



Rules and Regulations

Adopted May 6, 2020

The benefits of living in a condominium community are many — the wealth of amenities, the sheltered environment, a shared community spirit and camaraderie. The objectives outlined in this document were created to capture and build on this theme; to assist each individual homeowner to enjoy their home in peaceful and amicable harmony with their neighbors. Such guidelines are key to preserving the value of every home and every collective amenity for the common good of all condominium members. The concessions and compromises of condominium living have been succinctly described by the following passage: “Every man and woman may justly consider his/her home their castle and themselves as the king or queen thereof; nonetheless, his/her sovereign fiat to use his/her property as he/her pleases must yield, at least in degree, where ownership is in common or cooperation with others. The benefits of condominium living and ownership demand no less. The individual ought not to be permitted to disrupt the integrity of the common scheme through his/her desire for change, however laudable that change may be.” Florida’s Fourth District Court of Appeal (1971).

These Rules and Regulations for ONE St. Petersburg Condominium Association, Inc. apply to all owners, their lessees, guests, and invitees. They may be amended or added to by the Board of Directors, from time to time, in accordance with the Governing Documents.

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INTRODUCTION

The One St. Petersburg Condominium Association, Inc., (the “**Association**”) acting through its Board of Directors (the “**Board of Directors**”), has adopted the following Rules and Regulations, pursuant to Section 11.1(h) of the Declaration of One St. Petersburg Condominium (the “**Declaration**”), Section 5.1(d) of the Bylaws of One St. Petersburg Condominium (the “**Bylaws**”), and Section 5.2(g) of the Articles of Incorporation for One St. Petersburg Condominium Association, Inc. (the “**Articles**”) all as recorded at OR Book 20266, Page 498, et seq. of the public records of Pinellas County, Florida, and as amended from time to time (collectively “**Governing Documents**”)

Every Owner, tenant, guest, invitee and occupant shall comply with the Rules and Regulations as set forth herein and in the provisions of the Declaration, Bylaws and Articles.

These Rules and Regulations shall be cumulative with the Declaration, Articles and Bylaws provided that the provisions of the Declaration, Articles and Bylaws control over these Rules and Regulations in the event of a conflict. All of these Rules and Regulations shall apply to all Owners, tenants, guests, invitees, and occupants even if not specifically so stated in portions hereof. For example, the use of the word “**Owner**” encompasses tenants, guests, invitees, and occupants, unless the context states otherwise.

The Association reserves the right to alter, amend, modify, repeal or revoke these Rules and Regulations as set forth in the Governing Documents.

All terms not defined herein shall be given the meaning set forth in the Declaration.

A. USE OF UNITS

It is quite likely that it was the beauty and feel of the building - from the first time you walked through our lobby and received a tour of the building with our amenities - that helped you fall in love with ONE St. Petersburg and chose our community in which to live. This section is important from the standpoint of maintaining our investment in a uniform, safe and respectful manner. The cooperation of all of us is required to maintain our property’s appearance and high standards to ensure that we preserve or enhance our investment and live harmoniously together.

1. Residential Units shall be used as a private residence or home office only. No business or business activity shall be carried on at any time in a Residential Unit. A home office may only be maintained in Residential Units, provided that: (1) such use is incidental to the primary residential use of the Residential Unit; (2) the use of a Residential Unit as a home office is not detectable from outside the Residential Unit; (3) clients, patients, vendors or customers do not visit the Residential Unit; (4) the personal office does not require any agent or employee of the commercial use who does not reside in the Residential Unit to enter the Residential Unit; (5) the home office use of the Residential Unit is not advertised, including, but not limited to, advertised for purposes of client, patient or customer contact, meetings or deliveries; and (6) the use of the Residential Unit as a home office does not negatively impact the reputation of

ONE St. Petersburg as a first class residential community or the property values of any Unit, as determined by the Board.

2. The personal property of Unit Owners and occupants must be stored in their respective Units or designated storage units. Other than authorized vehicles, personal property is not permitted to be stored in assigned parking spaces.
3. The walkways, entrances, driveways, corridors, stairways and ramps shall not be obstructed or used for any purpose other than ingress and egress to and from the building or other portions of the Condominium.
4. No Owner or occupant shall make or permit any disturbing noises, nor allow any disturbing noises to be made by the Owner's or occupant's family, employees, pets, agents, tenants, visitors, or licensees, nor permit any conduct by such persons or pets that interfere with the rights, comforts or conveniences of other Owners or occupants. No Owner or occupant shall play or permit to be played any musical instrument, or operate or permit to be operated a television, radio, sound amplifier or other noise making device in his/her Unit in such a manner as to disturb or annoy other residents. No Owner or occupant shall conduct, or permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.
5. No sign, advertisement, banner, notice or other graphic or lettering shall be exhibited, displayed, hung, inscribed, painted or affixed in, on, or upon any part of the Common Elements, Limited Common Elements, Condominium Property or Association Property in accordance with Section 9, Paragraph 9.1 and Section 17, Paragraph 17.4 of the Declaration.
6. No awning, canopy, shutter, satellite or other projection shall be attached to or placed upon the outside walls, balconies, roof, the Building or on the Common Elements, without the prior written consent of the Association's Board of Directors. Drones shall not be launched from any Unit balcony or terrace.
7. Toilets, sinks, and other water apparatus shall not be used for any purpose other than those for which they were constructed. No solid hygiene products, cosmetic products, disinfectant wipes, or construction materials of any type or any other items or materials not appropriate for disposal in the sewer system shall be disposed of or caused to be placed in the sewer system. Any damage from misuse or alterations of any toilets, sinks or other water apparatus shall be paid for by the Owner responsible for the same.
8. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Limited or Common Elements, other than fluids, chemicals or substances that are commonly used as cleaning supplies and toiletry products.
9. No nuisances (as reasonably determined by the Association) shall be allowed on the Condominium Property, nor shall any use or practice be allowed which is a source of annoyance to Owners/occupants or staff or occupants of Units which interferes with the peaceful possession or proper use of the Condominium Property by its residents or occupants.
10. No one shall tamper with or hang any items from any of the fire sprinkler heads.

11. No “open houses” for the general public may be held or conducted.
12. No lease of a Residential Unit shall be for a period of less than six (6) months and there shall be no more than two (2) leases commenced during any calendar year.

B. ADDITIONS, ALTERATIONS, OR IMPROVEMENTS TO A UNIT

A great deal of time, effort and careful consideration was employed in designing and constructing ONE St. Petersburg. The architects and engineers studied and planned every detailed aspect of the building and homes contained therein. The Association, its Board of Directors, and all homeowners have a vital stake in ensuring that the integrity of the design and beauty of the community, and thus its value, is preserved. For these reasons, any proposed addition, alteration or improvement to the condominium or any of its residences must be considered, and prior approval must be sought from the Association.

1. Additions, alterations or improvements to a Unit are governed by Section 9, Paragraph 9.1 and Section 17, Paragraph 17.4 of the Declaration. Owners must obtain approval for additions, alterations and improvements prior to the commencement of any work. The approval and construction processes are further described in the Homeowner’s Manual.
2. Construction methods in a high-rise building such as wall construction, plumbing runs, electrical, life safety systems, etc. can be vastly different from what may be familiar. Any damage to the Unit, surrounding Units, Common Elements or Limited Common Elements caused by additions, alterations or improvements by or on behalf of the Owner will be the responsibility of the Unit Owner. Unit Owners are required to ensure that all contractors performing work in their Residential Unit are licensed and insured. Insurance must be appropriate to the job being performed and proof of insurance must be provided before a contractor is permitted to enter the premises. The Owner is responsible for any damage, costs and liability caused by an addition, alteration or improvement performed on behalf of the Unit Owner. Any approval by the Association does not supersede nor take the place of any regulations or permitting requirements of governmental authorities.

