

Dear Renters and Guests of The REEF CONDOMINIUMS:

Please review the Rules and Regulations which can be found at www.reefcondosusvi.com. The following is an abbreviated summary.

Office hours are 8:00 a.m. to 5:00 p.m. Monday through Thursday and 8:00 a.m. to 4:30 p.m. on Fridays.

Email: thereef@reefcondosusvi.com Website: www.reefcondosusvi.com

If you need to call 911 from your cell phone, you must dial 340-772-9111.

Let's work together to maintain the appearance, property value and quality of life at the REEF St. Croix.

Sincerely, Jason May COO and RAI Property Manager

**RULES & REGULATIONS
FOR
THE REEF ASSOCIATES, INC. (RAI)**

1. ARRIVAL/OCCUPANCY NOTICE & UTILITIES:

All Owners or Owner's representative must fill out and submit an arrival and occupancy form prior to Villa arrival. This electronic form can be found at www.reefcondosusvi.com. When the villa has no resident, the REEF office should be notified to TURN OFF the water. *Violation for non-compliance will result in a fine to the villa owner of \$75.*

2. PARKING:

A: Each unit is allowed one designated parking space. All vehicles MUST be registered in the Reef office upon arrival to the REEF property.

B: Golf Carts shall not be parked off paved surfaces during periods when the owner/operator is not in residence.

C: Only 2 and 4 wheeled motor vehicles can be parked on RAI property.

3. SECURITY:

A: Security Booth: *Security is on duty 7 days a week from 5:00 p.m. to 6:00 a.m. Security can be reached at 340-773-9200 or 340-201-1176.*

B: All Owners are required to have and use an identified gate key fob for entry onto the REEF property. Renters and Guests must obtain the unit FOB from the Owner or Owner's designee. *The FOB care and control is the responsibility of the Owner and there is a \$75.00 replacement fee for a lost FOB.*

C: Tailgating through the security gate is not permitted. If the gate closes while you are driving through, STOP; and the gate will retract.

4. QUIET HOURS:

A: Quiet hours must be maintained between 10:00 p.m. to 7:00 a.m. every day.

B: Construction activities must only take place between 8:00 a.m. to 5:00 p.m.

5. TRASH:

A: Pick up for trash is on Tuesdays and Fridays.

B: All Occupants must place household refuse in plastic bags and place the bags in the assigned refuse containers. Non-bagged refuse is not to be placed in the containers. *Violation for non-compliance will result in a fine to the Owner of \$75.00 + cost of labor. Construction debris left on site will result in a fine to the Owner of \$1,000 + cost of labor.*

6. PETS:

- A. Owners are permitted to house up to two cats as long as they are confined to the Unit. No other pets or animals are permitted in Units or on any other parts of the Reef property. The Reef does acknowledge service animals and emotional support animals and the laws and applicable rules relative to these two exceptions can be reviewed in the Owners Rules and Regulations handbook, Appendix 2 and 5.
- B. Occupants are prohibited from placing feeding dishes outside units for feral cats or other animals.
Violation for non-compliance will result in a fine to the Villa Owner of \$50 for the first violation occurrence and \$100 for each subsequent violation occurrence.
- C. No animal of a Guest can visit in the villa.

7. VANDALISM:

- A. Owners are responsible for damage resulting from acts of vandalism committed by Owners, Owner's family, Guests or Occupants.

8. RECREATIONAL FACILITIES:

A: General Rules:

- a) The General Manager is authorized to enforce all rules applying to RAI property facilities. Violations may result in suspension of privileges, fines or both.
- b) Owners hosting a party are responsible for the conduct of all Occupants.
- c) Users of all recreational facilities do so at their own risk.
- d) Users are responsible for misuse of or damage to recreational facilities.

B: Pool & Pavilion Facility:

- a) Swimmers do so at their own risk.
- b) Admission to the pool area is restricted to Residents and their house Guests.
- c) Children under 14 must be accompanied by an adult at least 18 years old.
- d) NO SMOKING OR VAPING allowed in the pool/pavilion area.
- e) Only plastic containers are permitted at the pool and no food to be served in the pool area.
- f) Proper swimming attire must be worn in the pool area.
- g) Running, violent, rough, boisterous, or loud play, in or out of the water, is prohibited as is loud electronic gear.
- h) Scheduled events at the Pavilion must be hosted by a Villa Owner only.

C: GOLF/DISC GOLF/PICKLEBALL/TENNIS

- a) Pro Shop hours are 7:00 a.m. to 5:00 p.m. Monday through Friday, and 7:00 a.m. to 3:00 p.m. on Sundays. Hours may change in the summer. Pro Shop staff can be reached at 340-773-8844.
- b) Sign in at the Pro Shop for all activities. Fees apply to all activities.
- c) During January through April, a golf scramble takes place on Fridays at 3:00 p.m.. Sign up at Pro Shop.
- d) After golf scramble party at the Pavilion following golf. BYOB and an appetizer/dessert to share.

9. RESTAURANT

- A) Duggan's Restaurant is directly across the street from The Reef. Hours are 5:30 p.m. to 8:30 p.m. Tuesday through Saturday. Reservations can be made by calling 340-773-9800.
- B) TLC (Café) is located next to the Pro Shop. Hours are 8:00 a.m. to 2:00 p.m. Tuesday through Sunday. Call 340-713-1430 to place an order or for general information.

