify your correspondents immediately. Only First-Class mail will be forwarded.

All notices to Stockholders by the Board of Directors will be posted on the bulletin board in the mailroom.

- 6. MOBILE HOME KEY** – It is recommended that when your mobile home is closed for any extended time, your mobile home key be filed in the office with a notation on your file card as to the person or persons authorized to go into your mobile home if necessary. Your key will not be given to anyone (your guest or otherwise) without your permission, except for an emergency or disaster. Corporation shall not supervise your designee, nor be liable for any damage or stolen items from a mobile home, when designee requests key.

7. **I.D. BADGES** – For the safety and security of all residents, photo ID badges will be issued to all Stockholders, residents and renters. It is expected that badges are with each person while traveling within the community and in/at all corporation facilities and activities including the beach. Non-photo badges are available at the Office for guests, and it is the responsibility of the residents to obtain these badges, which must be worn while guests are in the Park. Only Stockholder ,and seasonal renter badges and residents specified in A 1-4 of the Briny Breezes Rules have a magnetic strip that allow access to certain corporate facilities. are magnetic code impregnated to open doors at the Ocean Clubhouse and the Laundry. A fee of ~~\$25.00~~ is charged for each badge, which is refundable when guest badges are returned to the Office. Guest badges are issued for a period of two-weeks. Extension of the two-week period will be granted one time upon request at the Office. A ~~\$25.00~~ refundable deposit, check or cash, per card badge is required. If an extension is not requested at the Office and so noted on the sign-out card, the refundable deposit is forfeited. Lost guest ~~cards~~ badge will result in forfeiture of the deposit. In either case, the card badge number will be removed from the badge access control system.

A “renter”, and/or “resident guest” ,resident or children’s badge will be issued at for a fee. of \$25.00. If the location of residence changes, the badge must be revised to reflect the change. Renter and resident guest All badges must be returned at the end of the residency period. All renters and guests including children who are leaving Briny Breezes, Inc. should turn in their badges.

A non-refundable fee of ~~\$25.00~~ will be charged for lost badges. Times will be announced in the Bugle to take photographs for badges. *All changes in A.7 approved 4/12/17*

8. **THE BRINY BUGLE** – The Briny Bugle, the official Park newspaper of Briny Breezes, Inc., is published weekly November through April and monthly May through October. News items are limited to 200 words or less. News items to be included in the Bugle should be turned in to the Office no later than 12 noon Tuesday. Copies of the Bugle are placed in all mailboxes for residents in the Park and mailed free of charge to Stockholders not in residence. Non-Stockholders desiring to receive the Bugle by mail in their absence from the Park may purchase a subscription at the current rates.

B. OCCUPANCY / LOTS AND LOOKS

1. **MOBILE HOME OCCUPANCY** – The occupancy of all mobile homes shall be based on the following:
- 24-foot or less – maximum 3 persons
 - 25-foot or over – maximum 4 persons
 - Units with 2 or more bedrooms - normal sleeping capacity of unit

Mobile home must have functioning indoor plumbing.

2. **PETS (Birds, Dogs and Cats)** – In pet sections only, as defined by Section 3.40 of the By-Laws, one pet only is permitted per residence. At no time are pets permitted in corporate buildings, on the beach, in the pool area, in the overnight parking area, or in the restricted sections other than roadways.

Pets must be kept on an attended leash no longer than 15 feet at all times when outside the mobile home. Let them commit no nuisance to the annoyance of the neighbors. Pet owners must arrange for the immediate collection of wastes created by their pet and return such waste to their own property for disposal.

A resident who has a medical need for a pet as defined under federal Fair Housing and Disability laws must present applicable documentation showing that such need is appropriate and in compliance with those laws.

- 3. ANCHORING TRAILER** – Mobile homes in Districts I through IV must be anchored by approved hurricane anchors.
- 4. DIRECT BROADCAST SATELLITE DISHES & AERIALS** – Satellite dishes must be less than one meter in diameter. The office must be notified prior to installation of a satellite dish on any unit. The dish is to be located on the mobile home where a quality signal can be received. If the unit will not support installation of a dish, the manager can grant permission for alternate installation. The dish must be kept as low as possible to the roof level of the unit and wires to the unit must be kept elevated along the roof line. The Corporation accepts no responsibility with regard to privately-owned satellite dishes. Private aerials or antennas must comply with FTC rules and regulations. Masts over 12 feet above roof line may be subject to local permitting requirements.
- 5. IMPROVEMENTS** – Current rules pertaining to improvements are included in these Rules in Appendix II. Building permit applications (the “Green Sheets”), available at the office, must be submitted to the office for approval before any improvement is made. No work shall be started until application is approved by the Architectural Review Committee and a building permit issued from the Town of Briny Breezes is received. The office handles all transactions. All improvements must conform to applicable codes.

