



NAME: Betty Hagenovv
 SELLER HAS HAS NOT OCCUPIED THE PROPERTY.
 DATE SELLER PURCHASED PROPERTY: _____
 IS THE PROPERTY CURRENTLY LEASED? NO YES TERMINATION DATE OF LEASE: _____
 DOES THE PROPERTY CURRENTLY HAVE HOMESTEAD EXEMPTION? NO YES ; YEAR 2011

GENERAL INFORMATION ABOUT PROPERTY:
 PROPERTY ADDRESS: 190 Vera Cruz Dr. Ponte Vedra Beach, FL. 32082
 LEGAL DESCRIPTION: _____

NOTICE TO BUYER AND SELLER:
 In Florida, a Seller is obligated to disclose to a Buyer all known facts that materially affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with the disclosure requirements under Florida law and to assist the Buyer in evaluating the property being considered. This disclosure statement concerns the condition of the real property located at above address. It is not a warranty of any kind by the Seller or any Licensee in this transaction. It is not a substitute for any inspections or warranties the parties may wish to obtain. It is based only upon Seller's knowledge of the property condition. This disclosure is not intended to be a part of any contract for sale and purchase. All parties may refer to this information when they evaluate, market, or present Seller's property to prospective Buyers.

The following representations are made by the Seller(s) and are not the representations of any real estate licensees.

1. CLAIMS & ASSESSMENTS

- a. Are you aware of existing, pending, or proposed legal actions, claims, special assessments, municipal service taxing or benefit unit charges or unpaid assessments (including homeowners' association maintenance fees or proposed increases in assessments and/or maintenance fees) affecting the property? NO YES If yes, explain: _____
- b. Have any local, state, or federal authorities notified you that repairs, alterations or corrections of the property are required? NO YES If yes, explain: _____

2. DEED/HOMEOWNERS' ASSOCIATION RESTRICTIONS

Are You Aware:

- a. of any deed or homeowner restrictions? NO YES
- b. of any proposed changes to any of the restrictions? NO YES
- c. of any resale restrictions? NO YES
- d. of any restrictions on leasing the property? NO YES
- e. If any answer to questions 2a-2e is yes, please explain: _____

Condo rules

- f. Are access roads private public ? If private, describe the terms and conditions of the maintenance agreement: gated community - I'm assuming the condo assoc takes care of them
- g. If there is a homeowner association, is membership mandatory? NO YES and are fees charged by the homeowner association? NO YES If yes, explain: \$144 monthly

3. PROPERTY-RELATED ITEMS

Are You Aware:

- a. if you have ever had the property surveyed? NO YES Date: _____
- b. if the property was surveyed, did you receive an elevation certificate? NO YES Date: _____
- c. of any walls, driveways, fences or other features shared in common with adjoining landowners or any encroachments, boundary line disputes, setback violations, or easements affecting the property? NO YES
- d. of any portion of the property that is fenced? NO YES

If any answer to questions 3a-3d is yes, please explain:
d. Condo complex gated & fenced partially

Buyer () () and Seller BH () acknowledge receipt of a copy of this page, which is Page 1 of 5 Pages.

4. THE LAND:

Are You Aware:

- a. of any past or present settling, soil movement, or sinkhole problems on the property or on adjacent properties? NO YES
 - i. of any sinkhole insurance claim that has been made on subject property? NO YES
 - ii. if claim made, was claim paid? NO YES
 - iii. was the full amount of the insurance proceeds used to repair the sinkhole damage? NO YES ?
- b. of any past or present drainage or flood problems affecting the property or adjacent properties? NO YES
- c. of any past or present problems with driveways, walkways, patios, seawalls, or retaining walls on the property or adjacent properties due to drainage, flooding, or soil movements? NO YES

If any answer to questions 4a-4c is yes, please explain: _____

b. neighbors say this unit had a flood, but I'm not aware of it. When unit was inspected, it was OK. I haven't had any problems -

5. ENVIRONMENT:

Was the property built before 1978? NO YES

Are You Aware:

