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## LADY ALEXANDER CONDO ASSOCIATION RULES AND REGULATIONS

**BALCONIES/WALKWAYS:** No clothing or household items may be hung over balcony or walkway railings. Balconies may not be used for general storage. Only appropriate furniture, flower pots, etc. are allowed. Proper egress for safety must be maintained.

**BAR-B-QUE:** Please CLEAN grill and utensils when finished. If propane tank goes out notify a Board member.

**BICYCLE(S):** Only store bicycle(s) in rack at east end of building. If owner is not on premises for a period of 30 days bicycle(s) must be removed and stored off common property. During Hurricane Season the Lady Alexander Condo Association Hurricane Addendum Rules and Regulations apply.

**COMMON AREA MAINTENANCE:** Damage to building equipment or failure to keep public areas clean caused by owner, renter or guest shall be remedied at the expense of the unit owner. Do not use bleach based products on painted walkways/stairways as discoloration occurs requiring re-painting. Use only stainless steel cleaner on elevator and pool cabinets.

**CONSTRUCTION:** No construction or heavy repairs before 8 a.m. or after 6 p.m. or anytime on Sunday, unless necessitated by an emergency. Owners are to provide notification to a Board Member prior to any construction/modification that generates noise that will last more than a single 8 hour period. Owners are responsible to ensure contractors only park in their owner spot or across the street. Owners must oversee proper clean up or clean common areas themselves throughout the construction.

**DOCKS:** Contact unit owner or dock master for dock regulations, fees, and assignment.

**ELEVATOR:** If you have a problem with elevator, notify a Board Member who will make a determination and call for service if necessary.

**GENERAL USE:** An owner may lease or rent to another individual for single family use only. The rental period may not be for less than one month. The owner must furnish a copy of these rules and regulations to the renter. The owner must inform a board member of the renter's name, emergency phone number, arrival date, and duration of stay.

**HABITATION:** If an owner's unit is not inhabited for a period of 30 days, owner must remove food from refrigerator/freezer; properly seal perishable items in cabinets, close window shutters and turn off water. In addition, any items stored on Common Property must be removed and stored in your unit, storage shed, or off-premises. During Hurricane Season the Lady Alexander Condo Association Hurricane Addendum Rules and Regulations apply.

**KEY (MASTER):** In order to allow entry to vacant units in case of emergency and/or for pest control the Lady Alexander Condo Association maintains a master key. If an owner has an issue with the door knob lock and/or deadbolt it is their responsibility to have repairs/replacements done that maintain the integrity of the master key for this access.

**NOISE:** Keep all noise down between 10 p.m. and 8 a.m.

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**PARKING:** Specific spaces are assigned for exclusive use of respective unit owners. Only those vehicles used as family transportation are permitted and only one vehicle per space. No boats or trailers are permitted other than for short period of preparation/loading/unloading. There is additional parking alongside the bicycle path across the street for second cars or guests. Ensure that your vehicle is completely off of the bicycle path. A vehicle may not display advertising or commercial signs. Vehicles must be maintained as to not cause damage to parking lot (e.g. leaking fluids, etc.) Any unintended damage to property will be repaired at owners' expense.

**PETS:** No pets are permitted without prior approval of board. Pets will only be considered for renters of 12 consecutive months or more. One pet will be considered and will be limited to small (20 pounds or less) dog or cat. If approved, owners are to keep all pets on leashes at all times, pick up after them and dispose of properly, and not be a danger to others. Up to date veterinarian documentation and a picture of the pet is required to be submitted along with the request.

**POOL AREA:** Hours are 8 a.m. to 10 p.m. The pool is restricted to those persons who are in residence at Lady Alexander and their guests. Children under the age of 12 must be supervised at all times. Only non-breakable containers may be taken to the pool area. Please replace chairs, close umbrellas, etc. before leaving the pool. Cleaning supplies are in the pool bathroom. Owners are responsible for themselves, family and guests to clean up the bathroom and pool area after use. Pool heater is set at 85 degrees and is to remain at that temperature for health and safety reasons.

**PRESIDENT SPENDING LIMIT:** The President may not authorize expenditure over \$5,000, per item, without Board approval unless in the case of an emergency or to pay insurance premiums.