The permit must be posted on the street-side exterior of the unit before any work is started. Fines may be imposed for any violation of permit regulations, including construction without a permit or that violating corporate permit rules.

- a) Air Conditioners: Shall be installed to create the least nuisance to the neighbors (subject to regulation #8 of Green Sheet).
- b) No new automobile shelter shall be erected.
- c) No permanent fences or gates that prohibit through access, outdoor grills, fireplaces or features which tend to block the view or restrict the free flow of air and light or passage shall be erected or placed. (Amended 1/13/16)
- d) Landscaping on individual stockholder’s assigned lots is the financial responsibility of each stockholder. This includes planting of shrubs, trees, flowers and lawns and the cost of removal of such items and includes tree trimming beyond the capability of normal ground level trimming. Management has the authority to remove or trim any trees or other plantings that may eventually reach a size or height that blocks the view or restricts the free circulation of light and air or passage. All shrubbery on streets must be kept trimmed back to a minimum of six (6) inches from the pavement. No trees or shrubs are allowed to be touching adjacent units. Any trimming or removal required to be accomplished by Park personnel will be charged to that individual stockholder. No trees are to be planted or removed without Board approval.
- e) Management has the authority to remove and replace any mobile home, awning, cabana, tree or other obstacle when it interferes with placement or removal of a mobile home or with park work either regular or emergency.
- f) No mechanical work is permitted to be done on boats, cars, motor homes, travel trailers, etc. between Quonsets.
- g) No spray painting of mobile homes or travel trailers is permitted.

- 6. WATERING** – Watering of lawns and shrubs and other water usage is regulated by local government authorities and any special restrictions imposed must be complied with. Any connected type of irrigation or watering system must have a timer and a rain sensor installed. The system and timer must be set to comply with South Florida Water Management District restrictions. The stockholder must have a person registered with the Office to oversee the system if the unit is unoccupied. Non-compliance with this rule will result in the water being turned off.
- 7. FIRE PREVENTION & STORAGE OF MISCELLANEOUS ITEMS** – The lot and space around all mobile homes must be kept free of litter, rubbish and flammable material. No toxic or hazardous materials shall be stored or left under mobile homes. Rubbish fires are prohibited.
- 8. CONDITION OF LOTS** – All lots and mobile homes must be kept in acceptable and safe condition. In case of neglect of lessee to maintain his lot and mobile home in acceptable condition, the management, after due notice in accordance with the Violation and Fining Procedure in Appendix I, may put lot and mobile home in acceptable condition, charging expense of such to lessee.
- Units must be free from mold, mildew, and algae.
 - Units must have no peeling or chipping paint.
 - Units must have no rusty nails, screws, or fasteners.
 - Units must have no machinery, tools, or supplies visible around exterior of units except during the time they are being used at that unit.
 - Units must have no ripped and dangling screens; broken, loose glass; or awnings, shutters, or gutters improperly attached to unit.
- 9. SHUTTERS** – Shutters shall be constructed suitable materials (no pressed board) and shall be maintained in good condition. For appearance purposes, owners are encouraged to have awnings opened up during the winter season (December 1 through March 31) whether in residence or not.

The use of plywood shutters may be approved on a case-by-case basis. Shutters must be constructed of 5/8" plywood painted white, must be attractive and appropriately installed, and all appropriate paperwork must be submitted.

- 10. PATIOS** – No washers, dryers, refrigerators, freezers, kitchen stoves, or hot tubs may be placed on either enclosed or unenclosed patios.
- 11. SOLICITING AND/OR SIGNS** – Outside soliciting is prohibited. FOR SALE or FOR RENT signs are not to be exhibited in the Park area. No correspondence, commercial advertising or promotions are allowed unless approved by the Management.

The Briny Breezes name and logo are trademarked. Any use of the name or logo requires approval by the Board of Directors.

- 12. GARBAGE & RUBBISH** – Place only toilet tissue in toilets; no grease or other insoluble materials in toilets or sewer lines. Garbage is to be placed in plastic garbage bags and placed at the curb on collection days. Foliage, cuttings and other garbage is picked up by Briny employees. Residents are encouraged to use blue recycling bins throughout the Park for recyclable rubbish. Recyclable paper and aluminum only are picked up weekly at each unit by Boating & Fishing Club volunteers.

