

The Schooner, Property Rules

In an effort to keep The Schooner a clean, neat, safe and comfortable home for all of our owners and residents we ask that you be respectful of your neighbors and follow these rules while on the property.

Walkways, Pool & Common Areas

- Walkways are to be kept clean and clear at all times, including plants and mats.
- Trash cannot be left outside your unit, it should be taken to the dumpster.
- Hanging of laundry, towels, etc. on railings in walkways and the pool area is prohibited.
- Pool toys and floats should be removed from the pool area after use.
- Bikes are not allowed to be stored on walkways. All bikes must be stored in the bike tent or in your unit.
- Unclaimed items left on the property are subject to removal at the owner's expense.
- Grilling should only be done in designated grill areas which are the paved area between the bike tent and the dock and the paved area in the alley near the front of the building.
- Use of storage closets not allowed by renters.

Trash & Recyclables

- Trash & Recyclables cannot be left on walkways, they should be taken to the dumpster/recycle bins.
- Trash and recyclables must be separated into proper containers per City of Marathon guidelines.
- Do not put Pizza boxes into the recycle bins.
- Boxes must be broken down before putting them into recycle bins.

Noise & Behavior

- Residents must be considerate of their neighbors regarding noise.
- Residents in the pool, dock and common areas after dark must keep noise to a conversational level.
- The use or distribution of illegal drugs on the premises is cause for immediate eviction.

Parking

- We have a stone parking lot without designated spaces. Please park at the same distance from other cars as you would in any parking lot. This will allow us to fit more cars and ensure everyone has a parking space.
- Commercial vehicles must be approved by the board.
- The Board reserves the right to rescind any approval for storage of a trailer, boat, jet ski, RV or commercial vehicle if adequate parking becomes an issue.
- All vehicles parked on the Schooner property must have current plates, registration & insurance and must be operational.

Pets

- One pet 10 lbs. or less is allowed per unit. Exceptions are subject to approval by the Board on a case by case basis.
- No pets in the pool area
- Please pick up after your pets
- The Board may require the removal of pets that become a nuisance to other residents (noise, damage to property or behavior toward residents or other pets).

Boats, RVs & Trailers

- Liveboards are not allowed on boats or in RVs.
- Board pre-approval for boats, trailers and RV's is required, both in the parking lot and at the dock.
 - The use of boat slips and trailer/RV parking require board pre-approval.
 - Boat slips are assigned on a first come-first served basis with priority is given to owners.
 - Renters that currently have a boat at the Schooner will be grandfathered.
 - Boat length is limited to 25 feet unless an exception is granted by the board.
 - Owners, if you are coming down on vacation please let us know by email so we can ensure a spot for your boat.
 - Boats that will be left unattended for an extended period should be hauled and stored ashore to make room for other owners.
 - Boats & trailers stored in a slip or in the parking lot illegally or after the Board requests removal are subject to removal at the owner's expense.
- **Proof of current insurance and registration is required for all boats over 10 feet, trailers and RV's stored on the property or in a slip.**
- Boats & Docks
 - The dock area must be kept clean and not present a hazard to other boaters/residents.
 - Derelict boats are not allowed on the property and will be removed at the owner's expense.
 - A \$35/month electric fee will be assessed to owners who run marine air conditioners 24x7.
- Rafting/Hip Ties
 - We are a vacation community and we try to serve all owners as best as we can. During the busy season it may be necessary to raft boats on the seawall (also called a hip tie).
 - Boat owners must allow rafting to their boats.
 - Boat owners must take reasonable precautions to protect both their boat and adjacent boats from damage (adequate lines & fenders).
 - Hip ties must be in the slip assigned.
- Trailers
 - Empty boat trailers will be assigned a parking space straddling the swale so they will not impact parking.
 - Trailers must be operational. Derelict trailers will be removed at the owner's expense.

Owner's Responsibilities, Rental Restrictions & Maintenance Fees

- Owners are responsible for their tenants without exception.
- Maintenance fees are due quarterly. Maintenance fees more than 15 days overdue will be considered delinquent and subject to a \$50 penalty.
- Bounced checks will be subject to the cost of bank fees plus a \$50 penalty.
- Owners who are habitually late on their maintenance fees are subject to fines of up to \$50 per day and liens against their property.
- Every owner must supply keys to the board that will unlock their unit in the case of emergency.

Rentals

- Rentals are limited to twice per calendar year.
- No vacation rentals.
- ***A background check must be done before a renter moves in.***
- Background checks are conducted by the Board.
- Rentals are restricted to 2 adults, plus minor children unless approval is granted by the board.

Hurricanes, Named Storms & Emergencies

If a state of emergency is declared and/or an evacuation order issued all owners and tenants are required to:

- Secure your property, remove anything from the outside of your unit that might become a projectile.
- Lock all windows and doors.
- Remove your vehicles from the parking lot.
- All boats MUST be removed from the dock and stored on land in the event of a hurricane or named storm.

****** If an evacuation order is given, all owners and tenants must vacate the property ******

Violations

- The Board will give notice to owners and tenants who are in violation of these rules.
- Each day a unit is in violation, the owner will be subject to a \$50.00 fine per our DOC Article IX.
- ***Owners are responsible for the actions of their tenants.***