



Venture Out at Cudjoe Cay, Inc.

A residential condominium

Renter Registration Information

At Venture Out on Cudjoe Key, we envision a vibrant, inclusive community where individuals, families and retirees come together to embrace the beauty of coastal living. Escape to this relaxing island haven, a gated condominium community with charming canal-front and open water homes and RV sites featuring full hookups for Sale or Rent.

VO Lot Number: _____ Primary Renter's Phone Number: _____

Full names of all renters (As appears on Driver's License)

"Primary Renter" (Name on Line #1) will be the name entered on Condo Control for Check in.

***No more than 6 people max including infants:*

- 1 _____
- 2 _____
- 3 _____
- 4 _____
- 5 _____
- 6 _____

Check-In Date: _____
 Check-Out Date: _____
 Total # of Nights: _____

Are you traveling with pets? Please circle. **Yes or No**

If 'Yes' Complete the following:
 How many? _____
 Type (i.e. Dog, Cat) _____

I have been made aware of the VO Pet rules and am aware of designated walking areas.

Renter Initials: _____

I acknowledge that I have been made aware of the Venture Out Rules and Regulations. As well as, a \$125.00 Non-refundable, registration fee is due upon arrival. ***All fees subject to change***

***Credit Card Processing Fee (3.99%) applies for all Credit/Debit Card Charges. Cash is also accepted. ** All fees subject to change.*

Renter Initials: _____

I acknowledge that I have been made aware of the driveway and dock size of the unit/lot being rented and confirm my item(s) will fit appropriately.

Renter Initials: _____

I acknowledge that I have been made aware of the Venture Out and Monroe County Occupancy Rules.

Renter Initials: _____

I acknowledge that the General Manager of Venture Out may Terminate the rental of any tenant at any time for breach or violation of Rules & Regulations or Conduct Deemed Detrimental to the community or any of its occupants or staff.

Renter Initials: _____

Owner/Property Manager's Name: _____

Owner/Property Manager's Phone #: _____

Total # of Vehicles being brought into VO: _____

Size, type and license plate #: _____

Total # of Trailers being brought into VO: _____

Size, type and registration # on hull: _____

I acknowledge that Overflow Parking (for any vehicle, motorcycle, golf cart in excess of one or any trailer) is not guaranteed. I have been provided with a list of alternate parking options by the owner/property manager (if applicable). **Renter Initials:** _____

Primary Renter's Signature:

Venture Out at Cudjoe Cay, Inc.

Venture Out Charges: as of Sept. 1st 2022: Registration fee per unit , 6 people max: \$116.28 +7.5% tax= \$125.00 Overflow Parking (2nd vehicle or trailer only; 14 days max),\$5. under 20' ,,\$10. -20'+ per day.

Important: All guest must register at the **Guard House (305-745-1982)**, or they will not be admitted. Improperly parked vehicles or trailers **WILL BE TOWED** at the vehicle owners expense! Anchor Towing is 305-745-1255.

Note: if you are renting or the guest of an owner, you are a guest of every owner of this park. All the facilities available for your enjoyment are made possible, financially and otherwise, by all of the owners. To protect their investments, we have established the following rules and regulations to which all of us must adhere. We ask that you abide by them too, to insure that these privileges will not be denied you. Please read and obey the posted for use of the pool, spa, lounge, tennis courts etc.

THE PARK SPEED LIMIT IS 10MILES PER HOUR!!!!

Please do not yell at or harass our employees (especially our Security Guards). They are just doing their jobs , and are not responsible for making the rules, just enforcement of the rules.