- a. of any substances, materials, or products which may be an environmental hazard, such as, but not limited to, asbestos, urea formaldehyde, radon gas, mold, lead-based paint, Chinese/defective drywall, fuel, propane or chemical storage tanks (active or abandoned), or contaminated soil or water on the property? NO YES If yes, explain: _____

i. of any damage to the structures located on the property due to any of the substances, materials or products listed in subsection (a) above? NO YES If yes, explain: _____

ii. of any corrosion to air conditioner or refrigerator coils, copper tubing, electrical wiring, computer wiring or other household items that have been damaged by sulfur or methane gas emitted from Chinese/defective drywall? NO YES If yes, explain: _____

iii. of any clean up, repairs, or remediation of the property due to any of the substances, materials or products listed in subsection (a) above? NO YES If yes, explain: _____

b. of any condition or proposed change in the vicinity of the property that does or will materially affect the value of the property, such as, but not limited to, proposed development or proposed roadways? NO YES

c. of wetlands, mangroves, archeological sites, or other environmentally sensitive areas located on the property? NO YES

If any answer to questions 5a-5c is yes, please explain: _____

6. ZONING:

Are You Aware:

- a. of the zoning classification of the property? NO YES If yes, identify the zoning classification _____
- b. of any zoning violations or nonconforming uses? NO YES
- c. if the property is zoned for its current use? NO YES
- d. of any zoning restrictions affecting additions, improvements or replacement of the property? NO YES
- e. if there are any zoning, land use or administrative regulations which are in conflict with the existing or intended use of the property? NO YES

Buyer () () and Seller () () acknowledge receipt of a copy of this page, which is Page 2 of 5 Pages.

f. of any restrictions other than association and flood area requirements affecting improvements or replacement of the property? NO YES

If any answer to questions 6a-6f is yes, please explain: _____

7. FLOOD:

Are You Aware:

- a. if any portion of the property is in a special flood hazard area? NO YES
- b. does the property require flood insurance? NO YES
- c. whether any improvements including additions, are located below the base flood elevation? NO YES
- d. whether such improvements have been constructed in violation of applicable local flood guidelines? NO YES
- e. if any portion of the property is seaward of the coastal construction control line? NO YES

? Not sure

If any answer to questions 7a-7e is yes, please explain: _____

8. TERMITES, DRY ROT, PESTS, WOOD DESTROYING ORGANISMS:

a. Do you have any knowledge of termites, dry rot, pests or wood destroying organisms on or affecting any improvements located on the property or any structural damage to the property by them? NO YES If yes, explain: _____

b. Have you ever had the property inspected for termites, dry rot, pest or wood destroying organism? NO YES Date of inspection Jan. '12 If so, what was the outcome of the inspection? free

c. Has the property been treated for termites, dry rot, pest or wood destroying organisms? NO YES Date and type of treatment Condo takes care of this - Assoc, Company name: FL. Pest Control

9. STRUCTURE-RELATED ITEMS:

Are You Aware:

- a. of any structural damage which may have resulted from events including, but not limited to, fire, wind, flood, hail, landslide, or blasting, and which materially affect the value of the property? NO YES
- b. of any structural condition or, in the case of a homeowner association, any condition in the common elements that materially affects the value of the property? NO YES
- c. of any improvements or additions to the property, whether by you or by others, that have been constructed in violation of building codes or without necessary permits? NO YES
- d. of any active permits on the property which have not been closed by a final inspection? NO YES

If any answer to questions 9a-9d is yes, please explain: _____

10. ROOF-RELATED ITEMS:

Are You Aware:

- a. of any roof or overhang defects? NO YES
- b. if the roof has leaked since you owned the property? NO YES
- c. if anything was done to correct the leaks? NO YES N/A
- d. if the roof has been replaced? NO YES If yes, when: 2011
- e. If there is a warranty on the roof? NO YES If yes, is it transferable? NO YES ? For Condo Complex
- f. If the roof been inspected within the last twelve months? NO YES

If any answer to questions 10a-10f is yes, please explain: _____
Roof replaced 2011

Buyer (____) (____) and Seller (EW) (____) acknowledge receipt of a copy of this page, which is Page 3 of 5 Pages.