C. CONTRACTORS AND SERVICE PROVIDERS

This section applies to contractors, subcontractors, flooring or deck contractors, painters, plumbers, cleaners, janitors, decorators or any person or entity making alterations to or servicing a Unit, hereinafter referred to generically as “**Contractors**”. To help preserve our common areas and the quiet enjoyment of our neighbors, Contractors must abide by the following rules.

1. Construction, repair, decorating or remodeling work shall only be carried out Monday through Friday between 8:00 a.m. and 4:30 p.m. Contractors should be out of the building no later than 5:00 p.m. No such activity is permitted on weekends or federal holidays, unless approved by the Board. All workers shall be properly and suitably attired at all times. Workers shall only

take breaks within the assigned Unit and shall not loiter. Smoking is prohibited on the Condominium Property.

2. The Owner shall register with the Association office the name, address, phone, cell phone and email of the Owner's representative or Contractor who will be overseeing the work being done to the Unit.
3. Contractors with tools and equipment and their employees must check in with the security office in the ground floor garage.
4. Any Contractor performing work that requires a permit, must have all licenses required by Pinellas County and the City of St. Petersburg and other governmental authorities and submit to the Association upon request.
5. All materialmen liens, contractor liens, notices of commencement, etc. shall be Unit specific and shall not encompass the Building, any other Units, Common Elements or Limited Common Elements.
6. The trash chute and recycling bins are not to be used by any Contractor. All Contractors' trash, debris and garbage must be removed from the Building by the contractor at his/her or her expense.
7. Contractors shall not tamper with or hang any items from any of the fire sprinkler heads. Unit smoke alarms are to be left in place and not tampered with. They are to be properly protected during the interior work on the Unit.
8. Each Owner is responsible for his or her Contractor's action while on the premises. All contractors working on the premises do so at their own risk and agree to indemnify and hold harmless the Association, its employees, Property Management team, the Owner and the Board of Directors for any liability or damage arising from or related to their activities on the premises.
9. The Association Manager shall be advised of any problems discovered with plumbing, electrical, life safety systems, structural or other issues that may impact the safety and integrity of the Building or the Common Elements.
10. All contractors must have written approval from the Board of Directors for any holes that may be drilled into any of the concrete floors, roof or ceiling slabs of the condominium structure. Post-tension cables run through the concrete slabs and damage to these elements risk the structural integrity of the Building.
11. Contractors must keep the Condominium Property clean. There shall be no storage on the Condominium Property, unless within the unit and not visible. Elevators, must be kept clean at all times. Only the service elevator may be used for hauling tools, materials or other items to/from the jobsite. Activities will be monitored. Non-compliance may result in the Contractor being barred from the Building.

D. SOUND AND WEIGHT

Living in a condominium community with neighbors at close proximity requires courtesy and respect for others. ONE St. Petersburg has been constructed with materials to reduce noise wherever possible and residents are encouraged to minimize any unnecessary noises that may be deemed invasive to others.

1. No flooring shall be installed without prior approval from the Association. Sound dampening or eliminating underlayment shall be installed to ensure that noise is not transmitted to below or surrounding Units. For hard surface flooring, ProFlex RCU250 or such other underlayment approved by the Association shall be installed.
2. All floor coverings on balconies, terraces, roof decks, patios and/or lanais shall not exceed a thickness that will result in a finish level of the balconies, terraces, roof decks, patios and/or lanais being above the bottom of the scuppers or would result in the rails being below the height requirements of the applicable building code. The Board shall have the right to specify the exact materials to be used on balconies, terraces, roof decks, patios and/or lanais.

E. WATER DAMAGE AND MOLD PREVENTION

Water damage and mold prevention, particularly given the year-round, hot and often-times humid Florida climate, should be of paramount concern to all residents and Owners. The following rules will help manage potential complications arising from moisture and humidity.

1. Owners, tenants, and occupants are required to maintain the interior of the Unit in a manner that prevents the development of mold, mildew, or similar toxic biological or microbial growth. In the event that mold or mildew or other health-impairing biological or microbial growths occur in the Unit, the Owner shall take immediate action to remove the growths, sterilize the Unit to prevent further growths, and immediately notify the Association.
2. Air-conditioners must be maintained at all times at no warmer than 78°F degrees.
3. Owners, tenants and occupants of a Unit are required to regularly inspect all appliances and all related hoses and connections thereto, including, without limitation, all hoses, drain lines, and drain pans for clothes washers, clothes dryer ducts, refrigerators, air conditioning units and water heaters in order to ensure that these hoses, drain lines and drain pans are all in proper working order, in good repair, and do not cause leaks, spills, clogs, backups or other incidents, which could cause damage to the Unit or the Condominium Property.
4. To ensure HVAC units are working efficiently and to help prevent costly unforeseen maintenance, Owners are encouraged to have their HVAC unit(s) inspected by an approved service provider once per year. HVAC inspections should be completed annually between January 1st – April 30th. The cost of HVAC inspections and servicing shall be at each Owner's expense.

F. EXTENDED ABSENCES

As you prepare for your vacation or return home for the Summer season, please ensure that you follow all extended absence maintenance guidelines to prevent damage to your unit and those around you. In the event of an emergency, please ensure Management is aware of your absence so they may proactively contact you to address the situation. For the purpose of this section, when a Unit is without occupancy of 72 hours or more, it is an extended absence.

1. It shall be the responsibility of the Owner, tenant or occupant who plans to be absent for an extended amount of time to designate a firm or individual to care for his/her Unit.
2. All Owners, tenants or occupants should ensure all emergency contact information is up to date.
3. All furniture, potted plants and other moveable objects must be removed completely from balconies and terraces. If you fail to do so, ONE staff may access a Unit to bring any items left on the balcony indoors (for example, when there is a hurricane warning). The Unit Owner/resident may incur the cost of removal and fines, and the ONE Condo Association and its staff will not be liable for any damage that may occur as a result of moving this personal property.
4. The main water supply to the Unit should be shut off. If the main water supply cannot be turned off for some legitimate, mechanical reason, at a minimum, the individual water supply to the refrigerator, clothes washer, dishwasher and hot water heater should be shut off.
5. To prevent the development of mold, mildew, or similar toxic biological or microbial growth, or any water damage, properly close and lock all exterior windows and doors to prevent water or moisture of any type from entering the Unit.
6. Air conditioning should be set at a maximum temperature of 78°F and not be turned off.
7. Mail and/or packages cannot be held for extended absences. Owners/occupants are responsible for ensuring their mail is held or forwarded by U.S. Mail. Please also inform Management of your forwarding address.

G. ACCESS TO UNITS

Access to Units is required by law to protect the Units and Common Property. It is imperative that Management maintain a key for access to all units in case of emergency.

