

**COLONIAL RIDGE CLUB**  
**RULES AND REGULATIONS OF**  
**COLONIAL RIDGE MAINTENANCE CORPORATION**

**2020**

**INTRODUCTION**

All owners, renters and their guests should enjoy Colonial Ridge Club, and all of our facilities by remembering these simple rules:

1. Consideration and respect for your neighbors
2. Good taste
3. A positive attitude
4. Be a volunteer and help out when you can

The following represent a combination of rules and regulations for both the common ground and overall rules and regulations pertinent to the complex. Some of the rules and regulations which were promulgated over the years have either been amended or will now be eliminated.

A portion of these rules are mandated in the Property Leases, Building By-laws, CRMC By-laws; some are in accordance with State and Municipal codes, all of which are incorporated by reference herein. The balance have been formulated using experience in communal living as a guide. References to "stockholder" and "owner" shall mean the same and are used interchangeably.

All owners, renters, and guests are bound by these rules and regulations and those of their building corporation, and shall be given copies of same with the understanding that they shall comply with all of the terms and requirements herein. It is the owner's responsibility to make certain that guests and/or renters are given copies of these rules and regulations.

**VEHICLES AND PARKING**

- A. The individual parking spaces are the responsibility of the individual buildings' Directors and Shareholders. Parking spaces in front of the clubhouse and pool area are the responsibility of CRMC and are to be used for temporary parking. Guests' spots at the individual buildings are exclusive to the building only. Owners' guests and renters from other buildings should not park in guest spots of other buildings.
- B. Cars are to be parked facing the bumpers, unless they are being loaded or unloaded. If a vehicle is unattended for an extended period of time, a key should be left in their residence in the event the vehicle has to be moved.

- C. Customized vehicle covers are permitted, provided they are secured properly at all times.
- D. Parking spaces in front of each building are assigned by the Board of Directors of said building to their stockholders. Visitors of owners may use the guest spot(s) in areas designated by the Building Board, and, if such spots are not available, visitors are asked to park at the designated spots in front of the Clubhouse.
- E. As of 2019, a new plan for parking will occur. Decals will now be issued to residents after filling out a parking document with a copy of their registration and license. Each resident will receive one (1) decal and one (1) guest hanging tag. Although there is only one parking space per resident per building an owner with two (2) vehicles may receive two decals but only are allowed to park one car at a time at their building.
- F. If there are parking violators, abusers will initially have notices placed on their cars calling attention they are parked in a “reserved” spot. If the violator has left the car in the reserved space without any identifying decal, guest hanger or any other identifier related to any resident of the building, Big City Towing, with signage at either end of the community, will be called and will remove the vehicle under Florida State Statute 715.07 and 713.78. Officers of individual buildings have the right to call for towing after a parking violation has occurred at their building. This may be done after proper notice has been given to the violator
- G. Colonial Ridge Club does not allow members, renters, or visitors to have trucks, trailers, commercial vehicles, motorcycles, golf carts, mopeds, skateboards, roller blades and scooters on the premises.
- H. SUVs are allowed with the understanding they will be for personal use only. No commercial use of such vehicles is allowed.
- I. The posted speed limit is 10 mph and must be observed.
- J. Hosing of cars by residents, mainly for the removal of salt deposits, is permitted. Soap or any suds-producing cleaners may not be used in front of buildings. Hosing and car washing shall be limited to weekdays. Car washing, with car washing detergents, is allowed in the parking spot in front of the Club House closest to A1A.

#### ABSENTEE OWNERS

- A. Absentee owners will not allow anyone to use the club facilities unless the visitors are actually occupying said owner’s apartment.

#### PETS (ANIMALS)

- A. Pets are not permitted on any part of the property or in any unit of Colonial Ridge Club.

## HURRICANE/WINDSTORM PRECAUTIONS

- A. It is very important when a resident plans to be away for more than 7 days, he makes certain all furniture, door mats, bicycles, flower pots, etc., which may have been placed on the exterior portion of the building, be removed and placed inside the unit. Failure to do so, resulting in damage, shall be the responsibility of the owner. Not doing so places the responsibility upon the remaining residents and can be a considerable task. If the aforementioned items are not removed, they can either be destroyed or become lethal weapons once the high winds and heavy rains commence.

## EXTERIOR AREAS OF BUILDINGS (Porches, railings, walkways, stairs, bushes, pool, fence)

- A. Articles of personal use, such as clothing, towels, bathing suits, and laundry are not to be left outside the above-mentioned facilities.
- B. Signs (especially advertising) are not allowed on the common grounds, buildings, apartment or car windows.
- C. Decorations of any kind are not permitted to be affixed to the outer walls of any of buildings, except as sponsored by the building corporation during holidays.