- 1. Each and every lot is private property.** You are entitled to the lot you rented and the use of Common Areas. **DO NOT TRESSPASS on your neighbors property, you could be arrested by the Monroe County Sheriff Department!**
- 2. Quiet Hours must be observed between 11PM & 7AM.** Excessive noise or other nuisances are not permitted in the park at any time. 1.1(h)
- 3. If a visitor, guest or renter commits an act of vandalism, rowdiness, or disorderly conduct, uses foul language, or violates any Venture Out rule or regulation, he/she shall be ordered to leave Venture Out property immediately.**3.5(a) If such person refuses to leave, he/she shall be a trespasser upon Venture Out property and Security shall call the Monroe County Sheriff's Office for Assistance. 3.5a.(i)
- 4. CAMPING: Outdoor fireplaces, fire pits, unattended barbecues, or other fire source are prohibited.**1.5(a) Overnight sleeping on the seawalls or other outdoor areas is prohibited.1.5(b) **Tent/canopies are prohibited on any unit and defined as any portable shelter or canvas, plastic, or other like material independently supported by more than one pole and or frame.** 1.5©
- 5. BOATS:** Owners/Renters shall not dock on any unit they do not own/rent without the unit owners permission. (9.1) **Boat speed through the canals, marina, and condominium perimeter shall be limited to "NO WAKE" and "5MPH"**(9.2)No boat shall be moored in any manner blocking free entrance, exit, or use of any waterway within or on condominium perimeter and must fit within designated seawall boundaries. Rafting of boats Strictly prohibited. (9.3) Shall not be used as a sleeping quarters within or on Condominium perimeter. (9.4) Shall Not be moored adjacent to any Condominium perimeter Except in the marina. Mooring in the marina must first be approved by the manager and limited to no more than 48 hours.(9.5)**The refueling of boats at individual lots and the storage of more than one standard 6 gallon outboard motor fuel tank containing fuel is prohibited. You may refuel only at the marina.**
- 1. GUNS AND FIREWORKS: No one shall discharge a gun of ANY kind (including air rifles and spear guns) within the condominium.**(8.2) **Fireworks are prohibited.**(8.2)
- 2. COMMON AREA USE:** Use of stereos and radios in the common areas shall be restricted to their use with ear-phones only.(12.1d). Smoking (including electronic smoking devices) is prohibited in all common buildings (12.1d)

BOAT RAMP/BOAT RINSE STATION: Boat Ramp use for VO residents ONLY with appropriate owner sticker or renters pass.(12.5a)If it is a rental boat to be dropped off, the Venture Out resident must meet the rental company at the gate. The pressure washer adjacent to the marina is to be used for **BOAT/BOAT TRAILER RINSING ONLY! Use of soap or cleaning agents is not permitted.** Washing or rinsing of vehicles or other items is prohibited.(12.5b)

CURFEW: No children under seventeen(17) years of age may be on the streets or common areas within Venture Out between the hours of 11PM to 6AM unless accompanied by a parent/legal guardian. (7.1) Parents/guardians are responsible for the safety and discipline of all children accompanying them.

Florida Law requires the use of rubber sewer collars on sewer hoses at the point of entry. Collars are available at the V.O. Store.

Clothes lines are provided behind each bathhouse. **No appliances (freezers, refrigerators, icemakers, etc.) may be located outside or dockside** of the unit except when placed in a screen room or storage box.

Florida law prohibits throwing trash in the canals or adjacent waters. **This includes fish and lobster carcasses.** Please do not take lobster from any Venture Out canal. **It is illegal to take lobster within 300 ft of improved shoreline, any canal, and any marina.** Law enforcement will be called and violators prosecuted to the fullest extent of the law!

Pets must be kept on a leash not more than eight feet long. No more than two (2) household pets are permitted. **Pets are confined to your lot**— no walking a pet in the Park. **You must pick up after your pet!** NOTE: The owner of a rented unit may, at his discretion, refuse permission to keep a pet on the premises.

No more than six (6) persons may occupy one lot. Please stop at all stop signs!! On the street parking prohibited between 12AM– 6AM .

