

# **ONE OCEAN PLACE HOMEOWNERS ASSOCIATION, INC.**

## **RULES AND REGULATIONS**

### Condensed version

1. Greens and walkways in front of the building and entranceways to the units shall not be obstructed or used for any purpose, including but not limited to, ingress and egress.
2. No article shall be hung or shaken from the doors, windows or balcony or be placed upon the window sills, railings or corridor railings of any units.
3. No personal articles including but not limited to bicycles, scooters, baby carriages, chairs, umbrellas, toys or similar articles shall be placed or allowed to stand in any of the common areas.
4. No one shall make or permit such noise that may disturb or annoy the occupants of any of the units in the complex or do or permit anything to be done which will interfere with the right, comfort or convenience of other owners.
5. No owner shall sweep or throw or permit to be swept or thrown any dirt or substance from the balconies, doors or windows.
6. All trash and refuse from the units shall be deposited with care in trash containers located at the far north and south ends of street level parking lots.
7. Toilets, sinks, drains and other water apparatus in any units shall not be used for any purpose other than for those for which they were intended.
8. No dogs owned by other than a unit owner are allowed on the property. Service Dogs -Guests/renters must provide certification, to the management company, prior to visiting One Ocean Place.
9. Contractors or workman authorized by the Board of Directors or the managing agent, may enter any room or unit in the buildings at any reasonable hour of the day after notification (except in case of emergency).
10. All persons will obey the posted parking regulations.
11. All damage to the common area shall be paid by the owner responsible.
12. Only owners are permitted to legally possess firearms on property. No open carry is permitted on property.
13. Water shall not be left running for any unreasonable or unnecessary length of time.
14. Close all windows while units are unattended to avoid possible damage from storm, rain, cold or other elements.
15. Fireworks, outdoor grills, fire pits or any open flame are fire hazards and are not allowed on the premises.

#### **Parking Policy**

1. Two (2) parking permits per rental unit.
2. All vehicles parked on the property shall be duly identified with an approved parking permit. Any vehicle failing to comply with this regulation is subject to being towed from the property at the vehicle owners' expense.
3. Any unauthorized vehicle parked in the reserved spaces is subject to towing from the premises at the vehicle owners expense.
4. Unauthorized and/or unregistered vehicles parked in handicapped, van, or other specifically designated parking are subject to towing from the premises at the vehicle owners expense.
5. All vehicles must park between the white lines. Violators are subject to being towed from the property at the vehicle owners' expense.
6. Golf carts and trailers are not permitted.

#### **Pool and Hot Tub - Rules and Regulations**

1. Use of boom boxes or speakers are not permitted on pool decks.
2. No boisterous or rough play is permitted in the pool and deck area.
3. No diving permitted.
4. No running is permitted in the pool and deck area.
5. Lounge chairs are to remain on the pool deck and may not be reserved.
6. No glass allowed in the pools, hot tubs or on the deck.
7. Management reserves the right to limit the use of flotation devices in the pools.
8. Management reserves the right to prohibit pool and hot tub access, to any person deemed by the management or his/her designated agent to be under the influence of alcohol or drugs.
9. No spitting or blowing nose in the pool or hot tub.
10. No person with communicable disease is allowed in the pool or hot tub.
11. No person with skin, eye, ear, or nasal infections is allowed in the pool or hot tub.
12. No pets are allowed in the pools, hot tubs or on pool decks.
13. No children under 13 years of age are allowed in the pool or hot tubs without parent or guardian.
14. You should take a shower before entering the pool or hot tub.
15. You should utilize the showers and water facilities at the entrance to the beach to remove maximum sand from your person and beach items before returning to your unit or the pool and deck areas.
16. Management reserves the right to limit the number of persons in the pools or hot tubs.
17. No solo swimming.
18. There is no lifeguard on duty at the pool and deck area. Swim at your own risk.
19. No smoking or vaping in the pool area.
20. All posted pool rules must be observed. Jacuzzi and pool hours are 9:00 a.m. – 9:00 p.m. and shall not be occupied other than those hours.

#### **Miscellaneous Rules and Regulations**

1. Birds are not to be fed from the balconies.
2. No smoking in the elevators.
3. One Ocean Place is not responsible for damage to cars or valuables left in them.
4. Condo occupancy is limited to ten (10) people in the penthouse, eight (8) people in a three (3) bedroom unit, and six (6) people in a two (2) bedroom unit.