

**THE PRIVATEER SOUTH CONDOMINIUM ASSOCIATION, INC.**  
**HOUSE RULES AND SERVICES**

(Approved February 25, 2015)

**Administrative Authority:** The Privateer South Condominium Association, Inc., ("PSCA") is a not for profit Florida corporation and is responsible for the operation of the Privateer South condominium in conformance with the Association's Declarations, its Articles of Incorporation, and its Bylaws. Those documents permit the Board of Directors to establish Rules and Regulations governing the common property elements and to establish and enforce House Rules and Services.

Previous editions of the House Rules and Services, as reflected in the Owner's Directory for Fall 2002, are hereby deleted in their entirety, including those provisions entitled, "Owner Participation and Association Records" and are replaced by the following House Rules and Services, effective on the date set forth above.

The PSCA office staff is charged with responsibility for the efficient operation of the Association and the enforcement of its rules. Rules may change from time to time. Please check with the office for any updates after the date printed above. Owners are notified in a timely fashion of any updated rules. Rules apply to owners, renters and guests.

A separate condominium association known as the Privateer Commons Owners Association, Inc. ("Commons Association") is responsible for the operation, care and maintenance of facilities shared with the Privateer North Association. The Commons Association's area of responsibility includes the swimming pool, tennis courts, parking areas, lawn and garden maintenance, beach maintenance and all other areas outside the Privateer South Building. The Commons Association may from time to time establish their own House Rules, to which Privateer Association and its owners, renters and guests are required to abide by and respect at all times.

**ASSESSMENTS:** Quarterly maintenance assessments are due the first day of each quarter. Owners are provided with coupons that are to be sent to our depository lock box with the required payment. The Commons Association will bill their quarterly assessments directly to the unit owners and payment is to be made separately and mailed to the Commons Association. Privateer Association required assessment payments will be deemed delinquent if not paid within ten calendar days of the due date and will result in an interest charge of 1.5% per month, as provided for in the Condominium Declaration and the highest possible late charge permitted under the Florida Condominium Statute, currently 5%. If full payment, including the interest charges, is not received within thirty days after the due date, a lien will be automatically recorded against the unit. In addition, the Privateer Association may accelerate

payment of all assessments due during the balance of the year and include these amounts in its lien. The unit owner will be responsible for all cost, including recording and legal fees, before the lien will be lifted.

Owners may sign up for an automatic assessment payment plan whereby the Privateer Association's depository bank will draft the owner's bank on the assessment due date. The PCM office can assist you in establishing these automatic payment arrangements.

**AUTOMOBILES AND PARKING:** There is a speed limit of 10 miles an hour on driveways and in the parking area. The covered parking areas are for conventional vehicles only. No recreational vehicles such as boats and jet skis are allowed in the covered parking area. Covered parking is numbered and assigned. Second vehicles and visitor/guests must park in the visitors/guests parking areas. Guest vehicle identification cards are available at the desk in the building lobby and should be completed by the guest or owner and placed on the dashboard of each vehicle remaining in the parking area overnight. Drivers of service vehicles must use parking areas set aside for them -- currently at the east edge of the parking area.

Passengers may be dropped off at the front entrance. There is no parking allowed in front of the building, pursuant to City of Longboat Key statute. **This area is designated as a fire lane and is reserved for emergency vehicles.**

Baggage, packages, and groceries must be loaded and unloaded using the pool side entrance only. They are not to be transported through the front lobby. Shopping carts are available in a closet next to the south stairway door.

A vehicle wash facility is available near the service entrance at the south end of the building.

If you will be away for some time and wish to leave your vehicle in the parking areas, please leave a set of keys at the office. In an emergency or during parking surface repairs, your vehicle may have to be temporarily relocated to another parking space. If you wish routine start up of your vehicle or other vehicle care while you are away, please arrange these details with the office. The PSCA assumes no responsibility or liability for this service. It is done as a courtesy to the owners. Use of another owner's parking space must be documented by signed authorization from the unit owner and on file in the office.

**BALCONIES:** Nothing may hang from your balcony except as permitted by law. **The railings and glass may not be altered in any way, including, but not limited to hanging, adhering, or placing anything on them, whether permanent or not. This includes towels and bathing apparel.** No flower pots or other objects are to be placed on the railing. Cooking devices may not be used on balconies. No dust mops or other cleaning implements may be shaken out. No water may be poured on or from the balconies. Please do not flush water off the balconies as

this causes staining of the building sides. No construction work or storage is permitted on balconies.