TRASH PICKUP: MONDAY & THURSDAY YOU ARE PROVIDED WITH A TRASH CAN IN THE GROUND AT most lots. (under silver lid on the ground at the front of your house). Garbage should be placed in plastic bags, then in the metal can. Metal can must be pulled out of the silo and set out curbside the morning of pickup: **DO NOT leave loose plastic bags of garbage curbside.**

RECYCLING: WEDNESDAY. All glass, aluminum, plastic, newspapers, etc. **NO PASTIC BAGS!!!**

Please Note: Venture Out is not responsible for any lost or stolen personal item or unit malfunctions (lack of cleanliness, broken lights, etc.) Renters should contact the owner they rented through or the designated property manager for any issues concerning the unit/lot rented.

Note: Electric pedestal issues and common ground issues are the exception. Notify the Guard House or Management office to report a electrical pedestal/common ground issue

VENTURE OUT VEHICLE AND PARKING

RULES & REGULATIONS

TRANSPORTATION VEHICLES (AUTOMOBILE, PICK UP TRUCK, OR VAN) PARKED AT THE UNIT/LOT:

1. **ONLY ONE (1) LICENSED TRANSPORTATION VEHICLE PER UNIT IS PERMITTED ON THE DESIGNATED DRIVEWAY AT A TIME. (THIS INCLUDES UNDER HIGH RISES.) (1.3-i)**
2. **THE TRANSPORTATION VEHICLE MUST BE PARKED ON THE DESIGNATED DRIVEWAY CONSTRUCTED FOR THE PURPOSE. (TIRES OF THE VEHICLE MAY NOT BE PARKED ON THE STONE & VEHICLE MAY NOT OVERHANG INTO THE COMMON AREA OF THE STREET, THIS PRODUCES A SAFETY HAZARD TO OTHER RESIDENTS.) (1.3-ii)**
3. **TRANSPORTATION VEHICLES SHALL NOT BE USED FOR LIVING, SLEEPING, OR EATING QUARTERS. (1.3-iii)**

MOTORIZED CYCLES (MOTORCYCLES, MOPEDS, OR SCOOTERS TYPE VEHICLE) GOLF CARTS, & BICYCLES PARKED AT THE UNIT/LOT:

1. **BICYCLES, ONE (1) GOLF CART, & ONE (1) MOTORIZED CYCLE PERMITTED PER LOT. (1.3b)**
2. **MOTORIZED CYCLES (MOTORCYCLE, MOPED, SCOOTER) MUST BE PARKED ON DESIGNATED DRIVEWAY. (1.3b-i)**
3. **GOLFCARTS & BICYCLES ONLY PERMITTED TO PARK ON STONES. (1.3b-i)**
4. **ONLY BATTERY-POWERED GOLF CARTS MAY BE OPERATED IN VENTURE OUT. ALL-TERRAIN VEHICLES (ATVS) & ANY TYPE OF GAS POWERED ARE PROHIBITED WITHIN VENTURE OUT. (1.3b-ii)**

VEHICULAR & PEDESTRIAN TRAFFIC

1. **ALL TRANSPORTATION VEHICLES (CAR, TRUCKS, MOTORCYCLES, SCOOTERS) SHALL BE OPERATED BY LICENSED DRIVERS ONLY. (6.1)**
2. **A GOLF CART MAY BE OPERATED BY ANYONE OVER THE AGE OF 18. (6.2)**
3. **NO VEHICLES OF ANY KIND (INCLUDING BICYCLES) SHALL EXCEED THE SPEED LIMIT OF 10 MPH. (6.4)**
4. **ALL VEHICLES WHEN OPERATING AT NIGHT SHALL BE EQUIPPED WITH A FRONT LIGHT & REAR LIGHT OR A REFLECTOR. (6.5)**

