



The Dunes Condominium Owners' Association, Inc. (DCOA)

RULES & REGULATIONS - SEX OFFENDERS

RESTRICTIONS:

Unit Owners of The Dunes Condominium Owners' Association, Inc. (hereinafter "Condominium Owners") shall not allow a person convicted as a sex offender and who is required to be registered in any state, territory, or commonwealth of the United States of America as a Registered Sex Offender (hereinafter "Sex Offender") to occupy or reside in a Condominium Owner's unit unless an exemption as set forth herein below is allowed. Furthermore, Condominium Owners shall not allow Sex Offenders to use Condominium Amenities unless the Sex Offender has an exemption as set forth herein below.

Owners of Lots in the Dunes Homeowners Association, Inc. (hereinafter "Lot Owners") shall not allow a person convicted as a Sex Offender and who is required to be registered in any state, territory, or commonwealth of the United States of America as a Registered Sex Offender to use Condominium Amenities, unless the Sex Offender has an exemption as set forth herein below.

Condominium Owners and/or Lot Owners who rent through a rental agency or who allow a third person to provide access to a Condominium Unit or the Condominium Amenities shall instruct such people of the above restrictions and require them to be bound thereby.

EXEMPTION:

A convicted sex offender who is required to be registered in any state, territory, or commonwealth of the United States of America as a Registered Sex Offender will be allowed to make a written request to the Board of Directors for an exemption from the above restrictions. Such request should include the nature, timing, circumstances, whether violence or a minor was involved, and other pertinent facts of the offense for which the sex offender is registered including, if applicable, whether such offense was a tier one, two or three level offense. The requesting Registered Sex Offender shall be offered an opportunity to be heard by the Board of Directors in executive session. After (a) assessing the risks of an exemption to the safety and security of other residents and users of the Condominium Amenities and (b) considering whether an exemption would be in the best interests of the Association as a whole including the maintenance of a family friendly vacation environment, the Board of Directors may exempt the requesting Registered Sex Offender from any or all of the above restrictions. Approval of an exemption by the Board of Directors shall be documented in the minutes of the Association.

VIOLATIONS AND FINES:

In the event that a Condominium Owner becomes aware of or is notified by the Board of Directors that a person convicted as a sex offender and who is required to be registered in any state, territory, or commonwealth of the United States of America as a Registered Sex Offender and who does not have an exemption from the Board of Directors is occupying or residing in the Owner's unit, Owner shall, at the Owner's expense, cause such person to be evicted from the unit. If an Owner fails to evict the

individual, the Association may undertake any and all necessary legal action to cause the removal of such individual from the owner's unit, and the Unit Owner shall reimburse the Association for all attorney's fees, costs, and related expenses of the legal proceedings.

In the event that a Lot Owner becomes aware of or is notified by the Board of Directors that a person they are allowing to use Condominium Amenities is a person convicted as a sex offender and who is required to be registered in any state, territory, or commonwealth of the United States of America as a Registered Sex Offender, who does not have an exemption from the Board of Directors, and the Lot Owner continues to allow the individual to use the Condominium Amenities, the Association may prohibit such Lot Owner from using the Condominium Amenities.

In addition to other remedies available to the Association, the following fines may be imposed by the Board of Directors for violations of the restrictions for Registered Sex Offenders after providing the Unit Owner an opportunity to be heard by the Board of Directors:

- Minimum fine - \$250.
- Maximum fine - \$1,000.

DEFINITIONS:

As used herein, the following terms have the specified meanings:

- Association - The Dunes Condominium Owners' Association, Inc.
- Board of Directors - The directors for the Association.
- Condominium Amenities - Pool, hot tub, pool decks, gym, grill areas, and other recreational facilities of the Dunes Condominiums.
- Lot Owner - The legal owner of a lot in the Dunes Subdivision as reflected on the recorded deed.
- Registered Sex Offender - A person listed on a public registry required by SORNA (the federal Sex Offender Registration and Notification Act) or similar public registries required by any state, territory, or commonwealth laws of the United States of America.
- Unit Owner - The legal owner of a Dunes Condominium unit as reflected on the recorded deed.

The preceding Rule & Regulation was adopted by the DCOA Board of Directors on April 17, 2025.