1. The Association has the right of access to any Unit pursuant to the Governing Documents and Florida law. Owners shall provide the Association with a set of keys to their Unit and shall permit access as needed or requested by the Association or Management, upon reasonable notice, except in cases of an emergency. Owners shall not change locks to his or her Unit without notifying the Association or Management and delivering a new set of keys. If the

Owner fails or refuses to provide the Association with a set of keys for Unit access or fails to permit access upon reasonable request by the Association, the Association shall have the right to forcibly enter the Unit when necessary for maintenance, repair or replacement of any Common Elements, Limited Common Elements, or any portion of the Unit to be maintained by the Association, or as necessary to prevent damage to Common Elements, Limited Common Elements, any Unit or any portion of the Building or in the case of fire or other emergency or potential personal injury. The Owner is responsible for any and all damage and repairs required as a result of such forced entry.

2. Hurricane Precautions: If, during or before a hurricane, the Building is determined to be in the cone of uncertainty or otherwise at risk of hurricane effects or damage, the Association may, but is not required to, enter a Unit to remove items from the balconies, terraces, roof decks, patios and/or lanais and to secure the storm shutters. Owners or tenants may choose to have other individuals enter their Units to assist in hurricane preparations. Keys to Units will be provided to those whom the Owner or tenants has designated as having “key access” to their Unit in the event of hurricane precautions. A valid photo identification card must be presented to gain access to Unit keys.

H. PATIOS, BALCONIES, TERRACES, ROOF DECKS LANAIS, DOORS AND WINDOWS

The architecture of ONE St. Petersburg has been applauded by many as the hallmark building in the downtown area because of the clean lines, spacious balconies, grand lobby entrance, first-class amenities, and professionally manicured landscaping. It is important that we maintain the appearance and integrity of our property while respecting our neighbors.

1. Only patio furniture and potted plants may be placed on patios, balconies, terraces, roof decks or lanais (collectively “**Balconies**”). All items shall be removed from Balconies if required by the Association and in case of severe weather conditions, such as a hurricane or tornado. No articles other than patio-type, weatherproof, UV-rated furniture shall be placed on the balconies, patios, terraces, roof decks, lanais or other Limited Common Elements. Acceptable patio furniture shall be made of all-weather wicker, metal, plastic or treated wood.
2. No lines, cloths, clothing, shoes, swimwear, curtains, rugs, mops, laundry of any kind, or other articles shall be shaken or hung from any of the windows, doors, balconies, patios, terraces, lanais, roof decks, railings or other portions of the Condominium or Association Property. Wind chimes or other decorative items that make noise are not allowed on balconies. Bicycles may not be stored on balconies.
3. No Owner or occupant shall permit anything to fall from a window or door of the Condominium, Association Property or Balcony. No Owner or occupant shall sweep or throw any dirt or other substance from the Condominium Property, balcony or from any Unit. Proper precautions shall be taken when cleaning Balconies, balcony doors, and windows so that water or cleaning solution does not fall on other Balconies or Units or onto the sidewalk or landscaping below.

4. Smoking is permitted on a private balcony, terrace or within a Residential Unit provided the smoke cannot be seen, perceived or smelled in another Residential Unit. If smoking on a balcony or terrace irritates another resident using his or her balcony, terrace or other outdoor space, smoking should not occur on a balcony or terrace when that person is present. Persons are NOT permitted to throw or dispose of butts over or off a private balcony or terrace. All butts MUST be put out and disposed of within the Residential Unit, so it does not fall onto or damage any property on the balcony or terrace of any unit below and does not fall onto the sidewalk or any landscaping below.
5. No grills or open flames of any kind are permitted on the patios, balconies, terraces, roof decks or lanais.
6. No window air-conditioning units may be installed.
7. In order to maintain the visual integrity of the community, only white or off-white lined curtains, drapes, blinds or other coverings may be visible from the outside of any Unit. Curtains, drapes, blinds, or other coverings which face exterior windows or glass doors of Units shall be subject to disapproval by the Board of Directors, in which case the curtains, drapes, blinds or other coverings shall be removed and replaced with acceptable items.
8. No Unit shall have any aluminum foil placed in any window or glass door, or any reflective or tinted substance placed on any glass, unless approved in advance, in writing, by the Board of Directors. No unsightly materials may be placed on any window or glass door if such materials are visible through the window or glass door. No tape of any kind shall be placed on windows that is visible outside of the Unit.
9. A Unit Owner or occupant shall not cause anything to be affixed to, hung, displayed or placed on the exterior walls, doors, Balconies, railings or windows of the Building, without written approval from the Board. Notwithstanding the foregoing, any Unit Owner may display one portable, removable United States flag in a respectful way, and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day, may display in a respectful way portable, removable official flags, not larger than 4 1/2 feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps or Coast Guard.
10. No doorbell or other notification device may be affixed to or placed on the exterior of a Unit unless approved by the Board. Currently, the ONLY approved doorbell at ONE St. Petersburg is: SadoTech Wireless Doorbell in Gray/Grey (Model "C"). Doorbells shall only be affixed to the lower right-hand corner of the exterior unit plate that is adjacent to the front door.

I. SAFETY AND SECURITY

Residents at ONE St. Petersburg desire a secure and private home environment. The rules relating to the access devices used in the community were designed to promote and protect that environment.

1. Owners shall be provided with two (2) fobs at closing and may purchase up to three (3) additional fobs from the Management Office at a cost of \$50.00 per fob. In the event that new fobs are issued to the Association, Owners will receive the same number of new fobs that were previously purchased from the Management Office.
2. Lost or stolen fobs must be reported to the Management Office immediately so they can be deactivated. A new, replacement fob may be purchased from the Management Office for \$50.00.
3. An Owner/occupant must be present to let his or her guest(s) into the building if they do not have a fob, unless the guest is pre-registered with the Front Desk. The Front Desk will not hold fobs or unit keys for guests. Residents should register their guests via BuildingLink.
4. Owners are prohibited from providing their security access fobs or vehicle transponders to anyone who is not a registered guest with the Management Office.
5. Cloned access fobs and vehicle transponders are prohibited.
6. It is the responsibility of the Owner who leases a Unit to provide the lessee with assigned fobs and transponders, and to inform the Management Office of any fobs or transponders that are given to tenant(s).
7. Building entrance and exit doors shall be closed and locked at all times, except when departing or entering. No entrance or exit door shall be left propped open.
8. No vehicles shall be allowed to tail-gate or “piggy-back” behind another vehicle into the residential garage. Please inform Security immediately if you see this happening.
9. All guests must be properly registered and signed in at the Front Desk. Residents are encouraged to pre-register their guest(s) with the Front Desk or online via BuildingLink.
10. Residents and their guests are to park only in the resident’s assigned parking spaces, unless expressly authorized by management in advance. Any vehicle parked in a parking space not assigned to it may be towed at the resident’s sole expense. All guest vehicles must be properly registered, and a temporary transponder signed out at the Front Desk.
11. Personal property of Owners/occupants must be stored inside their respective Units or assigned storage spaces. Personal items found in common areas or in storage spaces will be considered abandoned property and are subject to disposal by the Association.

12. Solicitation of any kind is strictly forbidden.

J. VEHICLES, GARAGE ACCESS AND PARKING

ONE St. Petersburg offers a clean, safe and gated parking garage for all residents, and we will strive to ensure this important asset is maintained.