## GARBAGE AND TRASH

- A. Any soft or wet waste not disposable in the garbage disposal unit is to be put into plastic bags at curbside for collection on Tuesday and Friday mornings, AFTER DAWN. Under no circumstances is soft or wet waste to be put out the night before pick-up. No garbage or trash is to be placed in the recycling bins. Please read the memoranda on the bulletin board in the Mail Room or ask one of your building officers for a copy of the same. The memoranda will give you details as to what and what may not be placed in the recycling bins.
- B. Recycling Bins: Blue for glass, cans, plastic, etc. (no plastic bags); Yellow for newspapers, cardboard, paper, etc. Please see complete SWA list on Mailroom Bulletin Board. The bins, located either to the rear or the side of each building, and are placed at curbside the morning of collection. The placement of these bins is done by volunteers; no particular person is assigned to do so. Any help in putting out and taking in the bins is appreciated.

## LAUNDRY ROOMS

- A. Each building has its own laundry room(s) and the use thereof is coordinated by the individual buildings. The care of the rooms is the responsibility of each building corporation. Again, this is a building responsibility and not a responsibility of CRMC. A designated area should be made in each laundry room to post rules and regulations, building information and events.

## MAILROOM AND BULLETIN BOARD

- A. The mailroom is located the west end of the Richmond building. The purpose of the board is to carry information of interest to the residents, i.e. parties, etc. Information relating to matters affecting the complex is also posted, i.e. changes in dates of garbage and/or recycling collections and lawn care.
- B. Sales of apartments, rentals, and personal effects, furniture, etc. are also set forth. This information should appear on a three by five card and confined to the right-hand side of the board.
- C. All postings appearing on the board must have the name of the person posting same.
- D. Respect residents' use of the bulletin board. Do not deface or remove any postings.
- E. Please turn out light and close the door when leaving the mailroom.

## CLUBHOUSE

- A. The clubhouse, kitchen, and library are for the personal enjoyment of Colonial Ridge Club residents and guests. At no time shall the clubhouse be used for external events such as business, religious, charity, political or non-owner events. After use, the clubhouse and its facilities should be returned to a neat and clean condition.
- B. A year-round working grill is available at the clubhouse for members use. Maintenance and cleaning of the grill is the responsibility of the members who use it. No grills are to be placed at or near buildings due to Florida fire statute section 10106.1
- C. Smoking is prohibited in the Clubhouse, Gazebo and on the Pool Deck. Smoking is only permitted and must be confined to the southwest front outside corner of the clubhouse. A "smoking area" sign is posted in the designated area.
- D. SHUFFLEBOARD/BOCCE
  - A. Equipment is provided and stored in cabinet behind clubhouse. The court and the equipment are available all year.
    - Sweep court as needed
    - Do not walk on court, use the path
    - After use, replace sticks, discs, or balls in cabinet
    - Children must be supervised by adults
    - Closing time is 10:00 PM
    - Please report any damage to a member of the CRMC

## BEACH COVER-UP/POOL COVER-UP

- A. All adults and teenagers shall wear a cover-up and/or appropriate garment over their bathing suits when walking to or from the beach and/or pool or around the complex. This applies to all residents, their families and visitors. Additionally, gentlemen shall wear shirts in all of the public areas walking around the complex.

## BEACH AREA AND GAZEBO

- A. Boats of any size and surf boards or shell shall not be stored on the beach or in the gazebo.
- B. Reasonable care must be exercised to avoid damage to the boardwalk, beach, and gazebo.
- C. Additionally, it is requested that the shower, as well as hoses, be used prudently. Florida's water supply is always critical and anything we can do to avoid any water use restrictions is appreciated.
- D. When food and/or drinks are taken to the beach or to the gazebo, please make certain to discard any cartons and/or cans in the garbage container located on the stair landing where the tar removal items are kept. Should the container be filled, please take the items home. Do not leave trash on the beach or on the boardwalk. Beach chairs shall not be left on the beach or gazebo.

## POOL AREA

- A. The pool requires a high level of housekeeping to comply with applicable Town, County and State Laws. The rules posted at the pool are as follows:
  - Pool Load: 27
  - Pool Hours: Sun up to 10:00 PM
  - Shower before entering pool. No soap allowed, as it clogs the drain
  - No child under 3 years of age allowed in pool without swimmyies, diapers
  - With the exception of "noodles", no floats or toys allowed in the pool
  - As per State of Florida Statue 64e-9008 no food or beverages are permitted in pool or wet deck area which is a minimum width of four feet around the perimeter of the pool.
  - No glass or animals are permitted in the fenced area of the pool.
  - No clothing or towels may be placed on the fence around the perimeter of the pool
  - No scuba equipment or boards allowed
  - No diving or jumping off the edge of the pool
  - Use pool at your own risk
  - No lifeguard on duty

Management reserves the right to deny anyone's use of pool or facilities for cause or violations of rules.