No appliances or other large household items are to be left outside for pickup unless arrangement is made in advance. If disposal of appliances is requested to be done by Briny employees, a charge may be imposed,

13. TELEVISION –

- a) Cable TV – Cable TV service is provided to each unit through a cable TV system operated by an independent contractor. A listing of the channel line-up is available from the Office.
- b) BBC-8 – During the season, Briny’s own volunteer-operated closed circuit TV station broadcasts a Briny-oriented news program on Channel 8. The schedule of these programs is announced in the Bugle.

C. SALES AND RENTALS

1. SALES – STOCK SHARES (LOT LEASES) – MOBILE HOMES

It is the intent of the members of Briny Breezes, Inc. to permit only single family membership. Each residence shall be used only as a single family residence.

~~**Limitation On Ownership:** No Stock Certificate Lease may be conveyed, (sub) leased or otherwise transferred to a corporation, partnership, or other entity of any kind except for trustees of trusts or corporations where all of the stock is owned by the members of a single family where such trust or corporation was formed for the purpose of estate or financial planning. This provision is not applicable to the acquisition of Stock Certificates Leases by the Corporation. Notwithstanding the provisions above regarding the acquisition of title by an entity, any entity acquiring title to a Stock Certificate Lease through the foreclosure of a mortgage or other lien or by deed in lieu of foreclosure may hold title, but any person taking occupancy of the Lot while title is held by such entity shall be subject to the prohibitions in this section applicable to leases.~~
(Rescinded 9/14/15)

a. Sales

- i. To insure an orderly transfer, we require that all stock shares and mobile home sales to be processed through the Corporation Office.
- ii. There will be a transfer fee charged at current rates on all stock share sales. Fee must be paid prior to occupancy. Occupancy will be permitted when all fees are paid.
- iii. Each purchaser applying for membership in the Corporation agrees to allow and pay for criminal and financial background checks as permitted by law. Two letters of recommendation (preferably from Briny Breezes residents) must be received with the application. All new stockholders and all new residents shall attend a meeting with the Orientation Committee.
- iv. Each purchaser applying for membership in the corporation will have the property/unit inspected by a Florida licensed (home) inspector in part to determine if the property/unit is in compliance with the Requirements set forth in these Briny Rules Section B, #'s 3. Anchoring Trailers; 7. Fire Prevention & Storage of Miscellaneous Items; 8. Condition of Lots; 9. Shutters; and any relevant Town codes. Further, if the inspection reveals gross non-compliance, a plan of action must be submitted prior to approval. (Approved 5/28/2014)

- b. **Lots** – See By-laws section 3.70 for restrictions on ownership of more than one lot.

c. Mobile Homes

- i. No used mobile homes may be moved to and placed on any lots in Briny without full approval of the Board.
- ii. All mobile homes must have skirting properly attached around the entire exterior. Wood or canvas is not allowed.
- iii. All new or replacement washers and dryers are to be placed inside mobile homes.
- iv. All new mobile homes shall be white in color and when any mobile home is repainted or resided, it shall be white.
- v. An Administrative/Application fee at current rates must be paid to the Corporation by the unit owner.
- vi. A mobile home placed on a lot must be titled in the same name(s) as appears on the stock certificate/lease for that location unless a waiver is provided to the Corporation signed by any person whose name is on the mobile home title but not on the stock certificate. A copy of the title shall be furnished to the Corporation. In the event of title changes, a copy of the new title must be furnished to the Corporation.

2. RENTALS

Application Process – The following information must be received at least 30 days prior to occupancy so there is adequate time to review and approve applications. If a renter arrives in Briny Breezes and the Corporation has not received the following items, there will be a penalty to the Owner in accordance with the Violation and Fining Process in Appendix I.

