



**anchorage
condominium**
ASSOCIATION

Anchorage Condominium Association
6600Estate Nazareth | St. Thomas, VI

ACA Rules and Regulations - September 7, 2021

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ERICA DOVER M.P.A., RECORDER OF DEEDS
Fees \$30.00

RULES AND REGULATIONS

COVER PAGE

ACA Rules and Regulations dated 9/7/2021, issued in accordance with the ACA Bylaws dated 8/21/2021, Article 5 Operation of the Property, Section 16. Rules of Conduct.

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RULES AND REGULATIONS

Our Rules and Regulations are intended to ensure the safety, comfort, and enjoyment of all residents. Please read them carefully and act accordingly.

Residential Living - To preserve the right of reasonable comfort of other owners, no unit owner, resident or guest shall make or permit any disturbing noises in their unit or within the common areas and facilities. No loud noise of any kind shall be permitted after 10 p.m. on Fridays and Saturdays and 8 p.m. on all other days of the week. Anchorage is not a resort hotel, please take your party on your porch inside by these times.

1. **Recreational Facilities** - Use of the pool, tennis courts and exercise facilities are reserved exclusively for the use of the owners, residents, and their guests in accordance with the rules posted for each facility by the Board of Directors.
Hours: Pool 7 AM to 8 PM Sunday through Thursday and 7AM to 9PM Friday and Saturday. Tennis courts: 8AM to 8 PM.
Exercise Facilities Gym and Yoga Room: 5AM to 10PM.
2. **Pool** - Anchorage Residents Only. No glass permitted in the pool area. No Smoking. Children 14 years old and under must be accompanied by an adult. No infants allowed in the pool without a swim diaper. Enter the pool by the steps, no diving, running, or jumping into the pool. Don't jump over the gate or guardrail. Hours - 7 AM to 8 PM Sunday thru Thursday and 7AM to 9PM Friday and Saturday.
3. **Tennis Court** - Anchorage Residents Only. No Glass. No music. No one under the age of 12 allowed without adult supervision. No Smoking. Proper attire and shoes must be worn. Play at your own risk. Hours-8AM to 8PM.
4. **Fitness Center Gym and Yoga** – Anchorage Residents Only. Use at your own risk. Resident(s) agrees and understands that the use of the fitness facilities and equipment will be unsupervised and the resident(s) or their guest(s) agrees to assume all liability for any injury and hold harmless the Anchorage Condominium Association, its board members, staff, or agents.
A gym waiver for any individual interested in using the gym must be completed and submitted to the Board of Directors to be kept on-file.
Children under the age of 14 must be accompanied by an adult.
Do not track sand into the gym.
No wet clothing or bathing suits inside under any circumstances.
Maximum amount of time on cardio machines is 30 minutes if others are waiting.
No dogs, cats, or pets of any kind.
Food and drinks are prohibited – bottled water is okay.
Wear appropriate attire such as athletic shorts or sweats. Shirts must be worn at all times.
Be courteous of others working out. No profanity. Music using headphones only. Do not move equipment around.
Before you leave clean up after yourself and restore weights to the racks and wipe down the equipment. When leaving the gym unoccupied during daylight hours leave the door between the yoga room and gym open, with one of the AC units set to 76 degrees and the other AC Unit off and turn the lights off. Lock the door behind you. Hours: 5AM to 10PM Daily.

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5. No Smoking - No smoking at the recreational areas; pool, tennis courts, exercise gym and yoga rooms, or the beach.
6. Dumpsters - Dumpsters are for the use of Anchorage residents only. Only bagged garbage shall be placed in the dumpsters. Do not place large objects, appliances, construction materials or debris in or next to the dumpsters, take them to the dump.
7. Construction - Owners, residents, contractors, or their employees engaging in remodeling, maintenance or construction activity which creates disturbing noise shall confine their activities to: 8:30 AM to 4:30 PM on weekdays and 10:00 AM to 4 PM on Saturday. No noise producing construction is permitted on Sunday. Construction materials, tools or other equipment or activities are not permitted in the Common Areas.
8. Dogs - No dogs or other animals may be kept in an owners unit or on the property. However, the Anchorage complies with all Fair Housing (HUD and ADA) requirements to accommodate service, assistance, or support animals (Support Animals). Support Animals must be on a leash when on the common/public areas. Owner(s) or Handler(s) must be always in control of their Support Animal when in the common areas. Owner(s) or handler(s) of Support Animals must immediately clean-up animal waste and dispose of the matter in a sanitary fashion.
9. Bicycles and Skateboards - No bicycles or skateboards are permitted on the ramp between the Columbia Building and the Rainbow Building. Bicycle riding is allowed on the property for children under age 12 with protective gear and adult supervision. No bicycles allowed on the property for children age 12 and above or adults. Skateboarding with protective gear is allowed on the seaside paths. No skateboard tricks or jumping are permitted on the property.
10. Safety - No flammable, combustible, or explosive fluid, materials, or substances are permitted in any unit.
11. Safety - Barbeque grills must be located on the seaside balcony and use only propane gas or electricity. No charcoal is permitted.
12. Safety - Stairwells and entryways are not to be obstructed in any way and may not be used for storage.
13. Safety and Operations - Storage spaces are for owners only. No tenant storage is permitted. Owners may not share their designated space with anyone without the approval of the board of directors. No gasoline nor any flammable liquid or substance may be stored inside or outside the unit. No fabric, upholstered furniture, or cardboard boxes allowed. Storage areas may not be used as workshops. No pounding, grinding, sanding, sawing, or spray painting is permitted inside or outside of the unit. Any physical changes within the existing confines of the storage unit must be approved by both management and the board of directors before they are instituted. Anchorage Condominium Association provides storage as a courtesy to owners on a first come, first serve basis and rights to a storage area are not guaranteed to any specific unit or unit owner. The ACA will not be responsible for any stored items. Anchorage Condominium Association Management reserves the right to terminate the occupancy of a storage space for any reason with a 30-day notice via email.