1. All vehicles on Condominium Property shall be kept clean and maintained in good operating order with all proper licenses or other state required registration documentation clearly displayed on the exterior of the vehicle. No abandoned, unregistered, unlicensed, or inoperable motorized vehicles shall be permitted upon any portion of the Condominium Property.
2. No vehicle that emits excessive noise, fluids, or smoke is permitted. Excluding emergency services, no repair, restoration, or commercial detailing of vehicles is permitted in the residential parking garage.
3. All motorized vehicles shall be operated in a reasonable and safe manner and shall not be used or operated in a manner to create a nuisance or to unreasonably disturb the others.
4. All vehicles must be registered with the Association using the form provided by the Management Office. The vehicle registration must show the resident as the owner of the vehicle.
5. All parking spaces are assigned by the Association. There are no guest parking spaces. Residents and their guests are to park only in the resident's assigned parking spaces, unless otherwise authorized. Any vehicle parked in a parking space not assigned to it may be towed at the resident's sole expense.
6. Owners may receive, at no charge, one (1) transponder for each vehicle, up to their assigned number of parking spots. For example, if an Owner has two (2) assigned parking spots and two (2) vehicles, they may receive up to two (2) transponders. If an Owner has two (2) assigned parking spots and only (1) vehicle, that Owner shall receive one (1) transponder. Please check with the Management Office to schedule an appointment for the transponders to be permanently placed on vehicles.
7. If an Owner wishes to obtain additional transponders for vehicles registered with the Association in excess of the number of parking spots assigned to that Owner, the Owner may purchase extra transponders for a fee of \$100.00 per transponder.
8. Owners that have unoccupied parking spots may sign out temporary transponders from the Front Desk to park registered guests. Owners must register all guests with the Management Office or online via BuildingLink.
9. To receive a temporary transponder, all registered guests must check in at the Front Desk upon arrival and provide proof of identity and verify the Unit and Owner/occupant they are visiting, duration of the visit and vehicle information including, but not limited to, make, model and

license plate number. Guests may only park in parking spots assigned to the Owner/occupant they are visiting. Owners/occupants shall only be allowed to sign out one temporary transponder at any given time. Should any Owner, occupant or guest violate any provision of these Rules and Regulations, the vehicle will be towed at the Owner's/occupants sole expense.

10. Temporary transponders must be returned to the Front Desk when the guest leaves. If the transponder is not returned it will be deactivated and the Owner/occupant will be charged a \$100.00 replacement fee. The Owner/occupant will not be allowed to sign out another temporary transponder until the \$100.00 replacement fee is received by Management.
11. Owners are permitted to lease/loan their assigned parking space(s) to another resident. It is the Owner's responsibility to inform the Management Office if they are renting/loaning a parking spot to another resident and to ensure that the resident's vehicle is properly registered with the Management Office. The Owner is fully responsible for the management of their rental, as well as any violations resulting from the individual whose vehicle is parked in their spot.
12. The speed limit is 5 miles per hour in the residential parking garage.
13. All traffic in the residential parking garage must travel in the direction posted/painted. Please follow the arrows.
14. No vehicles may be parked in any area on the property not marked for vehicle parking.
15. Bicycles, scooters and carts are not permitted to be left, kept or stored by or on vehicles in the parking garage. Bicycles or scooters may not be attached to any railing, pipe or other Common Element
16. Boats, boat trailers, jet skis, kayaks, paddle boards, campers, trailers, motor homes, recreational vehicles or "RVs", commercial vehicles, and all other non-passenger vehicles are prohibited. "Commercial vehicle" means all vehicles of every kind whatsoever, which from viewing the exterior of the vehicle or any portion thereof, shows any marking, sign, display, lettering, color, logo, business name, tools, equipment, commercial carrier/roof rack, or anything indicating the trade or occupation of the owner or operator of the vehicle, but shall not include police vehicles.
17. Golf carts are considered vehicles. Golf carts must be registered with the Association using the form provided by the Management Office and are required to have a transponder. Golf carts may only park in the resident's assigned parking spaces, unless otherwise authorized.

K. PETS AND ANIMALS

Pets and animals are important and beloved members of many families. A vital element of sanctioning pet ownership in a condominium community is establishing firm guidelines to ensure that one resident's right to keep a pet does not infringe on other residents' right to peaceful enjoyment of their homes. These standards also serve to protect and preserve the Condominium Property shared by all owners of ONE St. Petersburg. Please keep in mind, while some residents

enjoy our furry companions, there are also residents who do not feel comfortable around animals and have severe allergies or medical issues. Please be considerate to all.

1. An Owner or occupant may maintain in his or her Unit aquarium fish and orderly, domesticated dogs, cats, and/or birds. The maximum number of pets permitted is three (3), two (2) of which may be dogs. A fish tank shall be considered a pet regardless of the number of fish in the fish tank. Reptiles, rodents, rabbits, exotic animals and any other type of fauna except standard domesticated dogs, cats and birds are prohibited. Pets shall not be maintained for commercial purposes.
2. The following breeds or any mixture of any of the following breeds are considered dangerous and are prohibited:

Pit Bull or Staffordshire Terrier
Rottweiler
German Shepherd
Wolf Hybrid
Husky
Alaskan Malamute
Doberman Pinscher
Chow Chow
St. Bernard
Akita
Presa Canari
Bullmastiff

3. No pet shall have a weight of more than seventy-five (75) pounds at maturity. The Association may request confirmation of a pet's weight or potential weight from a licensed veterinarian.
4. Any Owner or resident who had a pet in violation of these rules that was grandfathered in prior to the adoption of the Rules & Regulations on September 12, 2019, shall lose his or her grandfather status at such time as the specific pet no longer continuously resides with that specific Owner or resident at the Association or the Owner or resident moves out.
5. All animals, including service/support animals, must be registered with the Association on the form provided by the Management Office. Such registration shall include a copy of the animal's registration and vaccination license in accordance with local law or a letter from a veterinarian attesting that the animal is properly registered and has received appropriate shots. The Association may require documentation of the breed of any animal by DNA testing or confirmation via a sworn statement by a licensed veterinarian. A photograph of the animal shall also be provided. Such registration must be renewed annually.
6. Guests who bring an animal to ONE St. Petersburg shall register that animal at the same time as the guest is registered. Guest's animals shall follow the same pet restrictions and rules required of a permanently registered pet, but do not have to provide the additional registration information required of a permanently registered pet. The total number of animals in the Unit

(including the guest's animals) cannot be more than three (3). If the total number of animals exceeds three (3), the guest's animal is not permitted.

7. Pet waste shall be picked up immediately and disposed of appropriately by the Owner, tenant or guest. Animals are not allowed to relieve themselves in any landscaping installations on the Condominium Property. Although it is the direct responsibility of the owner to pick-up their own pet waste, if you notice any waste or debris in the elevators or other common areas, please immediately notify the Front Desk.
8. Animals must be carried or leashed using a hand-held leash not more than six (6) feet long when outside of Units.
9. In accordance with the Condominium Declaration Section 17.3, animals shall not be taken in any of the passenger elevators and are only permitted in the Concierge (service) elevator, unless the concierge elevator is out of service or unavailable. A detailed daily schedule for the Concierge elevator can be found in BuildingLink.
10. No animal shall be left unattended on balconies, terraces, patios, roof decks, lanai areas, Common Elements, Limited Common Elements or anywhere outside of a Unit.
11. Dogs and cats must be on regular, preventive treatment for fleas and ticks. Owners and tenants will be required to submit, as part of pet registration, proof of appropriate treatment or attest to a statement to that effect. Owners agree to pay for the cost of extermination for any flea or tick infestation in the Owner's Unit or elsewhere.
12. Animals are not permitted on the interior or exterior areas of any of the Recreational Facilities on Floor 7 (social rooms, pool, pool area, grill areas, fire pits, spa and fitness center).
13. Residents who are requesting a reasonable accommodation to have a service or support animal in violation of a Rule, must request and receive approval from the Association pursuant to the Florida and Federal Fair Housing Act relative to that specific Rule. Reasonable accommodation requests must be reviewed and approved by the Association for the accommodation to be granted.
14. Repeated failure to comply with these rules may result in the pet and/or animal being removed and banned from ONE St. Petersburg.

