

# *Ocean House Condominium*

## **RULES AND REGULATIONS**

Revised January 2000

### **PREAMBLE**

The following Rules and Regulations are designed to protect the investment and general welfare of the unit owners of Ocean House Condominiums. They may be changed from time to time by the Board of Directors to achieve these purposes. In any of the following rules wherein approval of the Board of Directors is required, the Board of Directors will not unreasonably withhold such approval.

### **1. OWNER' S OBLIGATION REGARDING LESSEES**

A. Owners are required to advise Ocean House Manager of renters arrival/departure dates.

B. Renters must register with management with-in 12 hours of arrival.

C. Unit owners must acquaint guests and lessees with the Rules and Regulations. Unit owners are personally responsible for all actions and conduct of their guests and liable for damages to condominium property caused or contributed to by guests or lessees.

### **2. POOL AND POOL AREA RULES**

The pool and pool area is for the exclusive use of owners, their guests, and lessees.  
**SWIMMING IS DONE AT ONES' OWN RISK.**

1. Pool hours are 9:00AM to 10:00PM.
2. Shower before entering pool.
3. **No glass containers permitted in pool area.**
4. No food permitted in the pool.
5. Children must be toilet-trained to be in the pool or wear proper swimmers diapers.
6. Children ten (10) or under must be accompanied by an adult.
7. No diving.
8. No running or rough play.
9. No pets inside pool gates.
10. Pool furniture must not leave pool area.
11. No loud radios.
12. Pool gates must remain closed and locked.

### **3. CHILDREN & PLAY AREAS**

A. Unit owners, guests, and lessees are responsible for their children, supervising play, and outdoor pursuits.

B. Children are not permitted to play with or in the elevators or stairwells.

### **4. TRASH DISPOSAL**

Trash must be disposed of in the common receptacles located at the entrance of the parking ramp. All parts of the condominium property shall be kept in a clean and sanitary condition. Non-water soluble products shall not be placed in commodes or sewer lines.

### **5. PETS**

A. No pet exceeding 20 lbs fully grown shall be kept in any unit. Commercial pet breeding is prohibited.

B. Pets on common elements must be leashed and under personal direct control.

C. Owners, guest or lessees maintaining pets are responsible for and bear the expense of damage to personal property resulting therefrom. Damage shall be determined by the Board of Directors of the Association and collected by the Association. Pet owners are specifically responsible for removing waste left by their pets and to remove excessively noisy pets from the property.

### **6. OBJECTIONABLE NOISE**

No noise objectionable to neighbors is permitted. No excessive noise is permitted between the hours of 11:00PM and 9:00AM.

### **7. COOKING AREAS**

No outdoor cooking shall take place or be permitted on balconies, patios, common walkways, parking deck, or swimming pool area, except as designated by Board.

### **8. SIGNS**

NO signs of any type shall be placed on common elements, limited common elements, or the units.

### **9. ANTENNAS**

Owner are prohibited from erecting any exterior antenna, aerial, or dish.

### **10. SOLICITATION ON CONDOMINIUM PROPERTY**

Unit owners are prohibited from conducting advertisements, or notices of any type on the common elements, common area, or his unit, other than the public bulletin boards maintained by the association.

### **11. USE AND OCCUPANCY RESTRICTIONS.**

No Unit Owner may engage in any type of commercial business in the condominium. A unit may not be used for any purpose other than as a single-family private dwelling.

### **12. VEHICLES**

A. No machines, boats, house trailers, mobile homes, campers, or trailers of any description shall be parked in any parking space except as follows:

1. This prohibition of parking shall not apply to the temporary parking of trucks and commercial vehicles such as for pick-up, delivery, and such services as may be necessary to service the condominium.
2. Boats, boat trailers, and campers, mobile homes or trailers are permitted to be parked temporarily for loading and unloading but in no event for a period in excess of twenty-four (24) hours. Small trailers may be parked in the owners assigned space in the underground garage.

B. Major automobile repairs are not permitted on the property.

C. Vehicles must be operable at all times.

### **13. SEWAGE TREATMENT FACILITY**

No unit owner, leases, guest, or family member of the foregoing shall enter the sewage treatment plant site for any purpose without the express prior written consent of the Board of Directors.

### **14. WINDOW TREATMENT**

All unit windows must be draped with curtains or blinds having a white outer appearance. The installation of hurricane shutters is permitted if approved in advance by the Board of Directors.

### **15. ACCESS TO UNITS**

The Ocean House Condominium Association, Inc. has the authority, under Florida Statute Condominium law, Chapter 7.18, to enter any unit for maintenance, repairs, and emergencies. All owners are expected to insure that the Manager has a key to access each unit. If you should choose not to provide a key and if the Association must enter your unit for the purposes noted above, the owner shall be obligated for the expense of the access.

### **16. CLOTHES DRYING**

Outdoor clothes drying, including draping clothing or towels on balcony or railings is prohibited.

### **17. LIABILITY FOR DAMAGES**

Unit owners agree that all personal property placed on the condominium property shall be at unit owner's risk. OCEAN HOUSE CONDOMINIUMS, INC. shall incur no liability for loss or injury with respect thereto or with respect to any property or persons due to causes including, but not limited to, fire, explosion, flood, smoke, water escape, changes in level of underground water table, windstorm, hail, lightning, aircraft or vehicles.

Disciplinary action may be taken by the Manager to protect common areas and tranquility of owners. The Board of Directors may also take action through a hearing with the unit owner or their representative to impose restrictions, collect property damages, and to assess fines as the Board deems appropriate.

### **REFERENCE LAW**

Paragraph 13.2 of our Declaration states that "Directors may, pursuant to Florida Statute 617.10 (3), impose fines in such reasonable sums as they deem appropriate, not to exceed \$150.00 (one hundred and fifty dollars), against unit owners for violations of the Rules and Regulations by owners, their families, guests, invitees or lessees and to collect the same as assessment. Each day of violation shall be a separate violation."