**Any damage or misuse of your railing or glass will be corrected by management at your expense, which may be considerable. Do not use any abrasives, soft scrub products or aggressive sponge products to clean glass or railing. Clean with plain water or water with a touch of dishwasher liquid and a soft cloth.**

Requests to tile the floor of the balcony must be submitted to the Board of Directors ("the Board") of the PSCA for its approval. Tiling of floors may not commence until the Board has given its approval in writing and the owners have executed appropriate legal agreements and have paid all applicable fees. No other areas of the balconies may be tiled.

Residents who plan to be away for more than two weeks should place furniture or other items normally kept on the balconies inside their unit to prevent problems in the event of storms. **All furniture must be inside during hurricane season (June 1-Oct. 31) if not in residence.**

**BEACH CHAIRS:** There are several beach chairs provided for use by owners, renters and guests. These are located on the beach adjacent to the steps on the south side seawall. If these chairs are moved to another area on the beach, please return them to their proper location after use. This minimizes loss of chairs to the tides or theft. Do not reserve chairs with towels for future use.

**BICYCLES:** Residents who own bicycles must store them in the bicycle storage area provided within the building, currently at the south end of the building. Please register all bicycles at the office. Bicycles are stored at the owner's risk and the PSCA assumes no responsibility for their care or security. We recommend that owners affix a security chain to their bicycles. Bicycles not actively used should be stored in the owners unit, as space is limited and we need to accommodate those owners who use their bicycles frequently. Contact the office for more information regarding storage and registration. The PSCA owns men's and women's bicycles, which are staff maintained and are available for any owner or guest at his/her own risk.

**BUILDING ENTRANCE:** When coming or going to the beach or pool areas, please use the north pool entrance. Please take extra care to remove sand from shoes and feet before entering the building. All luggage, packages, groceries, must be brought in through the north pool entrance. The social room should not be used for entrance/exit to beach.

**BUILDING SECURITY:** Building security is very important to the residents and guests of the Privateer South. There are two kinds of keys. One is the Medeco building entry key for the front or pool side doors. Two Medeco Keys are assigned to each unit. The loss of a building entry key will result in an automatic \$100 replacement fee.

Fobs are also available at a cost of \$50 each. Two fobs may be issued per unit. Do not lend the building key or for to **any person**. They may gain entry to the building during business hours by buzzing you or the office on the building Enterphone at the back entrance. You can admit your guest, calling from the Enterhone, by pressing "6" on your phone. Do not admit anyone you do not know.

To allow access during non-business hours, real estate professionals, who are licensed and bonded, may obtain a Medeco Key from the office for their listing(s) in the building. When the real estate agent signs for the key, they will be required to provide their professional information and the owner's name and unit number that they have listed. The realtor will have to provide a \$100 deposit that will be refunded when that key is returned.

Each unit also has its own entry lock. You may change those locks, or add locks as you please, so long as duplicate keys are provided to the office. Duplicate keys are kept in a locked cabinet in the office, and used only if we must enter your unit in your absence for routine or emergency service. If the PSCA must gain entry by force due to an emergency, and because there is no duplicate key with the office, any repair cost will be the owner's responsibility.

If you will be away for some time, it is suggested that you leave the office a full set of keys, including one of the building's entry keys. This is particularly advisable if it is possible the family or guests with permission to use your unit, arrive while you are away.

**CARTS AND LUGGAGE RACK:** Four supermarket carts are in the first floor storage area for your convenience. . A luggage rack is kept in the service entrance. Please return these to their first floor storage areas as soon as you are finished with them.

**No carts or wheeled luggage may be taken through the lobby area due to the possibility of chipping the marble floors or steps.**

**CHILDREN:** The conduct, behavior and safety of children is the responsibility of parents, grandparents, guardians or adult hosts at all times. Any noisy or rough play in the lobby, halls, stairwells, elevators is prohibited. Ball playing is not allowed on the lawn or in the pool area at any time. **Children under 18 shall not use the exercise equipment in the fitness rooms.**

**CLEANING SERVICES:** The office maintains a list of cleaning personnel who are available to clean owners/renters units as required. All arrangements are to be made by either the owner or renter directly with the cleaning personnel. Cleaning personnel must coordinate their access to the building with the office. If the owner is not in residence, the office must be notified that they are allowed admittance to their condo, otherwise they will not be given a key. All outside contractors, including cleaning people, have access to the building between 8:30 am and 4:00 pm only.

