

PORTO MAR FACILITIES

Rules & Regulations

GENERAL

1. All owners shall be provided with a copy of these rules at inception, at closing of purchasing unit and when changed.
2. Owners and guests of Porto Mar Association, Inc. shall have access to the following facilities (referred to as "Porto Mar Facilities") :
 - a. Social Room (located within Portofino) and outside Bar
 - b. Fitness Facility (located within Portofino)
 - c. Sauna Facility and Shower (located within Portofino)
 - d. Restrooms outside Social and Fitness Rooms (located within Portofino)
 - e. Theater (located within Portofino)
 - f. Pool and Pool area including cabana tents, grills, pagoda area, restrooms and spa.
 - g. Dog Walk Areas
3. Pets are not allowed in the above defined Porto Mar Facilities except for the Dog Walk Areas.
4. There shall be no smoking in the Porto Mar Facilities other than at the outside Bar and Pool area. Smokers must use the smoking pots that are available at the Outside Bar, Pool area and at the Access Door to the Porto Mar Facilities.
5. Access and Parking: Porto Mar indoor facilities shall be accessed through the North door on the Lobby Level of Portofino by key. Parking will be allowed only in the overflow lots, not on the Portofino Lobby door parking area or the Portofino Garage. Only handicap access will be allowed through the north parking area of the Portofino Porte Cochere.

SOCIAL ROOM (located in the Portofino Building)

1. Reservations must be made for all private functions of twenty-five (25) persons or more.
2. Reservations must be made seven (7) calendar days in advance by an owner through the on-site Manager's ("the Manager") office located on the Portofino Building Amenity Level. The facility shall not be reserved for non-owners.
3. Comfortable room capacity is estimated to be 100 persons for private parties.
4. A reservation by the condominium unit owner is required for parties of 25 persons or more. A \$150 cleaning fee shall be collected at the time of reservation for parties/meetings where food and beverages are served.

5. The unit owner reserving the Social Room is responsible for any damages and/or missing items during their reserved time period.
6. The Social Room is not available for Private Party Reservations during the following events:
 - a. Super Bowl Sunday
 - b. Kentucky Derby
 - c. New Year's Eve

FITNESS AND SAUNA FACILITIES (located in the Portofino Building)

1. Owners and guests shall comply with all, and any, posted rules within the Fitness facility and Sauna Room.
2. Users of the Fitness Room will be responsible for wiping down the equipment after use. Special moist, disposable cleaning cloths are available for this purpose.
3. Non-glass beverage containers are required in this area.
4. Children under the age of 15 will not be permitted in either of these facilities without an adult present.
5. The Porto Mar Manager, located in the Administrative Office on the Portofino Amenity Level, shall be notified if any piece of equipment is not working properly.

THEATER (located in the Portofino Building)

1. Reservations must be made with the Porto Mar manager, during regular office hours, for use of the Theater Room.
2. Comfortable Room Capacity is nine (9) persons.
3. A unit owner reserving the Theater shall be responsible for any damages, cleaning and/or missing items during their reserved time period.
4. The Porto Mar Manager, located in the Administrative Office on the Portofino Amenity Level, shall be notified immediately if any piece of equipment is not working properly.

POOL AND POOL AREA (defined as the fenced in area)

1. Owners and guests will comply with all posted rules within the pool area.
2. Children under the age of 12 will not be permitted in the pool or pool area without an adult present. Unaccompanied children under the age of 12 may be asked to leave the pool area by any owner.

3. Non-toilet trained babies and children are not permitted in the spa.
4. Glass is not permitted in the pool or pool area.
5. After using the grill, owners and guests will be responsible for cleaning with the tools provided.
6. Jumping off, climbing on or diving off the pool wall is prohibited.

DOG WALKS (See attached Map)

1. Two dog walk areas are provided. One is located on the South end of Portofino at the edge of the dune, the other on the North end of Savona at the edge of the dune.
2. Owners must use these areas for their pets' toileting needs. Pet Owners are responsible for picking up and properly disposing their pet's waste. Trash cans, trash room containers and neighborhood waste baskets shall not be used for pet waste disposal.
3. Dogs shall be on a leash at all times.

DUNE WALKOVER BRIDGE

1. Personal items may not be stored under the dune walkover bridge.

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