

Ocean Sands Condominium Association - Rules and Regulations

Adopted September 28, 2012

Ocean Sands Condominium Association - Rules and Regulations

The purpose of these Rules and Regulations is to establish procedures to assure that residents will be able to enjoy their condominium home and the use of Ocean Sands facilities in a pleasant and harmonious environment.

Each unit owner, tenant, invitee, relative or guest hereinafter will be referred to as Resident(s) of the condominium unit and shall be governed by Florida Condominium Statutes and by the following Rules and Regulations, in addition to the obligations and duties set forth in the Declaration of Condominium for each Tower and the Association's By-Laws, Articles of Incorporation and any amendments to those documents of the Ocean Sands Condominium Association.

With regard to determining occurrences which may be offensive or annoying, Resident(s) shall be construed to mean individuals with ordinary sensitivity.

Pursuant to Article III, Section 1(I) of the By-Laws of the Ocean Sands Condominium Association, the following Rules and Regulations have been duly adopted by the Board of Directors at a meeting held on the 28th day, of September, 2012 and shall remain in effect until amended in part, or replaced in whole, by the Board of Directors of the Ocean Sands Condominium.

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Advertising Displays

“For Sale” and or “For Rent” signs, displays or advertising by Resident(s) shall not be permitted on any portion of the Ocean Sands property or on any walls, doors, windows of any unit, building or structure within the Ocean Sands property.

Alterations

Resident(s) shall not paint or otherwise change the appearance of any exterior wall, door, terrace/balcony, etc. of any unit or building within the Ocean Sands property without the prior written approval of the Association.

Resident(s) shall not erect, construct or maintain any wires, antennas, garbage or refuse containers, or other equipment or objects on the exterior of any building or any common area within the Ocean Sands property without prior written approval of the Association.

Vendors or maintenance personnel employed by residents shall register in the office upon arrival. Vendors are responsible for cleaning up debris from all common areas including but not limited to walkways, elevators, dumpster area and parking garages.

Vendors are not permitted to use Ocean Sands’ dumpsters, luggage carts, grocery baskets or other equipment.

Vendors or resident(s) shall not cut any material on balconies/terraces, walkways, recreation decks or parking surfaces on the front side of the building.

Bulletin Boards

The first floor lobby in Tower I and Tower II each has a bulletin board available for use by owners.

Advertising of rentals and sales shall be limited to Ocean Sands Property. Owner’s name and Unit number must be listed. The size of the posting shall be no larger than 3”x 5”

All advertising and Solicitations are prohibited.

Management reserves the right to remove any item posted.

Children

Resident(s) will be held directly responsible for the conduct of their family and guests. Children shall be supervised at all times while within the condominium property; and shall ensure full compliance by them of these rules and regulations of the Association. Playing shall not be

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permitted in any of the walkways, hallways, stairways, elevators, garages and lobby areas. Loud noises will not be tolerated.

Complaint Procedure

Any Resident(s) observing a violation of these rules and regulations is encouraged to submit to the Association a brief written summary of an alleged violation including the date, time, name(s) of the individual(s) involved and unit(s) number if known.

Destruction of Property

Anyone who intentionally or accidentally destroys or damages any portion of any building or structure and/or its contents or other property shall be responsible for the cost to repair or replace such damage.

Hurricane Preparation

Owners that have their unit vacant anytime during hurricane season (June 1 – November 30) shall prepare their unit, prior to departure, to prevent damage by securing their hurricane shutters in the closed position or remove all furniture, plants or other objects from the terrace/balcony.

If any of the above are not complied with the Association shall have the authority to do so and assess the owner for any such cost.

Leasing of Units

Leasing or renting of a unit shall be a minimum of (14) fourteen consecutive days and shall be for the entire unit. The administrative fee for each rental or lease submitted is \$50.00. (Amended 11/3/2005). Leasing or renting less than an entire unit shall not be authorized.

Should the Lessee Application be recorded in the Public Records of Pinellas County, the cost of any such recordation will be at the expense of the prospective tenant.

Monthly Maintenance Assessments

It is the responsibility of the unit owners to pay the monthly maintenance assessment to the Association, in advance but no later than the first day of each month. A \$25.00 late fee will be added to accounts not paid by the 10th of the month for each month payment is late. (12/14/2010).