L. GARBAGE AND RECYCLING

A great deal of effort goes on behind the scenes at ONE St. Petersburg to ensure a clean and sanitary environment for all residents, guests and staff. This includes the collection, disposal and recycling of waste. Please be aware of the following guidelines when disposing of your waste and recycling.

1. Trash may NOT be deposited down the trash chutes between the hours of 11:00 p.m. and 7:00 a.m.

2. Please be courteous if disposing glass bottles down the trash chute, as the sound of glass being disposed of down the chute is quite loud for those residents with units adjacent to the trash room.
3. All garbage and refuse should be contained in tightly tied plastic bags and deposited in the trash chute. Trash bags must be pushed into the trash chute so it falls down the chute, and not simply left inside the trash chute receptacle or the trash chute room.
4. All recycling items should be properly cleaned or rinsed out and be disposed of in the designated recycling bins in the Garage. Recycling bins are located in the Commercial/ Retail Garage on the first floor against the North wall. Materials which can be recycled are paper, plastic, glass and aluminum. Please do not place anything other than these types of items in the recycling bins. Plastic bags and Styrofoam are NOT permitted in the recycling bins.
5. Trash bags must not contain bulky items that may get stuck in the trash chute. Large or bulky items should be taken to the trash compactor in the Garage. Furniture and other large trash items may not be deposited in the trash compactors on Condominium Property. It is the responsibility of the Owner, tenant or occupant to appropriately dispose of said items.
6. Cardboard boxes and other large items that may get stuck in the trash chute may NOT be disposed of down the trash chute. All boxes and cartons should be broken down and flattened by cutting the corners and folding or thoroughly crushing, and then deposited in the trash chute room for housekeeping to dispose of.
7. Excessive dust from cat litter and vacuum bags can set off the fire alarm. Please be careful when disposing of these items in the trash room.
8. Owners, tenants and occupants shall comply with all requirements promulgated from time to time by the company or agency providing trash removal services for disposal or collection. All equipment for storage, recycling or disposal of such material shall be kept in a clean and sanitary condition.

M. ELEVATOR USE, MOVE IN/OUT AND DELIVERIES

ONE St. Petersburg has a total of three (3) passenger elevators and one (1) Concierge (service) elevator. To help keep our elevators efficient, safe, and clean, we ask residents to follow the guidelines below and to please clean up after themselves, their guests, pets and contractors when using the elevators. Please inform the Front Desk immediately if an elevator is not operating correctly or requires cleaning.

1. Only the padded Concierge (service) elevator may be used for moves and deliveries of large items.
2. Moving activity is permitted only Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. Deliveries, excluding food delivery, are permitted only Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. Moving vans and trucks used for this purpose

shall only remain on Condominium Property in designated zones while being actively loaded or unloaded.

3. All deliveries and moves in or out of the condominium property must be scheduled with Receiving staff, and proper insurance must be provided by the delivery/moving company before they are permitted on the premises. Moves should be scheduled a minimum of one (1) week in advance. Unauthorized moves will NOT be permitted.
4. A route to or from the point of entry to the Unit must be predetermined and inspected by Management prior to the move and again following the move. This route will be the only route permitted during the move. Owners shall be liable for any and all damage caused by themselves or their tenants moving items into or out of the Condominium Property.
5. Owners shall be liable for any and all damage caused by themselves, their movers or their tenants moving items into or out of the Condominium Property. It is the responsibility of the Owner/occupant to ensure their movers/delivery people leave the service elevator in clean and safe condition.
6. Please see the Pets & Animals Section for rules pertaining to transporting pets in the elevators.
7. Please see the Bikes & Scooters Section for rules pertaining to transporting bikes and scooters in the elevators and common areas.

N. COMMON AREAS AND RECREATIONAL FACILITIES

All Common Areas and Recreational Facilities, which include the pool and spa, fitness center, fire pits, grills and social rooms, are for the enjoyment of ONE Owners, residents and their guests. We ask that proper care and respect be used in all common areas to preserve those areas for the benefit of all members.

1. All Owners, occupants, tenants, guests and invitees must review and obey all Common Area rules, as stated, or as posted at the Recreational Facilities.
2. Unless otherwise stated or posted, "Quiet Hours" in all Common Areas and Recreational Facilities, including the pool deck, fire pits, grills and social rooms, are 11:00pm to 8:00am.
3. Amenity Rooms (Club ONE, Billiards & Game Room, Splash Lounge, Boardroom) are for the benefit and enjoyment of residents and their guests. No Amenity Room can be used exclusively for one party unless it has been reserved for a private event or Association event (e.g. Board Meeting). Club ONE and the Boardroom may be reserved for private parties and events. In order to protect Amenity Rooms from damage and accelerated wear and tear, residents are encouraged to have building staff move any furniture, if required. Amenity Rooms should be left in the condition in which they are found and any tables or chairs that have been moved should be returned to their original location.

4. No person under the age of thirteen (13) is allowed on the Amenities Deck, including the Billiards & Game Room, Club ONE and Splash Lounge unless accompanied by a responsible adult eighteen (18) years or older.
5. Appropriate clothing and footwear must be worn in all Common Areas and Recreational Facilities. Shirt tops or cover-ups and footwear are required at all times in all interior Common Areas.
6. Each Unit Owner shall be responsible for cleaning up after themselves and their guests, tenants and invitees when within the Condominium Property, including, without limitation, placing all trash and/or garbage in the proper receptacles.
7. No running, roughhousing, horseplay or loud activities that may disturb nearby Unit occupants or other guests is permitted in Common Areas and in the Recreational Facilities.
8. No smoking or vaping of any kind is allowed in or around the pool, spa, fitness center, social rooms, or other Common Areas or Recreational Facilities of One St Petersburg.
9. Animals are not permitted in Common Areas or in Recreational Facilities.
10. When a Unit is leased, the tenant shall have the right to use the Common Areas and Recreational Facilities and the Unit Owner shall not have the right to use the Common Areas Recreational Facilities.
11. Vandalism of any kind to any element(s) of the Common Areas or Recreational Facilities is strictly prohibited and will be assessed immediately.

O. POOL AND SPA

ONE St. Petersburg's pool area is perhaps the largest and most beautiful of any condominium in downtown St. Petersburg, and residents and their guests may enjoy year-round swimming in our heated pool. To allow everyone the opportunity to enjoy our pool area and help ensure a safe, clean and enjoyable environment for all, it is important that all residents and their guests review and obey the pool and spa rules and regulations, and posted rules.