11. PLUMBING-RELATED ITEMS:

- a. What is your drinking water source? Public Private Well Other Source . If your drinking water is from a well or other source, when was your water last checked for safety and what was the result of the test? _____
- b. Do you have a water conditioning system? NO YES If yes, type: _____ Owned Leased
What is the balance owed on the system? \$ _____
- c. Do you have a sewer or septic system ? If septic system describe the location of each system: _____
- d. Are you aware of any septic tanks or wells on the property which are not currently being used? NO YES If yes, explain: _____
- e. Are you aware of any plumbing leaks since you have owned the property? NO YES If yes, explain: leaking kitchen faucet - repaired
- f. Are you aware of any conditions that materially affect the value of the property relating to the septic tank/drain field, sewer lines, or any other plumbing related items? NO YES If yes, explain: _____

12. POOLS/HOT TUBS/SPAS:

- a. Does the property have a swimming pool? NO YES Hot tub? NO YES Spa? NO YES
- b. If you answered yes to any part of 12a, was the certificate of completion received after Oct. 1, 2000 for the pool? NO YES For the spa? NO YES For the hot tub? NO YES Do not know
- c. Check the pool safety features (as defined by Section 515.27, Florida Statutes) your swimming pool, hot tub or spa has: Enclosure that meets the pool barrier requirements Approved safety pool cover
Required door and window exit alarms Required door locks none gate locks
- d. Are you aware of any conditions regarding these items that materially affect the value of the property? NO YES If yes, explain: Pool is part of condo complex

13. MAJOR APPLIANCES:

Indicate existing equipment:

- Range Oven Microwave Dishwasher Garbage Disposal Trash Compactor Refrigerator
- Freezer Washer Dryer not selling w/ house sale
- Are any of these appliances leased? NO YES Are any of these gas appliances? NO YES
- Is the water heater: owned leased ; Is the water heater: electric gas
- Are you aware of any problems with these appliances, including whether any of the appliances have leaked or overflowed, since you have owned the property? NO YES If yes, explain: Appliances are fairly new to 1/2 yrs.

14. ELECTRICAL SYSTEM:

Are You Aware:

- a. of any damaged or malfunctioning switches, receptacles, or wiring? NO YES
 - b. of any conditions that materially affect the value or operating capacity of the electrical system? NO YES
- If answers to questions 14a or 14b is yes, please explain: _____

15. HEATING AND AIR CONDITIONING:

Indicate existing equipment:

- Air conditioning:** Central Window/Wall Number of units _____
- Heating:** Electric Fuel Oil Gas Other
- Solar Heating:** Owned Leased
- Wood-burning stove:** NO YES
- Fireplace:** NO YES Describe fireplace equipment: screen & glass enclosed
- Are you aware of any defects, malfunctioning or condensation problems regarding these items, since you have owned the property? NO YES If yes, explain: _____

Buyer () () and Seller BA () acknowledge receipt of a copy of this page, which is Page 4 of 5 Pages.

16. OTHER EQUIPMENT:

Indicate existing equipment:

Security System: NO YES Leased Owned Connected to Central Monitor Monthly Fee \$ _____
Smoke Detectors: NO YES Number of smoke detectors? _____
Lawn Sprinkler System: NO YES Sprinkler water source: ★ If well is source, is there an iron filter? NO YES Is there a timer? NO YES Is the timer automatic? NO YES
Garage door openers? NO YES Number of transmitters? 2, Humidistat? NO YES Humidifier? NO YES Electric air filters? NO YES Vent fans? NO YES ?
Paddle fans? NO YES Number of paddle fans? 4 ceiling fans including 1 on lanai

* Condo Assoc handles sprinklers

17. OTHER MATTERS:

Is there anything else that materially affects the value of the property? NO YES
If yes, explain: _____

ACKNOWLEDGEMENT OF SELLER

The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete to the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement to prospective Buyers of the property. Seller understands and agrees that Seller will notify the Buyer in writing within five business days after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect in any way during the term of the pending purchase by the Buyer.

Seller: Betty Hagenow / Betty Hagenow Date: 1-13-12
(signature) (print)

Seller: _____ / _____ Date: _____
(signature) (print)

RECEIPT AND ACKNOWLEDGMENT OF BUYER

Seller is using this form to disclose Seller's knowledge of the condition of the real property and improvements located on the property as of the date signed by Seller. This disclosure form is not a warranty of any kind. The information contained in the disclosure is limited to information to which the seller has knowledge. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent professional inspection is encouraged and may be helpful to verify the condition of the property and to determine the cost of repairs, if any. Buyer understands these representations are not made by any real estate licensee.

Buyer hereby acknowledges having received a copy of this disclosure statement.