**DAMAGE AND REPAIRS:** A unit owner will be held responsible, and must reimburse the PSCA for any repair or replacement in common areas due to damage he or she has caused. The owner is also responsible for damage to common areas caused by guest or lessees to the extent the damages exceed the security deposit posted by each lessee with the PSCA - currently \$500.00. Damage caused by workmen retained by an owner is the responsibility of the owner, and any reimbursement to the owner should be sought by them directly from the workmen.

Large construction or remodeling projects require a \$2500 deposit for cleanup or damage.

Every owner must keep his or her unit in good condition. The Association reserves the right to make emergency repairs within a unit if the owner is not available. All costs of these repairs will be charged to the unit owner, and if not promptly paid, will result in a lien being placed on the unit. Said lien will include incurred costs, recording fees, legal service and interest.

If work is being done in a unit, sticky mats must be used in halls to protect tile. Workman may not use hallways or balconies as a workshop or storage area for tools or block the doorway of any unit. All unit doors must be kept closed during a storm.

**DRESS CODE:** Appropriate dress, including shirts and shoes, is required in public areas inside the building at all times. This applies to children as well as adults. Bathers must use cover ups and footwear while in the building. Please take extra precautions to dry off and to remove sand from shoes and feet before entering the building. Puddle drips and sand are slippery and may present a hazard. Sand will damage the marble floor. An outdoor shower is available in the pool area.

**EXTENDED ABSENCE:** Please check with the office on air conditioning and other appliance settings, if no one will be residing in your unit for an extended period. We require that owners turn off their main water supply valve and also turn off the circuit breaker on their water heater. This will help prevent water leaks that might cause damage not only the owner's unit, but to adjacent units or common areas.

Please remember to fill out Arrival and Departure cards which must be left at the office window or you may email the office upon arrival and departure.

**FINES:** In addition to all other remedies, the PSCA may impose a fine on an Owner for failure of such Owner, Owner's family members, guests, invitees, tenants, and licensees to comply with any provisions of the Declaration, Articles of Incorporation, Bylaws or Rules and Regulations. Fines shall be in such reasonable amounts as the Board shall determine, but in no event may a fine exceed \$100 per violation. A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, except that no such fine shall exceed \$1000 in the aggregate. The Association may also suspend the right of an Owner and/or an Owner's guests, tenants and invitees use of the Common Elements.

A fine may not be imposed without notice to the person sought to be fined and an opportunity for a hearing before a committee consisting of at least three members appointed by the Board. If the committee by a majority vote does not approve a proposed fine, it may not be imposed.

**FIRE:** (1) Activate the fire alarm on your floor and call 911. (2) Arouse any other residents on your floor. (3) Call office, if fire during business hours. (4) Evacuate the building using the stairs only, leaving your unit closed but unlocked.

**FITNESS ROOMS:** There are two exercise rooms on the first floor. One contains aerobic equipment. The other one contains a weight machine and free weights. Please check with your physician prior to use. Exercise equipment in the fitness rooms may be used by children under 18 only if an adult is present. All equipment is for use at your own risk. The Privateer does not accept responsibility for equipment or its use.

**FURNITURE DELIVERIES:** Delivery of furniture, both by commercial enterprises and/or by owners themselves, is limited to 8:30 am to 4:30 pm Monday to Friday. All deliveries, both by commercial enterprises and owners, should be made via the shipping door on the south end of the building. At no time may deliveries occur other than at the times listed so as to maintain security and protect the physical integrity of the building. The larger elevator is designated for use of larger items and for service contractors. This elevator is equipped with special protective padding during normal working hours.

**GATE PASSES:** Gate passes are issued and controlled by Longboat Key Club Association and currently cost \$60.00 per gate pass. They warrant the gates passes for one year only. After that, replacement passes issued for any reason are subject to another \$60.00 charge. The office has the necessary forms and will assist you in obtaining new gate passes at \$60.00 per gate pass.

**HALLWAYS, STAIRWELLS AND FIRE DOORS:** Unit entry door openings to the common hallway must remain closed to preserve the effectiveness of the hallway air conditioning system. No items may be stored in the hallways or stairwells. The fire doors leading to the stairs are to be closed at all times. Stairway users should ensure that the fire door does not slam, as they are very heavy and can create a large disturbing noise.