- a) Owners Application to Rent completed by the owner (current application – copies from previous years will NOT be accepted).
- b) Rental Application completed by the renter – this should be returned to owner and submitted with the rental package (current application – copies from previous years will NOT be accepted).
- c) Administration Fee at current rates payable to Briny Breezes, Inc.
- d) Copy of the signed lease agreement including dates (a minimum of two months – maximum nine months. No rentals July - September)
- e) List of provided items on the Recommended Furnishings checklist signed by Owner.
- f) First-time renter(s) must pay for criminal background check(s) prior to application approval.
- g) A parking decal deposit at current rates, refundable upon return of decal

Procedures

- a) Lots and mobile homes for rent must comply with Rules Section B – Occupancy / Lots and Looks and Rules Section C – Sales and Rentals. ~~Unit must be adequately furnished as described in Recommended Furnishings Checklist. (rescinded 4-13-16; see By-Law Section 7.80)~~
 - ~~b. Only an owner may offer a unit for rent; tenants may not sub-rent lot or unit and lot. (rescinded 4-13-16; see By-Law Section 7.80)~~
- b) Lease/Rental agreement must include clause “Repeated violation of the Rules of Briny Breezes Inc. is considered a breach of contract and may be cause for termination thereof.” Violation by Landlord may also be referred to the Board of Directors for action.

- ~~c. A two month (2) minimum and nine month (9) maximum length lease is to be maintained with no rentals allowed during the months of July, August and September (rescinded effective 2/25/16; see By-Law Section 7.80)~~
- c) Stockholders who have an ownership interest in more than one unit, as such ownership interests are defined in Article 3.70 of the Bylaws as amended from time to time, are only permitted to rent one unit at a time. Stockholders who have acquired a second unit will be permitted to only rent one unit per season. (rescinded effective 2/25/16; see By-Law Section 7.80)
- ~~e) No rentals are permitted during the first year of purchase effective April 9, 2008. This rule does not affect transfers or inheritances. (rescinded 4-13-16; see By-Law Section 7.80)~~
- d) Park services may be withheld from tenants until all documents and procedures are satisfied.
- ~~g) A copy of the Recommended Furnishings Checklist is to be provided the renter on arrival. (rescinded 4-13-16; see By-Law Section 7.80)~~
- e) Renters are requested to critique their Briny experience.
- f) Renter's Parking Decal must be displayed on rear window of Renter's vehicle while in Briny. There will be a refundable deposit at current rates for the decal. Renter must return decal to the office to receive a refund.

3. MEMBERSHIP AND OCCUPANCY APPLICATIONS

Applications must be completed, approved and on file prior to the transfer of any stock certificate or occupancy in the park for the following:

- a) Prospective owner of any stock certificate.
- b) Lessee of lot for travel trailer (District V).
- c) Renter of a unit.
- d) Resident guests (See Rule A.3).

D. VEHICLES AND PARKING

1. VEHICLES AND SPEED LIMIT WITHIN PARK

The term "vehicle" may be automobile, sport utility vehicle (SUV), golf cart, pickup truck (maximum of 3/4 ton) or van if used solely for personal transportation. Other trucks and boats, boat trailers, luggage trailers and motor homes are not permitted on lot space or in the streets or parking areas, but may be stored in the Quonset buildings or in the outside lots to the extent of available space.

GOLF CARTS – ~~Golf carts are defined as open-air electric or gasoline powered vehicles carts as used herein includes carts and low speed vehicles (street legal) regardless of power source. The rules below apply to all golf carts operated in Briny whether by stockholder, renter or guest, owned or rented.~~ (Amended 1/13/16)

- a) A golf cart driver must be at least 16 years of age and be licensed drivers.
- b) Golf carts must be equipped with headlight(s), rear reflectors and a horn.
- c) Golf cart users must register each golf cart, provide proof of liability insurance, and have a Briny decal on the left side of the golf cart. Decal must be renewed each year in October or upon arrival in the Park after confirming with office that liability insurance is in force. (Amended 1/13/16)
- d) Golf carts may be parked on common areas intermittently (defined as four hours or less) or when attending a Briny function. Golf carts cannot be parked on common areas overnight. There must be room to park a golf cart on the user's lot.
- e) Golf carts must cross State Road A1A at and with the stoplight only.
- f) All Golf cart drivers are to follow the general rules of the road:
 - i. follow one-way street signs
 - ii. adhere to speed limit
 - iii. Use arm turn signals to turn

Golf carts used by residents to do maintenance work around the park are referred to as "Utility Carts."

- i. Utility carts must follow the same rules as set forth for regular golf carts.
- ii. All utility carts must be removed from mobile home lots. If a utility cart is parked on a mobile home lot or in a storage Quonset or lot, work items and ladders must be removed. The regular storage fees will be charged for utility carts parked in a Quonset or storage lot.

BICYCLES AND OTHER NON-POWERED VEHICLES

No bicycling, rollerblading or roller skating is permitted on any sidewalk in the Park, including the crosswalks leading to the bath houses. No rollerblading or roller skating is permitted on the Ocean Clubhouse sidewalk adjacent to the ocean wall, however, golf carts and bicycles are permitted. No skateboarding is permitted in the park.