Buyer: _____ / _____ Date: _____
(signature) (print)

Buyer: _____ / _____ Date: _____
(signature) (print)

Buyer (____) (____) and Seller BN (____) acknowledge receipt of a copy of this page, which is Page 5 of 5 Pages.



Grand Cay Villas at Ponte Vedra Beach A Condominium Association
101 Vera Cruz Drive, Ponte Vedra Beach, Florida 32082
TEL: 904.280.3787 - FAX: 904.280.3330

GRAND CAY VILLAS AT PONTE VEDRA, A CONDOMINIUM **INITIAL RULES AND REGULATIONS**

Under the condominium documents, the Board of Directors of GRAND CAY VILLAS AT PONTE VEDRA CONDOMINIUM ASSOCIATION, INC. has the responsibility and authority for the operation of the Association, management of the Condominium Property and for the establishment and enforcement of Rules and Regulations.

These Initial Rules and Regulations may be modified, added to, or repealed at any time by the Board of Directors. Any consent or approval given by the Association under these Rules and Regulations shall be revocable at any time, except for its approval of resale's or leases. These Rules and Regulations and all others hereinafter promulgated, shall apply to and be binding upon all Unit Owners. The Unit Owner(s) shall at all times obey said Rules and Regulations and shall use their best efforts to see to it that they are faithfully observed by their families, guests, invitees, servants, lessees and other persons over whom they exercise control and supervision. Said Initial Rules and Regulations are as follows:

1. The sidewalk, entrances, passages, breezeways, vestibules, stairways, corridors, halls, and all of the Common Elements must not be obstructed or encumbered or used for any purpose other than ingress and egress, to and from the premises; nor shall any carriages, strollers, bicycles, shopping carts, chairs, benches, tables or any other object of a similar type and nature be stored therein. Children shall not play or loiter in halls, stairways, driveways, streets, parking lots, corridors, or other public areas. For security purposes, all doors leading from the building to the outside or leading to corridors or stairways shall be closed at all times and shall not be blocked open.
2. Exterior apartment doors must not be blocked or otherwise left open.
3. The personal property of all Unit Owners shall be stored within their Condominium Units or assigned storage areas.
4. No garbage cans, garbage bags, supplies, milk bottles, or other articles shall be placed in the breezeways, halls, on balconies, or on the staircase landings, nor shall any linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, be shaken or hung from any of the windows, doors, or balconies, or exposed on any part of the Common Elements. Fire exits shall not be obstructed in any manner, and the Common Elements shall be kept free and clear of rubbish, debris, and other unsightly material(s).



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5. No Owner shall allow anything whatsoever to fall from the windows, balconies, or doors of the premises; nor shall he sweep or throw from the premises any dirt, water, chemical, or other substance into any of the corridors, halls, balconies, ventilators, or elsewhere in the building or upon the grounds.
6. Refuse and bagged garbage shall be deposited only in the area provided therefore. In this regard, all refuse must be bagged in sealed garbage bags.
7. Water closets and other water apparatus and plumbing facilities on the Condominium Property shall not be used for any purpose other than those for which they were constructed. Any damages resulting from misuse of any of such items in the Condominium Unit or elsewhere shall be paid for by the Unit Owner in whose Unit it shall have been caused or by the Unit Owner whose family, guest, invitee, servant, lessee, or other person who is on the Condominium Property pursuant to the request of the Unit Owner shall have caused such damage.
8. No Unit Owner, Tenant, or Resident shall direct, supervise or in any manner attempt to assert any control over the employees of the Association.
9. The type, color and design of chairs and other items of furniture and furnishings that may be placed and used, where applicable, on any terrace or balcony may be determined by the Board of Directors of the Association, and a Unit Owner shall not place or use any item, where applicable, upon any terrace or balcony without the approval of the Board of Directors of the Association.
10. The exterior of the Condominium Units and all other exterior areas appurtenant to a Condominium Unit, including, but not limited to, balcony walls, railings, ceilings or doors, shall not be painted, decorated or modified by a Unit Owner in any manner without prior consent of the Board of Directors of the Association.
11. Nothing, including but not limited to, radio or television aerials or antennas, signs, notices or advertisements, awnings, curtains, shades, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices, or other items shall be attached or affixed to the exterior of any Unit or balcony or exposed on or projected out of any window, door or balcony of any Unit without the prior written consent of the Association. No one shall alter the outside appearance of any window of any Unit without the prior written consent of the Association. The consent of the Association to all or any of the above mentioned, may be withheld on purely aesthetic grounds within the sole discretion of the Board of Directors of the Association.
12. No interior of a Condominium Unit shall be altered in any manner as such would have any effect on the structural elements of the building or its electrical, mechanical, plumbing, or air conditioning



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systems or on any of the Common or Limited Common Elements without the prior written consent of the Board of Directors of the Association.

