

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