VENTURE OUT VEHICLE AND PARKING

RULES & REGULATIONS

STREET & COMMON AREA PARKING

1. **NO VEHICLE MAY BE PARKED IN THE STREET BETWEEN 12:00 MIDNIGHT TO 6:AM** EXCEPT IN AN EMERGENCY. (5.3)
2. **UPON THE ISSUANCE OF ONE WRITTEN WARNING, ALL VEHICLE NON-COMPLIANT WITH THE STREET PARKING PROVISIONS HEREIN SHALL BE TOWED AT THE OWNERS EXPENSE. TOWING SIGNS ARE DISPLAYED, AS REQUIRED BY FLORIDA STATE STATUTE, AT THE VENTURE OUT ENTRANCE & AT EACH BLOCK ENTRANCE.** (5.2)
3. THE PRIMARY OVERFLOW PARKING LOT IS LOCATED ON THE NORTH SIDE OF THE PAVILION. ALL OTHER COMMON PARKING SPACES (EXCEPT RESERVED POST OFFICE USE SPACES.) MAY BE UTILIZED AS OVERFLOW PARKING AS NEEDED & ONLY WITH SECURED PERMISSION FROM THE CONDOMINIUM MANAGER OR MANAGER'S DESIGNEE. (5.4b)
4. **ALL OVERFLOW PARKING MUST BE PRE-PAID PRIOR TO PARKING IN THE COMMON AREAS.** (5.4)
5. TRANSPORTATION VEHICLES AND TRAILERS 20 FT & UNDER \$5.00 PER NIGHT. TRAILERS AND RV'S OVER 20 FT \$10.00 PER NIGHT (5.4e)
6. **VEHICLES/TRAILERS THAT FAIL TO PRE-PAY MAY BE TOWED AT OWNER'S EXPENSE AND/OR IMMOBILIZED WITH A REMOVAL FEE OF \$25.00 PER DAY NOT PRE-PAID.** (5.4e) **MAX LENGTH 40', MAX WIDTH 10'.**
7. **THE MAXIMUM STAY IN "ON-SITE" COMMON PARKING AREAS WILL BE LIMITED TO TWO (2) WEEKS PER VEHICLE. THIS MAY BE EXTENDED ON A DAY-TO-DAY BASIS AT THE MANAGER'S OR MANAGER'S DESIGNEE'S DISCRETION. THE OWNER OF THE VEHICLE MUST BE RESIDING IN THE PARK AT THE TIME OF PURCHASE/RENEWAL.**

*****THE ABOVE-MENTIONED RULES ARE REFERENCED FROM THE VENTURE OUT AT CUDJOE CAY, INC... A CONDOMINIUM... RULES AND REGULATIONS EXHIBIT E*****

VENTURE OUT AT CUDJOE CAY, INC.

POOL AND SPA RULES & REGULATIONS



POOL & SPA (HOT TUB) HOURS: 9 AM- 11 PM SEVEN (7) DAYS A WEEK.

HOURS SUBJECT TO CHANGE DEPENDING ON WEATHER OR MAINTENANCE FOR SAFETY.

THE FOLLOWING RULES APPLY FOR AREAS INSIDE THE PERIMETER FENCE AREA SURROUNDING THE POOL AND SPA (HOT TUB).

1. SHOWER BEFORE ENTERING POOL OR SPA
2. *NO PERSON LACKING PROFICIENCY IN SWIMMING SHALL USE THE COMMUNITY SWIMMING POOL WITHOUT THE SUPERVISION OF A COMPETENT SWIMMER.*
3. *INCONTINENT PEOPLE CAN NOT USE THE POOL UNLESS THEY WEAR A SWIM DIAPER*
4. *PERSONS WITH A COMMUNICABLE DISEASE OR OPEN BODY SORES ARE PROHIBITED FROM USING EITHER THE POOL OR SPA.*
5. *FOOD IS PROHIBITED IN THE POOL AND SPA AREAS.*
6. *ONLY DRINK CONTAINERS MADE OF PLASTIC AND METAL ARE PERMITTED IN THE POOL AREA, BUT NOT INSIDE THE POOL. DRINK CONTAINERS ARE PROHIBITED IN THE SPA AREA.*
7. *SMOKING/VAPING IS PROHIBITED IN THE SPA AND IS ONLY ALLOWED IN THE DESIGNATED AREA AT THE POOL.*
8. **NO RUNNING, PUSHING, BALL PLAYING, DIVING OR CANNON BALLING.**
9. **SWIMWEAR ONLY**
10. *NO RAFTS, CHAIRS, FLOATS, OR SCUBA EQUIPMENT ALLOWED IN THE POOL, DURING SCHEDULED AQUATIC CLASSES. MASKS AND SNORKELS ARE ALLOWED **BUT NO FINS.***
11. *USERS USING A RADIO OR OTHER PERSONAL MEDIA DEVICE MUST USE EARPHONES.*

