



MARINA
San Pablo

Living the Condo Life!

Don't Forget the Rules

Unit Owners, tenants and guests are responsible for abiding by all of the provisions of the Declaration of Condominium, By-Laws, and Rules and Regulations of Marina San Pablo Condominium Association, Inc. In order to maintain a safe and attractive property, all Unit Owners and tenants should become familiar with the rules of the Association and contact the property manager with questions or to report a violation.

This is a partial list of rules governing Marina San Pablo, addressing some of the most common issues. Please visit the website at www.marinasanpablocondos.com for a complete list of rules.

Condo Unit

1. No personal property is allowed in common areas. Common areas include, but are not limited to, foyers, residential hallways, stairs or the garage. Personal property includes, but is not limited to, bikes (unless in designated racks), towels, tables, chairs, boxes, coolers or strollers.
2. No additions to décor may be made to common areas without Board approval. Common areas include, but are not limited to, foyers, residential hallways, outer doors to units and walls around unit entrances. Examples of décor that may not be placed in common areas includes, but is not limited to, artificial plants and arrangements, wreaths and statuary, rugs and doormats.
3. No rugs, door mats, appliances, exercise equipment, fishing gear, boating equipment, industrial shelving/equipment or furniture designed for indoor use may be stored on balconies. Non-secured items including, but not limited to coolers, trashcans, pool toys, beach furniture, boxes, buckets, towels, cleaning supplies or other items may not be left on balconies.
4. Balconies may not be cleaned in a manner that will permit any debris, cleaning solution or water runoff.
5. At no time may towels or other items be draped over balcony railings.
6. Signs of any type are not allowed on window sills or be affixed to any windows, doors if visible from outside the Unit. This includes product displays or placement, advertising and/or other items bearing words, logos or pictures.
7. Only draperies, shades, shutters or blinds may be placed in windows. Sheets and like items are not permitted. Reflective film is not permitted on windows.
8. Exterior modifications may not be made to the limited common areas without obtaining approval of the Architectural Review Committee. Limited common areas include, but are not limited to, balconies and parking spaces. Architectural request forms are available on the website or through the property manager.

Parking

9. Only one non-commercial passenger vehicle may be stored in each assigned parking space. No other items may be stored within the garage unless housed within assigned storage closets.
10. Please note that there is no parking along the curbed lane that is directly across from the front of the condominium tower. Violators of this policy will be towed.
11. Bicycles must be stored in the bicycle racks within the garage.

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12. Rollerblading, skating, skateboarding or bicycling is not permitted within any building.
13. Carts in the parking garages are for the convenience of all residents. Carts must be returned to the garage immediately after use and may not be left in units or hallways.
14. No trailer of any type, business equipment, commercial vehicles, RVs, campers, ATVs, boat trailers or other recreational or sporting equipment may be kept on the property at any time.
15. Commercial signage on passenger vehicles must be removed or covered with magnetic panels matching the color of the vehicle when parked on the property after 5pm and before 8am during the workweek and at all times on weekends and holidays.
16. Inoperable vehicles and/or vehicles without current vehicle registration, as required by the State of Florida and City of Jacksonville, are not permitted and are subject to towing at Owner expense. Commercial vehicles are not permitted to remain on the property over night. No vehicle repairs of any kind are permitted to occur on the property.

Trash Disposal

17. No trash, boxes or bagged garbage is to be left on balconies, walkways or common areas at any time. All trash, garbage and debris must be contained within each Unit until disposed of. Recycled items, boxes and items too large to be placed in trash chute must be disposed of at the recycle area in the P1 garage. Boxes should be broken down and placed behind the green recycle bins or taken directly to the trash room located by the P1 garage entrance.

Pets

18. All pets must be kept on a leash at all times when not inside a unit and pet waste must be disposed of immediately. No pets may be tied out on the property or left on balconies without human supervision. Pets are restricted from gated pool area and the yacht club building.
19. Do not allow pets to use the landscaped areas for waste. Instead use the grassy area west of the yacht club; pick up and dispose of waste.

Pool/Yacht Club Use/Guests

20. Parties of eight or larger must reserve the yacht club for use. Please visit the website at www.marinasanpablocondos.com for more information.
21. Guests must be accompanied by Unit Owners or registered tenants when using amenities and/or on common areas. This includes, but is not limited to seawalls, docks, pool and spa area and Yacht Club, including fitness center.
22. No glass of any kind may be brought to the pool or spa area.
23. Residents and guests using the pool must use the pool restrooms only. Contact the property manager to obtain a key to the pool restrooms.
24. Residents and guests may not enter the Yacht Club or condominium building with wet bathing suits. Bathing suits must be covered at all times when in the Yacht Club or hallways and elevators within condominium foyer, hallways and elevators.
25. At no time are children under the age of 16 permitted to use the pool, spa or fitness center unless accompanied by an adult. If children are using pool, adult must be in the immediate area of the pool at all times. If children are using the fitness center, adult must be present in the fitness center at all times.
26. Children in diapers must wear swim diapers when in the pool.
27. Residents may have no more than four guests using the pool at any one time.
28. Boats. Please see Marina regulations at www.marinasanpablocondos.com.
29. In accordance with Florida Statute 718, failure of Owners, tenants and guests to abide by the governing documents of the Association exposes Unit Owners to penalties including fines and legal action. Please refer to FS Chapter 718, the Declaration of Covenants, Conditions & Restrictions, By-Laws and Rules & Regulations of Marina San Pablo for additional information.