2. PARKING

No cars are to be parked on patios or sidewalks or driven across lots. Automobiles or other vehicles shall park only in designated parking areas and spaces.

Residents are provided parking space for a vehicle and the vehicle must be parked in the owner's driveway or designated parking spot only. If the ~~owner unit~~ has the extra parking space, an one additional vehicle may be parked, but the additional vehicle must have a current Briny parking sticker and be approved in advance in writing by a Director from the District where the vehicle is to be parked. Parked vehicles may not extend out of parking space into the roadway. Permission to park in the space of another owner overnight must be granted in writing and on a form furnished by and placed on file with the Office. (Amended 1/13/16)

Parking on Dock Drive is designated for lessees of Yacht Basin dock spaces and their guests. One parking space on the west end of Dock Drive shall be designated for the vehicles of those using the fish cleaning facility.

Residents must have parking decal placed on lower corner of rear window of vehicle. Guests, regardless of length of stay, must have temporary parking permit displayed in a manner visible to the road.

Travel trailers and motor homes (RVs) can only be parked in car parking spaces adjacent to their homes for the purpose of loading and unloading. Parking is limited to 24 hours only. RVs cannot be left in these spaces on Sundays or holidays. Parking of an unoccupied RV is permitted between Quonset I & II and II & III for not more than 24 hours.

3. OVERNIGHT RV PARKING (Bull Pen)

Briny Breezes Inc. maintains four parallel spaces on the North side of Cordova (the Bull Pen) for the overnight parking of RVs of guests and residents. Sewer, water and electric connections are available. The following rules apply to overnight parking:

- a) RV parking is for guests or residents of Briny only.
- b) The current rate schedule will apply for stockholders and non-stockholders.
- c) Maximum stay is 14 days, however, at the conclusion of 14 days, an extension may be requested through the Office, not to exceed a total stay of 30 days.
- d) An RV must have a flush toilet.
- e) No pets are allowed.
- f) The sleeping capacity of the RV is not to be exceeded.
- g) Canvas-sided RVs or truck campers are not permitted.

4. TEMPORARY/SHORT TERM PARKING

- a) Each mobile home receives one laminated Seasonal Parking placard, valid October thru May and one Seasonal Parking placard valid June thru September.
- b) A fee at current rates will be charged for any reason an additional Seasonal Parking placard is requested.
- c) A temporary guest parking placard good for not longer than two weeks will be issued by the Office when requested.

E. MARINA AND WATERCRAFT

1. SEAWALLS/BULKHEADS and GENERAL

Davits (defined as mechanisms to raise and lower boats or other loads to/from the water) are prohibited.

There shall be no attachments of any kind to, nor any weight-bearing load placed on seawalls ~~with the exception of the landward side of a private or Marina docks to the nearest side of a seawall or its cap the attachment of a boards attached to either or both sides of the seawalls solely to support private or Marina decks or docks to the landward side of to the nearest side of a seawall or its cap.~~ Such attachments for docks and decks are expressly permitted. However, All pilings or piers used to support a dock must be installed so that the inner portion of the pier/piling is no closer than 3 feet from the seawall. (Approved by BOD 2/4/15 and with Appendix II amendments in 5/5/17 for decks attached to D-4 Seawalls)

2. DISTRICT 4 CANALS (changed from #3 to #2 to reposition the Marina Rules, now #3. Administrative change only 1/19/2016 TWO).

- a) No docks are to be more than five feet into the canal nor longer than 20 feet. Watercraft cannot extend onto water frontage of the next lot.
- b) There can be no floating docks or boat lifts or davits.
- c) Watercraft docked in District 4 can be no wider than 11-foot beam nor have an overall length greater than 80% of lot frontage. Boats docked and registered as of 3/13/13 are exempt from this rule. Any replacements must conform to the rule.
- d) No watercraft shall tie to a dock owned by a stockholder unless said craft is owned and insured by that resident stockholder or his child(ren). However, the craft of a resident or non-resident guest is limited to a two-week stay per six-month season and must register at the Briny office upon arrival to show proof of insurance and registration. Thereafter a per-day charge will be assessed at current rates, payable to the Corporation.
- e) All watercraft must carry Boat Owners Insurance and the policy must name Briny Breezes Inc. as additional named insured. Proof of insurance and registration must be supplied to the Office on an annual basis.
- f) Engines at idle must be no louder than 65 dB. There is a five-minute limit for motor warm-up or adjustments.
- g) Pets are allowed on boats in District 4.
- h) Living or overnight sleeping aboard is not permitted on Briny property.
- i) No craft fueling or handling of any fuel is allowed on Briny Breezes property.
- j) No commercial watercraft maybe docked on Briny Breezes property.