**LAUNDRY ROOMS:** There are laundry machines on each floor. Please clean the lint traps when finished. We ask that laundry be promptly removed once the load cycle is complete. Anyone kept waiting for the machines will be authorized to move neglected or forgotten laundry to the counter. If the laundry room on your floor is unusually busy, call the office and

we can direct you to an unused facility. Please notify the office if you have any problems with laundry equipment. Laundry rooms are open from 8am to 9pm daily.

**LEASING UNITS:** No lease shall be for less than a three (3) month period and a unit may not be rented more than three (3) times in a given calendar year. All occupancy of the unit in the owner's absence will be considered a rental, unless the occupant is a member of the owners' immediate family. If the unit is occupied in any other fashion, the Association will consider this to be a rental and will not allow the use of the property by anyone else for a three month period (this is inclusive of owners).

No individual rooms will be rented and no transient occupants shall be permitted. This includes contractors. No subleasing is permitted.

To lease a unit the owner must:

- Submit a copy of the application for approval of lease, inclusive of dates with a \$100 fee to the Board of Directors.
- Owner must be up to date on all Association fees and dues.

The Board has 15 days from submittal of all paperwork and \$100 fee to respond to owner. The Board can request an interview with prospective renters which may extend the approval period. Following acceptance of tenant, the tenant must submit a \$500 security deposit made out to Privateer South Condominium Association. The Board reserved the right to refuse a renter at their discretion.

The owner must submit an executed contract to the BOD at least 10 days prior to the rental period. Any occupancy prior to the completion of these steps will result in a termination of the lease. This includes all returning renters. Returning renters are required to have a current executed agreement and a \$500 deposit on record 10 days prior to rental period. The \$100 nonrefundable deposit will be waived for returning renters.

Owners must provide the tenant with a current copy of all rules and regulations. All lease agreements must contain a provision that all tenants are subject of the Articles of Incorporation, The Bylaws and the Rules and Regulations of the Association. Leasing does not release the owner from obligations or duties as spelled out in the documents.

Owners may lease their units for no less than three consecutive months and no more than three times a year. Leasing requires the prospective tenant's application be approved by the Board. The Board's use of a professional background checking firm is part of the application process. The leasing procedure is spelled out in the Privateer Association's Condominium Declarations.

The owners may arrange a lease themselves or turn the matter over to a rental agent. Please allow four weeks from the date the office receives the application for approval of the necessary paperwork. Prospective new renters must meet with the Board or its designated representative for final application approval.

Units owned by corporations, partnerships or a limited liability company are subject to all the provisions of these unit leasing procedures. The individual designated by the appropriate entity as the voting representative shall also be the owner for purposes of leasing of the unit. Any person or party not a member of this individual's family (as defined by the Board) will be subject to all the provisions of unit leasing, including but not limited of the restriction on a minimum three consecutive months of rental and all applicable approval procedures.

**LEASING/NON COMPLIANCE REMEDIES:** Owners shall be liable for the expense of any maintenance, repair or replacement rendered necessary by any act of an Owner's family, member, guest, invitee, tenant and licensee as a result of intentional acts or of neglect or carelessness.

The Association may impose a fine on an Owner for failure of such Owner, owner's family, renter, guest, invitees and licensee to comply with any provisions of the Declaration, Articles of Incorporation, Bylaws, or Rules and Regulations. A fine may not be imposed without notice to the person sought to be fined and an opportunity for a hearing before a committee of at least three members appointed by the Board.

The Association may suspend the right of an Owner and/or and Owner's guest, tenants and invitees use of the Common elements of the building.

The Association may recover costs and attorneys' fees incurred to enforce the governing documents. Such fees will be a personal obligation and may become a lien against such Owner's unit.

Any tenant who seriously abuses the documents of the Association may have their lease terminated by the Board of Directors and the Board may seek eviction. The Owner will be responsible for all fees associated with this process.