1. There is no lifeguard on duty. SWIM AT YOUR OWN RISK.
2. The pool is open from DAWN to DUSK. The ONE St. Petersburg pool does not meet the lighting requirements for night swimming. Swimming in the pool after dusk puts yourself and your guests at risk and is prohibited.
3. The spa is open from DAWN to DUSK, unless otherwise stated or posted.
4. The pool and spa are for the use of residents and their guests only.

5. No person under the age of thirteen (13) is allowed at the pool or spa unless they are accompanied by an adult over the age of eighteen (18). Children under the age of six (6) must be accompanied IN the water by an adult over the age of eighteen (18).
6. Parents, legal guardians or responsible adults shall supervise and be directly responsible for their children while on the amenities deck and ensure the full compliance by all children with all rules and regulations of the Association. Loud noises will not be tolerated.
7. Diving is NOT permitted.
8. Animals are not permitted in the pool/spa or on the pool deck.
9. Glassware, glass containers or other breakable items in or around the pool and spa are not permitted. Drinking any beverages (including beer) from glass bottles or containers is prohibited on the outside amenities deck. Please note that wine bottles are allowed at the cooking grills and eating areas around the grills; however, wine bottles should be protected by a carrier or insulator and wine must be consumed in plastic/acrylic or other non-breakable glasses. If glass breakage occurs, the resident is expected to immediately clean-up the glass AND notify housekeeping/security of the breakage.
10. No running, horse-playing, rough-housing or other disruptive behaviors on or around the pool deck is permitted. No disruptive games (e.g. Cornhole) are permitted.
11. No games, sports activities (e.g. water volleyball, “Marco Polo”, “chicken fights”), or other disruptive activities in the pool are permitted.
12. No rafts, air mattresses, floating chairs, oversized inner tubes (over 30”), boogie boards, water guns, nets, balls or throwing objects are permitted in or around the pool or spa.
13. No smoking or vaping of any kind is permitted anywhere on the pool deck or in the pool or spa.
14. Noise, such as audio equipment and/or voice levels, must be maintained at a minimum volume. Ear buds should be used when possible. No audible music containing inappropriate or offensive language is permitted.
15. No person is allowed in the pool or spa with an open cut or skin infection.
16. The saving of lounge chairs or any portion of the amenities deck (e.g. cabanas or grills) is prohibited.
17. If chairs, tables, umbrellas and other furniture are moved, they should be returned to their original location before leaving the pool deck and grill area. For safety reasons and to help preserve ONE property, it is suggested that residents leave umbrellas in the down position if inclement weather (e.g. wind gusts, thunderstorms) are expected.

18. All swimming suits must completely cover private areas. Cut-off shorts are not allowed. All persons must be properly attired when entering or leaving the amenities deck. Shirt tops or cover-ups and footwear are required at all times in all interior Common Areas.
19. Please shower off prior to entering the pool.
20. Incontinent persons, infants and toddlers must utilize swim diapers.
21. Please DRY OFF FULLY before entering the building.
22. For health and safety reasons, spa use should be limited to 15 minutes.
23. Pregnant women should not use the spa.
24. Please help maintain a clean environment and dispose of all litter in the trash containers.
25. Towels provided in the fitness center may NOT be used at the pool, spa or grill area.
26. An individual Unit shall not have eight (8) or more guests in or around the pool or spa without prior approval from the Board.
27. All posted rules at the pool, spa or on the pool deck must be complied with. Violations of the rules will result in you and/or your guests being asked to leave the Amenities Deck and/or being fined or having future use rights suspended. Depending on the disturbance or violation, guests that are not accompanied by a resident may be escorted off the property.

P. FITNESS CENTER

The fitness center is for the use and enjoyment of residents and their guests only. Usage standards have been established so that everyone may safely and courteously share the facilities in cooperation with each other. Safe and happy exercising!

1. All persons must review and obey the Fitness Center rules as stated, or as posted.
2. All persons utilizing the Fitness Center do so at their own risk. The Association will not be liable for injuries to any person resulting from use of the Fitness Center or any other Recreational Facility.
3. The Fitness Center is open 24 hours.
4. Children under the age of fifteen (15) years old must be accompanied by a parent, legal guardian or responsible adult over the age of eighteen (18) when in the Fitness Center.
5. No smoking or vaping of any kind is permitted in the Fitness Center.

6. Proper attire and footwear must be worn when in the fitness center. No flip flops or bathing suits may be worn when using fitness equipment. Shirts must be worn at all times. All fitness attire must cover private areas.
7. All personal trainers must be insured and registered with the Management Office. Personal training of non-residents, other than guests staying in the building, is not permitted in the Fitness Center or any other Recreational Facility.
8. Noise and/or voice levels must be maintained at a minimum volume. Ear buds or headphones must be used when listening to music or other amplified noise.
9. Cell phone conversations are not permitted in the Fitness Center and cell phones must be kept on silent while in the Fitness Center.
10. Use of cardio machines must be limited to thirty (30) minutes when others are waiting.
11. Weights and all other fitness equipment must be returned to their proper location after use.
12. Any person causing damage to Fitness Center equipment shall be held responsible for the cost of repair or replacement.
13. Immediately report any malfunctioning equipment to the Front Desk or Management and do not use the equipment.
14. Fitness equipment and surrounding area must be wiped down after use, using the disinfectant wipes/spray provided.
15. Animals are not permitted in the Fitness Center.
16. Towels provided in the Fitness Center are to be used in the Fitness Center ONLY and must be returned in the proper receptacles provided before exiting the Fitness Center.
17. Please help maintain a clean environment and dispose of all litter in the trash containers.

Q. BILLIARDS & GAME ROOM

ONE St. Petersburg has a nicely equipped billiards room for the use of residents and their guests. These usage guidelines were created to preserve the furniture and equipment and promote its responsible use.

1. Billiards & Game Room equipment (pool cues, chalk, billiard balls, etc.) shall not be removed from the facilities.
2. Persons who use the Billiards & Game Room must leave the room in the condition in which they found it.

3. No food or beverages are to be placed on or near the billiards table.
4. Please be respectful of residents living near the amenity rooms on the 7th floor. "Quiet hours" are 11:00 p.m. to 8:00 a.m.
5. No one under the age of thirteen (13) is allowed in the Billiards & Game Room unless accompanied by a responsible adult over eighteen (18).
6. The Billiards & Game Room is intended for billiards and other non-disruptive games, such as video games, cards games and board games. No disruptive games (e.g. Cornhole) are allowed.
7. Video games may be checked out at the Front Desk.
8. NO musical instruments or lessons of any kind are permitted in the Game Room or in other Common Rooms.
9. Please notify Management if you notice any equipment or furniture in need of repair.

R. AMENITY ROOM RESERVATIONS

The Board of Directors recognizes that from time-to-time Owners may wish to utilize the Amenity Rooms for private events. In order protect these areas from damage and accelerated wear and tear and ensure everyone has an opportunity to enjoy the Amenity Rooms, standards and procedures have been established for private party reservations. It is also the intention of the Board to moderate private use of the Amenity Rooms so they will be sufficiently available for the use and enjoyment of the full membership.