3. MARINA / YACHT BASIN RULES – Current Marina / Yacht Basin Rules are on Page 13 and 14 of these Rules

MARINA RULES AS SPECIFIED IN THE ADDENDUM TO THE SLIP LEASE AGREEMENT

Welcome to the Marina of Briny Breezes. Our yacht basin is different from most; it is clean, quiet and secure. This is our home, you are our guest and every effort will be made to make your stay pleasant and enjoyable. You can help us to do this by observing the Marina regulations contained in the Briny Rules and Regulations and those adopted by the Briny Breezes Board of Directors

1. NO VESSELS SHALL BE DOCKED AT THE YACHT BASIN WITHOUT APPROVAL OF THE DOCKMASTER, ONE OF HIS ASSISTANTS OR THE MANAGER, AND WITHOUT A COMPLETED SLIP LEASE AGREEMENT SIGNED BY THE OWNER OF THE VESSEL.
2. No pets will be permitted.
3. In the event of leaving the basin for overnight or longer, it is recommended, for your benefit, that you file a float plan. Notifying the Dockmaster or Briny Breezes Office of your intent will alert us to not be concerned by your absence.
4. Please keep noise to a minimum at all times, especially before 8:00 am and after 8:00 pm. Motor warm up or adjustments is limited to 5 minutes.
5. Trash cans are located at convenient places. Please use them.
6. Please do not store any supplies, equipment or debris on the walkway, catwalks or lawn.
7. Any dock box installed or replacement requires permission of the Dockmaster. No new dock boxes exceeding 4' x 2'6" x 2' in size will be permitted. Dock boxes must be white. THE INSTALLATION OF DOCK BOXES IS TO DONE ONLY BY THE CORPORATION FOR A ONE TIME CHARGE OF \$50.00 PAYABLE IN ADVANCE BY THE LESSOR OF THE SLIP. Dock boxes are not permitted on the south side of the Marina. along Bay Drive. on the south side of the Marina must not hangover the seawall cap on the sidewalk or roadway side, after it is installed. The box can hangover the Intracoastal side of the seawall cap. Standard size dock boxes, which are wider than the sea wall cap, can be used on the south side. Dock boxes must be numbered the same as lessee's slip and they must be firmly attached to the concrete at all times. (Amended Jan 13, 2016)
8. Slip rentals to **non-residents** of Briny Breezes include the following privileges:
 - a. A key to Bathhouse in District 5.
 - b. Parking in a designated spot with Yacht Basin parking permit.

USE OF POOL, BEACH, AND ICE MAKERS ARE NOT PERMITTED

9. Living or sleeping aboard is not permitted.
10. In order to receive the Stockholders price rate, the Boat and Title Insurance must be in only the Stockholders name. (Amended 1/13/2016)
11. Use auto-parking spaces only when using vessels. Marina identification cards MUST be displayed (these cards are issued at time of lease payment). Guests of vessel owners must display a guest card in a visible location (on dashboard) designating slip number of their host. If proper identification is not displayed, vehicle may be towed away or ticketed by the Police Department. No trucks, other than pick-ups, are permitted in the Yacht basin parking spaces. Proof of vessel ownership in form of Certificate of Title must be presented upon request.

12. Vessels may not be moved to another slip without approval of the Dock master.
13. Briny Breezes, Inc. reserves the rights to assign or reassign at any time to best accommodate the various vessels berthed in the basin. Briny Breezes, Inc. is not responsible for accidents.
14. The rental of the Yacht Basin slips is on a first come, first served basis, except for resident stockholders who shall have priority over others in rental and selection of slips. Slips will be rented for minimum of six (6) months – full payment in advance. No refunds will be granted unless the vacated slip is re-rented by Briny Breezes, Inc. At that time a refund will be pro-rated according to the start date of the new Lease Agreement. In the event of a change of ownership of a vessel, the seller may not reassign the slip to a new owner, without the prior written consent of the Lessor. (No sub-leases.)
15. No commercial vessels may be docked in the basin.
16. The Briny Breezes Board of Directors determines yacht basin rates.
17. Major motor repairs are not permitted. Vessels without mufflers on motor not permitted.
18. Sailboat owners must secure halyards so that they will not slap against the mast.
19. FOR SALE signs etc., are not permitted in the Briny Breezes Marina.
20. Replacement of mooring weights with cinder blocks is banned. Loss into Marina bottom due to breakage or corrosion of fitting etc. presents a hazard to propeller and to dredging operations. PVC tubing filled with cement and using SS or galvanizes chain is recommended. It is the lessee's responsibility to retrieve any and all lost items from the Marina bottom.
21. No fueling or handling of any fuel is allowed in the Briny Breezes Yacht Basin.
22. No alterations, additions or deletions to the slip hardware/fixtures are permitted without the expressed permission of the Dock master or his assistants.
23. NO WAKE = minimum headway speed to maintain control of vessel.