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14. Emergency Preparedness - The unit owner, and not management, is responsible for removing all items on the balcony when NOAA issues a tropical storm or hurricane watch for St. Thomas. These items must be kept off the balcony until the storm has passed. Owners leaving their units vacant during hurricane season (June 01 - November 30) should make arrangements in advance to be able to comply with this requirement.
15. Parking - Maximum number of vehicles allowed per household/unit is two (2). No boat trailer or commercial vehicle shall be parked on the property. No vehicle shall be parked such that it impedes movement by another vehicle. Anyone parking a vehicle at the Anchorage does so at his or her own risk and agrees to hold the Association harmless from all liability including any damage or injury caused to or by his or her vehicle. If you leave for an extended trip, please consider parking your vehicle(s) away from the spaces right in front of the residences as a courtesy to others residing on property.
16. Operations - Keys, gate openers, etc. entrusted by a unit owner (a member of his family, his agent, employee, or visitor) to an employee of the Anchorage Condominium Association shall be at the sole risk of the unit owner.
17. Operations - No commercial enterprise or business which has the potential to cause regular foot traffic, for example clients needing to visit the unit owner at his or her residence, may be located within a condominium unit.
18. Operations - No occupant of a condominium may utilize an employee of the Association for private business.
19. Operations - No walkways, passages, or stairways of the buildings shall be decorated or furnished by any unit owners in any manner, unless for holiday decoration and to be installed and removed at a reasonable time prior to and after the holiday in question.
20. Housekeeping - If you track sand or other debris onto your stairwell or common area, please be respectful and sweep it up.
21. Housekeeping - Each owner, resident, or guest shall keep their unit and balcony in a good state of repair and cleanliness and shall not sweep dirt or other substances from the balcony. Plants kept on the balcony shall have a catchment located under the pot or planter such that water cannot escape when plants are watered.
22. Housekeeping - No items are to be placed or hung on the balcony railing including laundry, sheets, or towels. Unit owners shall not decorate balcony railings (except for holiday decorations, which must be removed in a timely manner). Owners shall not paint, fence, enclose, or otherwise alter the balcony. Privacy screens must be approved by the Board.
23. Housekeeping - All trash, toys, and other articles shall be removed from the common areas after use. The association is not responsible for any lost items.
24. Housekeeping - It is important to limit the amount of grease (cooking oil) disposed of via the kitchen sink or any water line. Grease kills the bacteria in the sewage plant which produces the grey water for our lawn and landscaping. Please find ways to dispose of it in the trash prior to cleaning cookware in the sink.

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- 25. Housekeeping - Toilets and other drains should not be used to dispose of sweepings, rubbish, rags or any other item. Damage resulting from misuse of any toilet or drain shall be repaired and paid for by the owner of such unit.
- 26. Events - Organized activities of any kind utilizing any common area require written Board approval.
- 27. Events - Events not sponsored by the association are limited to fifty (50) persons on the beach or lawn and thirty (30) persons at the pool. A Request for Reservation Form must be completed and submitted to the Board at least fourteen (14) days in advance of the requested date. The Board will be responsible for approving or denying a request at its sole discretion and must do so within seven (7) days of receiving the request. There will be no charge to an owner for hosting an event and all clean-up of, or damage to any area of the property utilized during an event will be the responsibility of the host-owner. A Security Deposit of \$200.00 will be required upon Request Approval for all events to be utilized at the sole discretion of the Board if cleaning or repair is required after an event. An event is defined as any group activity of ten (10) or more persons.
- 28. Signage - Signage is the responsibility of the Board of Directors and shall be installed or removed at its discretion to reflect these rules, useful information, and other rules or codes of good conduct not specifically addressed herein, as deemed appropriate by the Board. No sign, notice, advertisement, or illumination shall be inscribed or exposed on or at any window or other part of the building.

Complaints - Complaints regarding the operation of the condominium shall be made in writing to the Board of Directors.

End of ACA Rules and Regulations

By [Signature] Date 12/17/21 Notary [Signature] Date 12/17/2021

Elliot Lowenstein - Board President

Witness [Signature] Date 12/17/21

Marshall Parsons - Board VP

By [Signature] Date 12/17/2021

Paul A. Pezzutti - Board Treasurer

Witness [Signature] Date 12/17/21

Christine Frezza Sheehan - Board Member

NOTARY PUBLIC
Name: *Arlene M. Chalwell*
My Commission Exp.: *March 4, 2024*
NP Commission #: *NP-301-20*
St. Thomas/St. John, USVI District



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