**RECYCLE:** Place recyclable glass, newspaper, folded cardboard, and plastic in blue bins. Rinse food containers to avoid odors and insects. No plastic bags in recycle bins. Please adhere to the City of Marathon Recycling requirements before placing in recycling bins.

**ROOF ACCESS:** Contact Board Member for key to roof access hatch. Owner is responsible to sign (or have service provider sign) access log which is taped to the roof access hatch. Access log required in order to maintain roof warranty. In addition, the owner is responsible for their service providers to ensure proper clean up as to not jeopardize the integrity of the roof material and void warranty. Accompanying the service provider is the preferred method of assurance..

**SALES:** The sale of a unit must be reported to the Board prior to placing a unit for sale. Notification of sale must be in writing using the "Lady Alexander Condo Association Owner Notification of Sale" Form, and include the buyer's signed agreement to abide by condo documents including these rules and regulations. An approval from the Board of Directors must be obtained prior to establishing a closing date.

**SMOKING:** All owners, guests and renters who smoke shall be considerate of their neighbor. Be aware of where your smoke goes and how it affects adjoining units and proximity to others. The smoker is responsible for proper disposal and clean-up.

**TRASH:** Dumpster pick-ups are Mondays and Fridays. All garbage, refuse and fishing trash (no carcasses) should be deposited in doubled plastic bags before placing in dumpster. Recycling and yard waste pick-up is Wednesday. All items should be flattened to extent

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possible to ensure sufficient capacity for all. Items that are too large for the dumpster are owner responsibility to coordinate for disposal/removal.

UNIT/OWNER PROBLEMS: Contact unit owner or rental agent. Any owner that damages common property is responsible to replace/repair that property at their expense and in accordance with Board of Director approval/requirements. Owners are responsible for their guests and/or renters.

WATER CONSERVATION: Keys water is precious and costly. Please use with care. If there is a plumbing problem see that it is attended to promptly.

ADDENDUMS:

- A) Lady Alexander Condo Association Dock Rules and Regulations
- B) Lady Alexander Condo Association Kayak/Harbor Access Rules and Regulations
- C) Lady Alexander Condo Association Hurricane Season Rules and Regulations

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LADY ALEXANDER CONDO ASSOCIATION  
DOCK RULES AND REGULATIONS

The Lady Alexander Condo Association resolves that the following shall be the policy regarding boat dockage, slip assignments, and dock maintenance so as to ensure the aesthetic quality of the condominium and its' view are not impeded by boats at the dock. The following rules and regulations shall apply:

1. The Lady Alexander Condominium Association owns the seawall, piers and pilings that border its property and are common areas of the condominium which are for "use" of owners, guests and renters.
2. Each owner of a unit is entitled to a boat slip, when available, on a first come first serve basis of not to exceed 12 months in a calendar year. Dock slip payment and execution of the Lady Alexander Condo Association Boat Dock Space Lease Agreement is required as soon as a slip is identified. Each owner will be able to retain this slip on an ongoing basis as long as they continue to pay the annual fee and execute a new lease agreement by the first of January of each calendar year.
3. Owners may allow relatives, guests or renters to use their boat slip, after receipt of the dockage fees shown in item 14. below and notification to the Dock Master. When not in use by the owner, the Directors or assigned Dock Master may allow another owner, guest or renter to use the slip until the original slip user has their boat in the slip. Dockage fees shown in item 14. below apply. If available, second boats of owners may be assigned a vacant slip at normal cost. No second slip for an owner will be approved/assigned until all unit owners requesting a slip are accommodated.
4. Boat slips may not be sub-leased. Only the Directors or the designated Dock Master may assign slips. No one who does not own or rent or is a temporary house guest can keep their boat at Lady Alexander. No one who has a boat at Lady Alexander can use it for commercial purposes such as chartering, trap hauling, guiding, tours, etc. Only Pleasure Boats are acceptable.
5. **NO LIVEBOARDS ALLOWED**
6. No boat lifts are allowed, including but not limited to inflatable boat lifts, raft type lifts etc., which would invoke the requirements in #7. Below. No "DOCK BOXES" of any type will be allowed. No Cleats can be installed on the walkways/piers surface/docks/decks/ etc. to avoid causing a tripping hazard.
7. To preserve the scenic and aesthetic qualities of the condominium all vessels must be docked bow or stern to the seawall and shall not exceed forty feet (40') in length, thirteen feet (13') in beam and ten feet (10') in height, exclusive of Radar, VHF and GPS antennas, from the vessels water line. Additionally, each vessel shall be docked longitudinally centered in the slip by the boat owner.