F. COMMUNITY LIVING / COMMON PROPERTY

1. **COMPLAINTS / VIOLATIONS** – Report in writing any complaints or violations of the Corporation rules and regulations to the Office. The complainant's name shall be kept in strict confidence. Violations of these Rules or any corporate document (e.g., proprietary lease, by-laws) will be subject to fines as described in the Violation and Fining Process in Appendix I.
2. **PARK MAINTENANCE** – When a maintenance problem is encountered (leaky outside faucet, broken water or sewer pipes, etc.) report it to the office. No direct orders to, or requests of, Park maintenance employees are permitted. Work orders are issued by the Office only at the discretion of the Manager.

Work requests involving maintenance that is the owner's responsibility will be billed to the owner based on time spent and materials used and will be done only with written agreement in advance by the owner to pay said billing.

3. **SMOKING** – No smoking is permitted in any corporate buildings, in the pool, pool area, or cabana, or on the Ocean Clubhouse deck.
4. **STORAGE FACILITIES** – Briny Breezes, Inc. is not responsible for any losses or damage due to fire, theft, wind or from any other cause to any vehicle, boat, trailer or other articles of any description while in storage in Corporate Buildings or Facilities.
 - a) **WAREHOUSE INSIDE STORAGE** – Limited warehouse inside storage space is available on a rental basis for trailer, car, boat, motor homes, etc. Annual pre-payment rentals will be given preference with the first right of renewal. All others will be handled on a first-come, first-served basis and must report to the Office when leaving and returning to Briny for the season. All units in storage must display an identification decal issued by the Office. Owners of stored vehicles will incur a minimum repair charge at current rates if a battery is dead or tire is flat when taking out of storage.
 - b) **OUTSIDE STORAGE** – (North & South Lots) – These storage facilities are for the use of Briny residents or their guests only on a rental basis. The facilities are for storage of: cars, RVs, boats, boat trailers, etc. Identification decals will be supplied by the Office and must be affixed to the outside of the stored item. Annual pre-payment rentals will be given preference with the first right of renewal. All others will be handled on a first-come, first-served basis and must report to the Office when leaving and returning to Briny for the season.
5. **KITCHEN FACILITIES** – In all corporation-owned buildings with kitchen facilities, food preparation involving heat, excepting coffee and tea, is limited to the warming of food cooked elsewhere. No cooking is permitted. Exception to this rule is made for the auditorium kitchen only when food is to be prepared for Board-sanctioned parties. However, in no event shall grilling, frying or deep fat frying be permitted inside the building.
6. **REMOVAL OF PARK EQUIPMENT** – No Park furniture or equipment is to be removed from buildings or other locations without permission of the Manager.

7. OCEAN CLUBHOUSE RULES

- a) Reservations are required for all parties of 20 or more persons desiring to use the Ocean Clubhouse. Reservations shall include the time of arrival for setting up, the time of the party and the time of departure. The restrictions on use contained in Rule A5 (Social and Recreational Privileges) must be followed. The person making a reservation shall be responsible for the actions of his group. Reservations will be made in the Office during regular Office hours.
- b) Use of entire Ocean Clubhouse shall be permitted to parties of over 100 persons. If less than 100 persons, the smaller room may be reserved for another party. The Corporation reserves the right to allow another party to use the smaller room.
- c) All decorations shall be free-standing. Nothing shall be taped, tacked or posted on walls, windows, fans, ceilings, etc.
- d) Do not open windows or leave doors open during use of Clubhouse. Use fans or air conditioning when necessary.
- e) Shirts and shoes will be required at all times in the Clubhouse, except for restrooms.
- f) Bathers shall use the restrooms at the northeast corner of the building. Wet bathing suits will not be permitted in any other part of the building.
- g) Suntan lotion will not be permitted in the building or on the deck, except in the restrooms.
- h) Kitchen facilities shall be used only for warming previously prepared food for parties with reservations.
- i) It is the responsibility of Clubhouse users to:
 - Empty refrigerator and freezer – No food shall be left in the kitchen or any part of the Clubhouse after the activities.
 - Bag all trash and garbage and tie closed.
 - Clean countertops and all tables.
 - Wash towels and hot pads and return to kitchen storage.
 - Sweep floor.
 - Turn off fans & lights; set air conditioning to “run” setting with fan on automatic.
 - Lock door.
- j) Clubhouse must be vacated by 11:00 pm. If Clubhouse is not left in good condition, there shall be a cleaning fee assessed at current rates.
- k) A list of rules will be supplied to each person reserving the Ocean Clubhouse.