13. No Unit Owner shall make or permit any disturbing noises in the building by himself, his family, servants, employees, agents, guests, and licensees, nor do or permit anything by such persons that will interfere with the rights, comfort, or convenience of any Unit Owner. No Unit Owner shall play upon or suffer to be played upon any musical instrument, or operate or suffer to be operated a phonograph, television, radio, or sound amplifier in his Unit in such a manner as to disturb or annoy other occupants of the Building and / or surrounding Buildings of the Condominium. All parties shall lower the volume as to the foregoing after 10:00 pm of each day. No Unit Owner shall conduct or permit to be conducted vocal or instrumental instruction at any time.
14. No sign, advertisement, notice, or other lettering shall be exhibited, displayed, inscribed, painted, or affixed in, or upon any part of the Condominium Unit or the Condominium Property by any Unit Owner or Occupant without prior written consent from the Board of Directors of the Condominium Association.
15. No awning, canopy, shutter, or other projection shall be attached to or placed upon the outside walls or doors or roof of the building without the prior written consent of the Board of Directors of the Association. All window coverings must be such color as the Association determines in its sole discretion.
16. The Association may retain a pass-key to all Units. In lieu of a pass-key, the Association shall have a duplicate key. In the event the Unit Owner fails to supply, either a pass-key or duplicate key, and entry into the Unit by the Association is permitted in accordance with the Declaration, Articles, By-Laws, or these Regulations, the Association shall not be responsible for any costs or expenses incidental to a forced entry into the Unit. The agents of the Association and any contractor or workman authorized by the Association may enter any Unit at any reasonable hour of the day for any purpose permitted under the terms of the Declaration of the Condominium Association, or the By-Laws of the Association. Entry will only be made after pre-arrangement with the respective Unit Owner or occupant of the Condominium Unit. Nothing herein shall relieve the Association of its duty of ordinary care in neither carrying out its responsibilities, nor from its negligence or willful activities that caused damage to a Unit Owner's property.
17. Complaints regarding the service of the Condominium shall be made in writing to the Board of Directors of the Association.
18. No flammable, combustible, or explosive fluid, chemical or substance shall be kept in any Unit, Storage Area, or Common Element, or Limited Common Element assigned thereto, except such as are required for normal household use.



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19. Payments of Monthly Association Dues shall be made at the Office of the Association. Payments made in the form of checks shall be made to the order of such party as the Association shall designate. Payments of Monthly Association Dues are due on the first (1st) day of each month, and if such payments are ten (10) or more days late, they are subject to charges as provided in the Declaration of the Condominium.
20. No bicycles, scooters, baby carriages, strollers, similar vehicles, toys, or other personal articles shall be allowed to stand in any driveways, Common Elements, breezeways, or Limited Common Elements. None of the foregoing items shall be conducted in or from any Residential Condominium Unit.
21. The Residential Condominium Unit shall be used solely for the intents and purposes consistent with applicable zoning laws. No trade, business, profession, or other type of commercial activity may be conducted in or from any Residential Condominium Unit.
22. A Unit Owner shall not permit or suffer anything to be done or kept in his Condominium Unit which will increase the insurance rates on his Unit, the Common Elements, or any portion of the Condominium or which will obstruct or interfere with the rights of other Unit Owners of the Association.
23. Advance arrangements shall be made with the Association before moving furniture of bulky personal belongings in or out of the building.
24. Rugs, mats, etc., may not be placed outside the Condominium Unit entrance doors.
25. No solicitors are permitted to be on the Condominium Property at any time except by individual appointment with residents.
26. When in beach attire, all chairs and lounges must be covered with a towel before use.
27. Unit Owners are responsible for any damages to the Common Elements or Limited Common Elements caused by themselves, their family, guests, invitees, servants, lessees, and persons who are on the Condominium Property because of such Unit Owner.
28. Food and beverages may not be consumed outside of a Unit, except in such areas as designated by the Board of Directors of the Association.
29. Provisions in the nature of the Rules and Regulations are specified in the Declaration of the Condominium.