**MAIL AND PACKAGES:** If a resident will be away for two to three weeks, the mailman should be notified to leave your mail in the office by placing a note to that effect on the cork bulletin board adjacent to the mailbox. The office will accept UPS and other deliveries in your absence but is not able to pay COD charges unless prior arrangements have been made. **If a resident will be away for more than two or three weeks, mail forwarding arrangements must be made with the post office.**

**MAINTENANCE AND REPAIRS:** Please make use of the work order forms for any needed repairs or maintenance issues of the Privateer Association property. Needed repairs or equipment maintenance should be promptly brought to the attention of the office by filling out and submitting a work request form to the office. **If the problem is within a unit and it is not Privateer Association Property, the Privateer Association will not undertake these repairs. We have the list of qualified contractor or handymen and the owner must make their own arrangements and assume all the costs.**

For security reasons, all workers or tradesman, must sign in and out of the building. Any construction scheduled by owners cannot begin before 8:30am and must not continue after 4:30PM Monday-Friday. No Saturday or Sunday construction or services are permitted, except in the cast of an emergency.

The City of Longboat Key often requires appropriate building permits for repair or remodeling projects. The Privateer Association will deny entry to the building to any contractor who does not have the appropriate building permits. If any project involves any of the Privateer Association common elements, permission must be obtained from the Privateer Association. The office staff can provide guidance on types of repairs and remodeling projects that require Privateer Association approval, in addition to the required permits.

Dumpsters or storage bins of any type are not to be left in the parking lot overnight by contractors, except with the express permissions and consent of the office. Owners retaining contractors for work on their units are responsible to see that the various contractors make specific arrangements with the office. Contractors who do not abide by these rules may be denied permission to work in the building or to continue work that has already commenced. Owner cooperation is essential in enforcing this rule.

**NOISE:** Noise carries easily through the building and care must be taken at all times to avoid disturbing your neighbors, such as loud television volume, slamming of doors, scraping furniture across tile floors, or the use of loud equipment or devices. Excessive or disturbing noise prohibited at all times. Please be considerate of your neighbors, especially between the hours of 9:00pm and 9:00 am.

**NOTICES:** Notices of meetings or other official notices are posted in a display case above the elevator on the 1st floor, as well as on the bulletin board in the mail room.

**OCCUPANCY LIMITATIONS:** Owners or renter may not accommodate overnight more than seven persons in a three-bedroom unit, more than six persons in a two-bedroom unit, or more than four persons in a one-bedroom unit.

In the absence of the owners, occupancy of the units by persons not in the immediate family of the owners will be deemed the equivalent of a rental and the necessary application and

approval process will apply. Only three rental periods of three months each are allowed per year. However, in the absence of the owners, occupancy by members of the owner's immediate family (i.e. children, parents, brothers, sisters), will not be a rental. Owners not in residence are asked to notify the manager of any such occupancy.

**OFFICE HOURS AND TELEPHONES:** The office is open from 8:30am to 4:30pm Monday through Friday, or such times as posted.

**OFFICE SERVICES:** There is no charge for an occasional and infrequent incoming fax message (but not more than once per week) limited to two pages in total. Incoming faxes that are larger than two pages or more frequent than once a week are subject to a \$2.00 charges per incoming fax message. If the incoming fax message is great than twenty pages the fee is \$5.00. There is a flat \$2.00 charge for outgoing faxes plus any long distance charges. Our fax number is 941-387-8107.

If you need a few photocopies for personal use, contact the office. There is no charge. We are not set up for major office services and if your requirements are more than a few pages or are required more than two or three times a month, you must make arrangements with a professional copy service. Owners who wish to make copies of any document of the Privateer Association will be charged \$1.00 per page to cover clerical and copying costs.

**PEST CONTROL:** We contract for regular pest control. The pest control firm that we use are bonded and, therefore, we allow them to enter your unit in your absence to perform this service. If this is not acceptable to any owner, please make your own pest control arrangements. Your cooperation with pest control is appreciated.

**PETS:** Pets are not permitted in the building nor the exterior commons area at any time.

**RECREATIONS ROOM:** The recreation room on the ground floor is for the owners, renters, and their guests and may be reserved for exclusive use through the office on a first come/first served basis.

**Small groups, such as bridge players, may meet in the recreation room on a regular schedule, but must yield to a larger social function if there is a scheduling conflict. All such matters will be coordinated through the office.**

There is a \$75.00 refundable deposit for the room for bigger social occasions. This deposit applies to owners and renters. Once the room has been cleaned, the deposit will be refunded. If the Association has to have the room cleaned, the deposit will no longer be refundable.