- 8. BEACH AREA** – Briny’s 600-foot beach is private property and is reserved for residents and their guests only. Pets are not permitted on the beach at any time. No life guard is on duty; swim at your own risk.

Fresh water showers are provided for rinsing sand and salt water off prior to leaving the beach. Beachgoers are to remove tar and sand before entering Clubhouse toilet facilities. Do not wash your pets under the beach showers.

Identification badges must be in your possession while at the beach or Ocean Clubhouse.

- 9. SWIMMING POOL** – Use of the pool and pool area is restricted to Park residents and their guests only. Pets are not permitted in pool area at any time.

No life guard is on duty; swim at your own risk. These rules and rules as set forth by the State and County Boards of Health shall be observed when using the pool area.

- a) Pool hours are Dawn to 10:00 p.m. The pool is reserved for exercise classes from 8:00 a.m. - Noon.
- b) Everyone must have an identification badge in his or her possession.
- c) Wear proper bathing suits and shower before entering the pool.
- d) Persons using diapers may not enter the pool.
- e) Children under 12 years old must be accompanied by a supervising adult in the pool and pool area.
- f) Sunscreen only is permitted; no other oils or creams are permitted in the pool area. Cover chairs and lounges when using sunscreen.
- g) No fins, toys, or audible devices, etc. are permitted, except by class instructors. Only goggles and Coast-Guard-approved flotation devices are permitted.
- h) No diving or jumping into the pool.
- i) Only non-glass water bottles are permitted in pool area. No other food or drink of any kind is permitted.

10. POOL CABANA RULES

- a) Reservations can be made in the Office on a first-come, first-served basis. There is a two-hour maximum and 10 or more people are required for reserved use.
- b) All food and beverages must be kept in the Cabana area.
- c) If barbecue grill is used, do not leave lighted grill unattended. After use:
 - i. Clean racks with sponge and Teflon brush.
 - ii. Turn off valve under cooker.
 - iii. Replace protective cover.
- d) Turn off all lights and fans (switches on posts).
- e) Leave Cabana clean and orderly.
- f) Observe quiet time after 9:00 pm.

11. LAUNDRY RULES

- a. The laundry is for residents and guests only. Identification badges are required to be worn while utilizing the laundry facilities.
- b. Hours of operation: Daily 6:00 am to 9:00 pm. Closed on weekdays for cleaning as posted.
- c. Usage of up to two washers and two dryers is allowed per person. Do not overload machines.
- d. Do not leave clothes unattended in washer or dryer. If unattended, clothes may be removed to free up a machine for another user.
- e. If water spills on floor, please clean up.
- f. Only non-glass water bottles are permitted in laundry. No other food or drink of any kind is permitted.

DRYING CLOTHES

Hanging of clothes to dry outside is permitted at the Laundry Drying Yard. Line drying on Sundays is permitted only after 12:00 p.m.

12. SHUFFLEBOARD

- a. Courts are for the use of owners and renters of Briny Breezes Inc. Non-resident guests must be accompanied by their hosts.
- b. Court hours are 8:00 am - 10:00 pm.
- c. Children under 12 must be accompanied by an adult.
- d. No walking on the courts.
- e. Each court must be swept and the blocks waxed before playing.
- f. Last player on any court puts away the blocks and other equipment and turns out the lights.

- g.** No one shall play in bare feet, open-toed shoes or topless apparel.
- h.** Only non-glass water bottles are permitted at the courts. No other food or drink of any kind is permitted.

13. EMERGENCY TELEPHONES

Briny Breezes Inc. provides normal local access phones in the following buildings:

1. Ocean Club House
2. Community Center
3. BBC8
4. Exercise Club
5. Art League
6. Auditorium
7. Library