1. The use of Amenity Rooms for parties and other gatherings is subject to prior approval of the Association under the conditions established from time to time by the Board of Directors. Residents who desire to reserve an Amenity Room for a private party will be responsible to comply with all requirements contained in the Amenity Room Reservation Form.
2. Only Club ONE on the 7th Floor and the Boardroom on the lobby level may be reserved for private parties and events through the Concierge or BuildingLink, for a fee of \$500.00 and \$100.00, respectively. The Billiards & Game Room and the Splash Lounge are available for use on a first come, first serve basis and may not be reserved for private events. No Amenity Room may be used exclusively for one party/group unless it has been reserved for a private function or Association event (e.g. Board Meeting). Reservation fees for Amenity Rooms are subject to change from time to time.
3. A refundable damage deposit is required in advance of a private event, and all associated costs including cleaning charges will be the responsibility of the resident-host of the party. The Association reserves the right to charge for reimbursement of costs associated with the hiring of additional security or staff to monitor private events, if deemed necessary by the Association. Any damages incurred will be deducted from the private party deposit and the

Association reserves the right to charge for reimbursement of additional damages incurred in excess of the private party deposit. A walkthrough is required by Management prior to and after an event.

4. If required, any furniture in Club ONE should be moved by building staff to minimize any damage. All tables and chairs must be returned to their original locations if moved.
5. No decorating may be done which would involve putting nails, tacks, staples, tape or paint on or into the walls, or which would otherwise damage or deface the room.
6. Private party reservations are on a first-come-first-serve basis for those booking an Amenity Room for the first time in a calendar year. To ensure everyone gets a chance to book the room, any additional requests from a Unit in the same calendar year will not be approved until ninety (90) days before the requested date. Only one (1) Amenity Room may be requested per event and parties must be contained within the reserved Amenity Room and not spill over into other Common Areas, including corridors.
7. Holidays and major special events (e.g. New Year's Eve, Grand Prix, Pride, July 4th) are exempt from private party reservations. During major special events, Club ONE is available for all residents and their guests to enjoy.
8. Please be considerate and respectful of residents living on the 7th Floor. All private events must conclude by 11:00 p.m. unless extended hours are pre-approved by the Board. Excessive noise is not permitted.
9. The Amenity Rooms cannot be privately reserved for commercial or business functions. Private parties may NOT be hosted by non-residents. The Owner/resident hosting a private event must be physically present at all times at the function for which the room has been reserved. The Owner/resident host will be fully responsible for the conduct and actions of his/her guests, caterers, entertainers, etc. while they are on condominium property.
10. Residents are encouraged to submit a guest list prior to any private party. Please refer to the Private Parties Section for guest list guidelines.

S. PRIVATE PARTIES

The Association recognizes that from time-to-time homeowners may host private parties in their own units or in one of the Amenity Rooms or Common Areas. Please note that our Front Desk is not normally staffed to accommodate large parties as well as support all of our other residents and guests. In order to maintain a safe, secure and enjoyable environment for all residents, guests and staff, we appreciate your cooperation by following the guest guidelines below, particularly during Downtown St. Pete Special Events (e.g. New Year's Eve, Grand Prix, Pride Celebration and Fourth of July)

1. Parties of Less Than Ten (10) Guests – During Non-Special Events

When hosting less than ten (10) guests who are not residents of ONE, the Owner/Resident is encouraged to pre-register their guests at least forty-eight (48) hours in advance. The Front Desk will provide elevator access for pre-registered guests. The Owner/Resident may also request that the Front Desk associate first announce your guests by phone, prior to sending them up.

For those individuals who arrive and are not on the resident's guest list, the Front Desk associate will contact the resident by phone for permission to send them up to your unit. Residents must be available via the phone to validate that their guest(s) shall be permitted to proceed to their unit.

2. Parties of Ten (10) or More Guests – During Non-Special Events

When hosting ten (10) or more guests who are not residents of ONE, all residents must pre-register their guests at least seventy-two (72) hours in advance of their event. The Front Desk will provide elevator access for pre-registered guests.

Residents who provide a guest list at least seventy-two (72) hours in advance may update their list with the Front Desk, as needed, up until the time of the event. Any arriving guests who are not on a pre-registered guest list must *personally* be escorted upstairs by the resident hosting the event. The resident-host will be required to come down to the Front Desk, assist with signing in their guest(s), and escorting their guest(s) upstairs to the event. Residents must be available via phone for the Front Desk associates to contact them, or their guest(s) will not be allowed up.

Residents who do NOT provide a guest list at least seventy-two (72) hours in advance of an event will be required to greet their guest(s) at the Front Desk and *personally* escort them upstairs. Residents must be available via the phone in order for Front Desk associates to contact them, otherwise their guest(s) will not be allowed up.

3. Parties of ANY Size – During Downtown St. Pete Special Events

Residents who invite any number of guests who are not residents of ONE during special events must pre-register their guests at least seventy-two (72) hours in advance of their event. The Front Desk will provide elevator access for pre-registered guests.

Residents who provide a guest list at least seventy-two (72) hours in advance may update their list with the Front Desk, as needed, up until the time of the event. Any arriving guests who are not on a pre-registered guest list must *personally* be escorted upstairs by the resident hosting the event. The resident-host will be required to come down to the Front Desk, assist with signing in their guest(s), and escorting their guest(s) upstairs to the event. Residents must be available via phone for the Front Desk associates to contact them, or their guest(s) will not be allowed up.

Residents who do NOT provide a guest list at least seventy-two (72) hours in advance of an event will be required to greet their guest(s) at the Front Desk and *personally* escort them

upstairs. Residents must be available via the phone in order for Front Desk associates to contact them, otherwise their guest(s) will not be allowed up.

T. SOCIAL MEDIA

Social networking has increasingly become an important tool to improve communication, collaboration and community spirit. Content posted on Association controlled platforms is limited to content that is relevant and beneficial to the members of ONE St. Petersburg. Owners are encouraged to only use social media in positive ways to strengthen our community.

1. Only the Board, its managing agent(s) or appointed committees shall have the authority to monitor and administer official and sanctioned online and social media sites and platforms that are currently in use or may be established by the Association including, but not limited to, BuildingLink, Facebook, Twitter, and Instagram.
2. The authority of the Board, its managing agent(s) or appointed committees include, but are not limited to: (1) determining who may post of the page(s) or site(s); (2) the right to remove, add, or modify content; and (3) the right to develop and implement criteria regarding the content of the posts, including removal of those users who may violate the Association's policies.
3. The Board, its managing agent(s) or appointed committees shall make a reasonable and good faith effort to monitor and administer the content on social media sites and platforms that are under the Association's control.
4. A Board member or appointed committee member must relinquish custody and control over Association media pages or accounts and return all login and proprietary information to the Board at the end of his or her service.
5. Only members or residents of the Association and its managing agent(s) should access the Association's social media sites or platforms. The Association may suspend or terminate any non-members', non-residents' or other individual's access to the Association's social media sites or platforms.
6. All social media postings shall be informational and limited to Association activities, events and community business. Classified ads shall be limited to the sale or rental of residential units or assigned parking or storage spaces, items of personal property for sale or purchase, or services offered to or requested by members. All content shall be designed to protect personal, private and confidential information related to the Association or any member or resident of the Association.
7. Prohibited Content: Any personal information or information intended to harm or attack any member or resident or specific group(s) within the community; abusive, defamatory, offensive

or discriminatory language; content intended to cause or incite disruption and/or divisiveness within the community; spam, link, click-baiting or files the sender knows contains viruses; content that promotes, fosters or perpetuates discrimination on the basis of race, creed, color, age, religion, gender, marital status, national origin, physical or mental disability or sexual orientation; content that violates or contravenes any legal ownership interest or proprietary business information including, but not limited to, copyright or other intellectual property laws and rights. The Association may delete any content it deems inappropriate or undesirable.