The recreation room door is keyed for building access keys. The kitchen lock is keyed to any unit access key. The kitchen and appliances may be used by any resident in an emergency,

while awaiting repair of the resident's own refrigerator for instance, but any such use must be temporary and the office must be notified of the circumstances.

**REGISTRATION FORMS:** Owners, renter, and overnight guests must fill out an arrival/departure card at all times. This will aid us in knowing who is in the building in case of an emergency. This is very important at all times, especially during the storm season which is June through the end of November. The arrival/departure cards are located in the lobby on the desk.

**SALE OF UNIT:** A prospective purchaser must be approved by the Privateer Board. See the Condominium Declarations for the procedure. Fees, and paperwork are involved. Please check with the office for the required procedures. Approval of prospective new owners take a minimum of four weeks.

**SHUFFLEBOARD:** Equipment for the shuffleboard court is kept in the storage unit just seaward of the shuffleboard court.

**SMOKING:** Smoking is prohibited in all public areas. Owners, renters and guests may, of course, smoke in their units.

**STORAGE AREAS:** There is a storage room on each floor for the benefit of owners residing on that floor. Each storage room has a screened cage assigned to a particular unit owner. All storage items must be stored in the cages in the storage room. No items whatsoever may be stored on the stairwells, including the stairwell leading to the roof. The Privateer Association reserves the right to dispose, without notice, improperly stored items located within the storage room or stairwells. No flammable material may be stored.

**STORM SHUTTERS:** Owners possessing storm shutters should inspect them annually, particularly the condition of the securing screws. In high winds, shutters have torn loose and have been blown into the parking areas with harmful results.

**SWIMMING POOL:** State laws require swimmers at a minimum to follow the following rules: swimmers must shower and remove sand, oil, and lotions before entering the pool. Diaper age children may not use the pool unless they are wearing waterproof diapers. Persons with long hair must wear a swim cap. The pool must have a safety rope across the middle of the pool which can be unhooked for swimming laps, but must be again connected when the laps are completed. Pool umbrellas must be closed after use to avoid damage during a storm.

No children under age 16 shall use the pool without an adult in attendance. Rafts and similar large objects are not permitted in the pool, nor are food and drinks permitted in the pool area. Other pool rules are posted on a notice board at the pool.

Pool furniture may not be removed from the pool area and may not be reserved. Furniture must be covered with towels when suntan oil is being used. Please remove all of your belongings from the pool area after your pool use.

**TENNIS COURTS:** There are reservation sheets on the inside of the shuffleboard equipment door just seaward of the shuffleboard courts. Players must wear proper tennis attire, including shirt and shoes. The courts are open 8:30 am until dusk.

**TILE UNDERLAYMENT:** All owners, if placing new flooring in the unit, must install approved sound abatement underlayment. If placing new tile on the floor of balcony, unit owner must install a moisture barrier membrane under the tile. Before proceeding with installation of tile, unit owner must sign Flooring/Tile Agreement and turn into the office.

**TRASH ROOMS:** Trash rooms are located at the southern end of all hallways except the first floor. Longboat Key is a recycling community. Please separate trash accordingly. Metal cans, glass and plastic containers should be rinsed and placed in the green container provided. Newspapers and magazines should be placed in the red newspaper carrier. All other material for disposal should be placed in the plastic bags provided, securely fastened and dropped down the chute. Boxes should be broken down and put directly into the dumpster in the receiving dock area. All food boxes are garbage and should be disposed of as garbage. This includes pizza boxes, juice and milk cartons and restaurant take home boxes. Our procedures are mandated and inspected by the city. We appreciate your cooperation and compliance with separating refuse.

Please do not use the dock door. For security purposes, this is kept locked except when office staff is on site and monitoring this door.

**WATER SHUT OFF VALVES:** All units must have a master water shut off valve of the lever type installed and operating no later than January 1, 2006. Any unit not having this type of valve as of that date will have one installed by the Association and all costs will be assessed against the individual owner. Unit Owners are encouraged to have this installation undertaken by hiring a licensed plumber.

All Unit Owners who will be absent from their Unit for more than seven (7) consecutive days are required to shut off water to their Unit.

*\*\*\*We thank you for your assistance and cooperation in observing our Rules and Procedures. We endeavor to make Privateer South a comfortable, enjoyable and safe place to reside. Only with the cooperation of everyone are these objectives obtainable.*

Board of Directors  
Privateer South Condominium Association