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8. Anyone accepting responsibility for boat ownership or as an operator at the Lady Alexander Condominium, shall maintain that vessel in a seaworthy state at all times and use the pier, moorings, catwalks and pilings in accordance of all State, Federal or municipal rules and regulations.
9. Prior to the construction of any docks, piers, pilings, finger piers or catwalks, plans shall be submitted to the Board of Directors for approval.
10. Regarding sailing vessels, all the same previous provisions shall apply except that masts shall not be considered in computing height. Additionally, owners of sailing vessels shall ensure that all lines, cables, sails, covers and halyards are properly secured at all times, so that no noise from slapping in the wind occurs. Disturbances of owners and guests will not be tolerated.
11. Boat owners should be reminded that unit owners do not "own" their slip. All 17 unit owners share in the total ownership of all the docks as they do the other common areas of the Lady Alexander Condominium. A unit owner or renter may only have "use" of a boat slip as detailed above, based on availability.
12. There shall be no boat and/or trailer storage in the parking lot or across the street. Any damage which occurs to another boat, dock or any property will be the responsibility of the unit owner as well as the boat owner. The owner is responsible for the conduct of his relatives, guests, and renters.
13. The unit owner must inform the Dock Master well ahead of time, of the impending arrival of his need for his guest or renter boat needs. Owners receive preference, long term renters and then short term guests and renters will be considered for slip assignments based on availability.
14. At any time during the year if an owner is not on premises for over a 30 day period, they must remove and store their boat, kayak and/or bicycle off of Lady Alexander common property (e.g. dry dock or take it with you. Any time over 15 days the owner must have an on-site resident responsible for the boat. The on-site resident must be capable of removing the boat in the event of a major storm. Notification of who the responsible person is shall be provided to the Dock Committee Chair and/or President.
15. Severe Weather/Hurricane Requirements: It is recognized that weather conditions in the Keys can be severe events, and as such, special precautions are required at all times but especially during Hurricane Season (June 1 to Nov 30) at which time the Lady Alexander Condo Association Hurricane Season Rules and Regulations also apply.

16. **DOCKAGE FEES:**

Unit Owners – Annual - \$400 plus 7.5% sales tax annually

Guests/Renters: - Daily (over 24 hrs.) \$20.00, plus 7.5% sales tax  
- Weekly \$135.00, plus 7.5% sales tax  
- Monthly \$270.00, plus 7.5% sales tax

**It is the owners responsibility to provide those fees to the accountant so the Dock Master can be notified and assign a proper slip based on availability, requirements and size of vessel.**

Additional fees may be charged by the Board of Directors or their assigned Dock Master, if the boat exceeds normal usage of water or electricity. Normal usage is defined as simple wash down and battery maintenance. Extended use of air conditioners, refrigerators and freezers on board or in lockers, etc. is excessive.

17. Fish Cleaning is to be performed at the fish cleaning station only, not on the docks at any time. Owners, renters and guests who use the fish cleaning station are responsible for proper cleaning of the station as well as accompanying areas to ensure that no residue is left on the docks, seawall or walkways. Carcasses may be thrown into Boot Key Harbor. Any other fish refuse is to be placed in double plastic bags and thrown into the dumpster.
18. It is the owners, guests or renters responsibility for their vessels' ownership and that they in turn have a minimum of \$300,000 liability insurance coverage and accept all liabilities . Owners are to provide a copy of their (or their guest or renter) declaration page to the Dock Committee Chairperson prior to slip assignment and each year upon renewal of that slip. Owners accepting dockage shall be responsible for all family members, guests and renters and agrees to hold the Lady Alexander Condominium Association and its individual members harmless for any and all liability resulting from their use and enjoyment of the condominium dockage or their vessel.
19. The Board of Directors retain the right to grant a waiver in the event that a special case arises that would require deviation from these policies.