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30. The Board of Directors of the Association reserves the right to make additional Rules and Regulations as may be required from time to time. These additional Rules and Regulations shall be as binding as all other Rules and Regulations previously adopted.
31. Rules and Regulations as to the use of the recreational facilities shall be posted, and each Unit Owner, as well as his family, guests, and invitees, shall observe all Rules and Regulations.
32. In the event any Rule or Regulation heretofore set forth or hereinafter promulgated, or any sentence, clause, paragraph, phrase or word thereof is determined to be invalid or unenforceable, all remaining provisions or portions thereof shall be and shall remain in full force and effect.
33. No recreational vehicles, campers, boats, trailers, nonfunctioning vehicles, vehicles with expired license tags or any commercial vehicle will be allowed in the parking area and / or on the Condominium Property, except in a covered garage.
34. If tile is installed in any Unit above the first floor, there must be a sound proofing layer installed under the tile in a manner acceptable to the Association.
35. A maximum of two (2) pets may be kept in a Unit. No pet shall be allowed to commit a nuisance in any public portion of the Condominium Building or Grounds. The term "pets" shall be limited to dogs, cats, and birds. The total weight of all pets belonging to a Unit Owner shall not exceed one hundred twenty-five (125) pounds. Pets shall not be allowed on the balcony of a Unit unless the Unit Owner is present. All dogs must be kept on a leash any time they are outside of a Unit and the Unit Owner, Tenant, etc. must clean up after their dogs.
36. The parking facilities shall be used in accordance with the Regulations therefore adopted from time to time.
37. With respect to repairs or renovations within a Unit that are otherwise permitted hereunder, if a permit is required, the Unit Owner must obtain the permit and provide a copy of the permit to the Association prior to commencing any work. The Unit Owner must also provide proof of insurance to the Association for ALL Contractors and Sub-Contractors performing work on Grand Cay Villas property.



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GRAND CAY VILLAS

CLUB HOUSE POOL AND SPA RULES

1. Unit owners are responsible for any damages to the Grand Cay Villas club house, fitness center, community room, rest rooms, pool, pool deck, spa, spa deck, pool cabana, pool porch, furniture or any of the pool grounds caused by themselves, their family, guests, lessees, contractors or persons caused to be on Condominium property because of such owner.
2. Unit owners, their family, guests, lessees, contractors or persons caused to be on Condominium property because of such owner use the facilities at their own risk.
3. Unit owners, their family, guests, lessees, contractors or persons caused to be on Condominium property because of such owner that create a nuisance, under the influence of alcohol or illegal drugs will not be allowed to use the club house, pool and/or spa. No loitering, gambling, profane language or any offensive behavior will be tolerated or permitted. St. Johns County Sheriff's Office (904-824-8304 or 911) will be called to resolve any issues deemed to be irresolvable.
4. Pets or animals of any kind are not allowed in the Grand Cay Villas club house, fitness center, community room, rest rooms, pool, pool deck, spa, spa deck, pool cabana, pool porch or any of the grounds inside the fenced area around the pool.
5. No glass containers of any kind are allowed in the Grand Cay Villas club house, fitness center, community room, rest rooms, pool, pool deck, spa, spa deck, pool cabana, pool porch or any of the grounds inside the fenced area around the pool.
6. No smoking, alcohol or illegal drug consumption is allowed in the Grand Cay Villas club house, fitness center, community room, rest rooms, pool, pool deck, spa, spa deck, pool cabana, pool porch or any of the grounds inside the fenced area around the pool.
7. No fireworks of any kind are permitted in the Grand Cay Villas club house, fitness center, community room, rest rooms, pool, pool deck, spa, spa deck, pool cabana, pool porch or any of the grounds inside the fenced area around the pool.
8. Shoes must be worn when entering the Grand Cay Villas common area, club house, community rooms, restrooms, and fitness center.
9. Pool and spa rules have been posted in accordance with Florida Department of Health Chapter 64E-9 Public Swimming Pools and Bathing Places Regulation and are enforced by the Florida Department of Health.