PLEASE NOTE THAT ALL OF THE ABOVE RULES ARE ENFORCED BY VENTURE OUT SECURITY. VIOLATIONS OF THE ABOVE RULES MAY RESULT IN DISMISSAL FROM POOL AND SPA AREAS.

VENTURE OUT AT CUDJOE CAY, INC.

RV RULES TO REMEMBER

All Recreational Vehicles (RVs) including Motor Homes, Travel Trailers, 5th Wheels, and truck campers must adhere to the Association rules.

Before you set up your RV and establish your site, please speak with the people you rented from so that you know the boundary lines of that lot. Make sure your RV is set properly and complies with the following rules:

- All setbacks must be adhered to, with no part of the RV on or hanging over:
 - One foot (1') from the property line closest to the sanitary sewer.
 - Five feet (5') from all other boundaries except:
 - Ten feet (10') from the water's edge.
 - Driveways must fit your tow/transportation with the entire vehicle off the road. The vehicle must be parked on the designated driveway constructed for the purpose. Not even part of the bumper may hang into the road. Any vehicle causing a safety hazard by hanging into the road will be towed at the vehicle owner's expense.
- Only commercially manufactured RVs having a current license/registration, in good condition, in good appearance, and self-contained with full hookups (water, sewer, electric) are authorized.
- Tents, soft material foldouts and/or pop-up campers, tiny travelers (aka, tiny homes RVs), and non-commercial conversions of trucks, buses, and vans are prohibited.
- RVs must always remain road-ready and continually maintained on their wheels and/or internal jacking system.
- The RV must be designed to be self-propelled or towed by a light-duty truck. An RV that is not self-propelled must be accompanied by a tow vehicle capable of towing the RV out of the Condominium. RVs not accompanied by a tow vehicle shall have a contract with a capable towing company or 3rd party for removal of the RV from Venture Out in the Event of an emergency.
- The RV may be attached to the site only by quick disconnect type utilities and security devices and cannot have any permanently attached additions.
- All RVs are subject to approval of the Venture Out management and shall be inspected initially and thereafter semi-annually with respect to condition, appearance, and road readiness.

Any violations of Venture Out Rules & Regulations
must be corrected immediately upon management's request!!!

VENTURE OUT AT CUDJOE CAY, INC.

PET RULES

Please remember these few simple Venture Out rules when attempting to exercise your pet:

- You must walk your dog **OUTSIDE** the park or on your own property. If you leave your property you can walk your dog from your unit to the front gate **ONLY - NOT AROUND THE PARK!!!** You may not walk your dog on neighbors' lots or common areas.
- **You May only have 2 pets.** You **MUST** have your dog on a leash no longer than 8 feet. **No "pet fences"** or other enclosures such as pet pens shall be erected or used to contain pets
- When walking your dog to the front gate you must keep your dog on paved roads at **ALL** times, **NOT ON OWNERS FRONT YARDS OR PLANTS.**
- You **CANNOT** walk your dog on **COMMON GROUND** at any time. This includes the Store, Recreation Hall, Pavilion, TGIF area, and any other Common Property including parking areas.
- If you leave your dog **UNATTENDED** and the dog barks or whines and causes a problem the unit owner will be called.
- If your dog has an accident you must pick it up immediately. Bags are provided at no charge on the South Side of the Flag Pole.
- When walking your dog outside the park you also **MUST** pick up all pet waste.

VIOLATION OF ANY OF THE ABOVE RULES CAN RESULT IN A FINE TO THE PROPERTY OWNER OF UP TO \$1,000.00

Kevin Hirsch, General Manager
VENTURE OUT AT CUDJOE CAY, INC.

6/1/2023