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LADY ALEXANDER CONDO ASSOCIATION HURRICANE SEASON  
RULES AND REGULATIONS

1. It is recognized that weather conditions in the Keys can be severe events, and as such, special precautions are required at all times but especially during Hurricane Season (June 1 to Nov 30).
2. During Hurricane Season, boats, kayaks and bicycles must be removed and stored off common property if an owner is not on premises for over a 7 day period.
3. Should a Hurricane "Watch" be issued, all vessels must be removed within 24 hours of declaration and stored off Lady Alexander common property (e.g. dry dock) or taken with you. If the storm progresses to a "Warning", all kayaks, bicycles, door mats, personal property, etc. must be stored in your unit or taken with you within 24 hours of declaration. In addition, common property storage (e.g. pool furniture, grill, plants, etc.) will take place within 24 hours of a "Warning" declaration.
4. All unit owners, leaving the area for more than a 10 day period during Hurricane Season shall close all window and porch shutters
5. All unit owners, leaving the area for more than a 10 day period during Hurricane Season shall empty their refrigerator and freezers of spoilable items and turn off water. All personal items (e.g. door mats, furniture, plants, etc.) must be removed from common property.
6. If an owner is away but planned to be back before 10 days and major inclement weather arises, it is the owners' responsibility to make arrangements to have their property/unit taken care of in order to adhere to these rules and regulations.
7. All unit owners must heed to the City of Marathon and Monroe County's Disaster Preparedness Plans and evacuate if requested. In accordance with Florida Statute 718.1265, this serves as notification to evacuate if a State of Emergency evacuation is declared.
8. It should be noted that Tropical Storms and Severe Thunderstorms can come up at any time during the year. If you have a boat, kayak, bicycle, door mat, furniture, plants, etc. on common property it is your responsibility to ensure that it is properly secured as to not cause damage to others property or to any property of the Lady Alexander Condo Assoc.

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LADY ALEXANDER CONDO ASSOCIATION  
KAYAK/HARBOR ACCESS RULES AND REGULATIONS

1. Kayak rack is to be used only by Lady Alexander Condo owners. A maximum of 6 kayaks, not exceeding 15 feet in length may be stored on the kayak rack.
2. Due to rack storage capacity of 6, unit owners are limited to 2 kayaks per unit and usage is on a first come first serve basis.
3. All kayaks stored on the rack shall be registered with the Dock Master and shall clearly display kayak labels containing the owners' name and unit #. Any unregistered or unlabeled kayaks will be removed from the rack.
4. All kayaks shall be stored on the racks upside down; secured to the rack with straps. Kayaks are not to be left hanging off the rack. Do not store kayaks on rack if they cannot be secured safely. No kayaks are allowed to be stored on top of the rack.
5. Kayak owners shall check the kayak periodically and before inclement weather to ensure it is properly secured. Kayaks may not be left on the rack if the owner is not on premises for more than 30 days. Note that during Hurricane Season the Lady Alexander Condo Association Hurricane Season Rules and Regulations also apply.
6. Kayaks shall not be left or stored on the dock, in the rocks, parking lot, or on any common areas.
7. Paddles, life vests, and any other equipment shall not be stored in the kayak or on the rack. These items shall be stored in the owners/renters unit or storage shed.
8. Minors will not be allowed to launch/retrieve kayaks unless accompanied by a responsible adult.
9. Florida Fish and Wildlife Conservatory Commission rules for Kayaking and Safety shall be followed during launching, use and retrieval. DO NOT attempt to lower or raise the kayak if it is too heavy for you to safely handle. Secure an assistant to help and ensure your safety.
10. Lady Alexander Condo Association is not responsible for personal safety or property damage/theft. Kayaks shall be maintained in a seaworthy condition at all times and use the pier, moorings, catwalks and pilings in accordance with all State, Federal or municipal rules and regulations.
11. Hours of launch and retrieval will be 8 a.m. to 1 hour past sunset. Launching/retrieval shall be one kayak at a time using the roller on the East end of the dock to prevent damage to the docks.
12. Kayaks shall not be left on the dock with the exception of aiding another kayaker or rack preparation. Kayaks will be permitted to tie up to the dock for purposes of aiding another kayaker launch/retrieve.
13. Dock, walkways and common property shall be left in a clean manner. Kayakers fishing from their kayak are to adhere to the dock and condo rules and regulations for fish cleaning and disposal of carcasses.