8. Any content on Association-sanctioned social media sites or platforms that may be inappropriate or violates provisions of this rule should be reported to the Board or management as soon as possible.
9. Any person(s) operating, maintaining and/or controlling any social media site or platform intended for the primary use of residents of ONE St. Petersburg that is NOT officially sanctioned by the Association shall prominently display a statement that the site is not an official and authorized site of the Association. No logos, trademarks or other content not owned by the operator(s) may be used. Operator(s) are required to remove false statements from their social media site or platform. The operator(s) of these unofficial sites should comply with the content requirements of the Social Media Rules. The operator(s) of these unofficial sites can be held personally liable for content on the social media site or platform he or she controls. As such, the operator creates, maintains, controls or manages the site or platform AT HIS OR HER OWN RISK AND PERIL.

U. BICYCLES AND SCOOTERS

Whether you are using a bicycle or scooter to improve cardio, “go green” or simply want to take in the sights of beautiful St. Petersburg, we applaud you! The following rules will help guide those who have a bicycle or scooter at ONE St. Petersburg, while ensuring our Common Areas are clutter-free and safe for all.

1. Bicycles and scooters must be stored inside a Residential Unit, an assigned storage locker, or in designated bicycle storage rooms or bicycle storage racks only. Residents must be assigned a designated bicycle storage rack by the Management office.
2. Bicycles or scooters are not permitted to be left, kept or stored by or on vehicles, in the parking garage, on balconies, in Common Elements, nor any other location not expressly permitted in Rule 1 above. Bicycles or scooters may not be attached or secured to any railing, pipe or other Common Element.
3. Bicycles or scooters left, kept or stored in a location not expressly authorized by this section will be considered abandoned property and may be disposed of and handled in any manner determined appropriate by the Association.

4. Bicycles or scooters are not allowed in the lobby or residential elevators. Residents and guests with bicycles or scooters must use the Concierge (service) elevator at all times, unless the Concierge elevator is out of service or unavailable.
5. Bicycles or scooters are not permitted to be ridden through the residential garage, lobby or other Common areas.

V. VALET CARTS AND LUGGAGE RACKS

Valet carts and luggage racks are provided by the Association as a convenience to our residents and are located in designated areas in the lobby.

1. Valet carts and luggage racks are for the exclusive use of residents. Contractors and non-residents shall not use the valet carts or luggage racks.
2. Valet carts and luggage racks must be promptly returned to their designated areas after use. Under no circumstances shall valet carts and luggage racks be left in a Unit or in the Common Elements, including elevators, hallways, and parking garage.
3. Care shall be used when operating valet carts and luggage racks in the elevators, hallways and doorways to avoid causing damage.

W. PACKAGES AND DELIVERIES

One of the many services provided for our residents include the receipt and short-term storage of our packages and deliveries. Please keep in mind the storage space at the Front Desk and in the garage receiving area is limited, particularly during peak delivery times and holidays. We appreciate your cooperation by ensuring that your packages are picked-up at the earliest opportunity after being notified of a delivery.

1. All packages and deliveries must be retrieved within forty-eight (48) hours of receiving notification, unless prior arrangements have been made with the Front Desk or Management Office. Packages not picked up may be disposed of, returned to sender or otherwise handled as the Association deems appropriate.

X. LOCK-OUT SERVICES

This is perhaps one of the most valued, yet under-appreciated services offered by ONE Management and Security - until it happens to us. Please be patient and respectful to our property associates as they do their best to assist you in a timely manner.

1. For those occurrences when either the Front Desk, Security or Management must provide re-entry into a Unit utilizing the owner-provided key held in the Management Office: Each Unit is permitted two (2) free lock-out occurrences per calendar year. Each *additional* occurrence will incur a \$25.00 service fee to the Unit Owner/resident.
2. All residents must provide whatever identification documentation is requested by the Front Desk, Security or Management and must fully cooperate with the Front Desk, Security or Management in order to utilize lock out services.

Y. DRONES

It is today's reality that drones are causing both privacy and safety concerns. Although we cannot manage the use of drones by non-residents, we do ask your support by either immediately bringing such sightings to the attention of ONE's Management or Security or to report such incidences to the police. If possible, taking a photograph of the drone may assist in identifying the owner.

1. Drones are prohibited in, around, above or within 100 feet of ONE St. Petersburg. This rule does not impact an Owner's right to fly a drone within a Residential Unit, provided the drone does not disturb another resident and does not leave the confines of the Residential Unit. For the purpose of this section, a drone means a powered aerial vehicle that does not carry human operators; uses aerodynamic force to provide vehicle lift; and can fly autonomously or be piloted remotely. (Reference Florida State law regarding privacy: F.S. 934.50(3)(b))

USEFUL CONTACT INFORMATION

Important contact information for our ONE St. Petersburg Property Associates, our volunteer Board of Directors and Committees, and emergency service providers has been provided below for your convenience. All Management personnel, the Board of Directors, the Concierge, the Front Desk Associates, and the Receiving Clerk may also be contacted directly through BuildingLink by using the “Communicate with Management” link on <https://onestpetersburgcondo.buildinglink.com>.

ONE St. Petersburg 100 1st Avenue North St. Petersburg, Florida 33701 USA		
Name	Phone	Email Address
James Baumgartner General Manager	(727) 275-7100	James.Baumgartner@FSResidential.com
Jennifer Polizzi Administrative Assistant	(727) 275-7100	Jennifer.Polizzi@FSResidential.com
Isaiah Joseph Front Desk Team Leader	(727) 275-7100	Isaiah.Joseph@FSResidential.com
Jon Germann Receiving Clerk	(727) 275-7100	Jon.Germann@fsresidential.com ONERceiving@onestpetersburg.net
Front Desk Associates	(727) 275-7100	frontdesk@onestpetersburg.net
Security Team Allied Universal	(727) 275-7100	
ONE Board of Directors		ONEBoard@onestpetersburg.net
ONE Finance Committee		ONEFinance@onestpetersburg.net
ONE Grievance Committee		ONEGrievance@onestpetersburg.net
ONE Rules & Regulations Committee		ONERulesRegs@onestpetersburg.net
ONE Security Committee		ONESecurity@onestpetersburg.net
ONE Social Committee		ONESocial@onestpetersburg.net

Utilities & Emergency Information		
Name	Phone	Address
Police, Fire Rescue, Medical Rescue & Ambulance Emergency	911	
Fire/Rescue Non-Emergency	(727) 893-7691	St Petersburg Building & Permitting Department 1 Fourth Street North St. Petersburg, FL 33701
St. Petersburg Police Non-Emergency	(727) 893-7780	1301 1st Ave N St. Petersburg, FL 33705
Bayfront Health	(727) 823-1234	701 6 th Street South St Petersburg, FL 33701
St Anthony's Hospital	(727) 825-1100	1200 7 th Ave North St Petersburg, FL 33701
Spectrum (Cable/Internet)	(866) 874-2389	233 31st St North St. Petersburg, FL 33713
Duke Energy	(800) 700-8744	299 1st Ave North St. Petersburg, FL 33701
St Petersburg Building & Permitting Department	(727) 893-7231	1 Fourth Street North St Petersburg, FL 33701
Pinellas County Driver License	(727) 464-7777	1800 66 th Street North St Petersburg, FL 33710