The Association is empowered to file liens with the Clerk of the Circuit Court of Pinellas County on units which are in arrears.

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Residents in arrears for 90 days or more may have their rights to use the common areas suspended (Pool/Spa, Recreation Decks).

Non-Motorized Vehicles

Bicycles, skateboards, roller skates, scooters, etc. shall not be ridden on the recreation decks, walkways, pool/spa area, parking areas, ramp or landscaped areas in or around the condominium property. These items shall not be left anywhere on the property; and when not in use, must be stored inside the unit, the storage space assigned or in the closet on the balcony. There is a bicycle storage area in the lower level of Tower II available to owners only.

Obstructions

Resident(s) shall not obstruct the ingress or egress to any entrance, terrace/ balcony storage area or parking space of any unit nor obstruct any common areas such as walkways, sidewalks, streets driveways, stairways, pool decks or recreation decks with any type of object.

Parking

Each unit is assigned one parking space residents shall park in their assigned space. Visitor spaces are designated as the spaces on the East side (front) of each tower.

Any vehicle which is un-drivable shall be removed by the vehicle's owner within 7 days of the vehicle becoming un-drivable, or it may be towed away. Vehicles shall not be left on jacks or blocks overnight. Mechanical work or changing oil is not permitted anywhere on Ocean Sands property.

Commercial vehicles of any type, campers, boats, personal watercraft and trailers are not permitted to be parked on Ocean Sands property. Commercial vehicles may be parked on the property only while engaged in their work.

Head-in parking only.

Vehicles not in compliance may be towed at the owner's expense.

Parties

A written request to use the recreation decks for private parties shall be submitted to the Association at least five working days in advance. The request shall be accompanied by a \$25.00 security deposit, either by check or to the owner's account. Anyone using the facilities is responsible for cleaning up after such use. The security deposit will be returned following an inspection of the facilities after its use, and the amount will be pro-rated depending on any cost for damage or cleaning.

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Non-resident guests attending a party on the recreation deck may not use the pool/spa. The Board of Directors may terminate any party if in their judgment there is a serious violation of the rules. If a party is terminated non-resident guests must depart the premises immediately.

Parking in the covered areas by non-resident guests is prohibited.

A maximum of 25 non-resident guests will be permitted at any private party.

Cooking of any type is prohibited anywhere on Ocean Sands property, this includes but is not limited to the balconies/terraces, walkways, common areas and parking garages, with the exception of the cooking grill on the plaza decks. The use of LP gas grills is prohibited.

Penalty

Failure to comply with the Association's Documents, By-laws or Rules and Regulations may result in a \$100 fine assessed to the owners for each infraction in addition to all other legal remedies. The fine may be assessed repeatedly upon failure to correct the violation or otherwise comply with these Rules and Regulations, as well as other obligations imposed by the condominium documents.

Any flagrant or repeated breach or violation of the foregoing Rules and Regulations by a tenant or lessee may result in the Lessee Application Approval to be revoked. The unit owner shall be notified that the lease with the violating tenant must be terminated and the condominium unit involved vacated within 15 days. Should a tenant fail to vacate the condominium unit, the owner shall be responsible for the cost of any eviction proceedings which may be required.

Pets

Owner(s) shall be permitted to keep one (1) dog or cat which shall not exceed twenty (20) pounds in weight at maturity.

Resident(s) other than owners shall not be permitted to keep any pet.

Pets shall be leashed and accompanied by a responsible resident at all times when outside of the unit. Pets shall only be walked or exercised upon those portions of the common elements comprising the boundaries on the North, East and South sides of the condominium property. Resident shall be responsible for cleaning up after their pet and properly disposing of their pet's waste.

Pets are not permitted in the pool/spa area or on the recreation deck.

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Selling of Units

Selling of units shall be permitted provided the prospective purchaser submits a Change of Ownership Application information form, accompanied by a \$100.00 fee to the association at least 10 days prior to the proposed closing date and the Association approves the application in writing by issuing a Consent to Transfer. Prospective buyers shall be interviewed by a member of the Board of Directors.

Swimming Pool and Spa

Pool hours are posted in the pool area. Opening and closing of the pool and spa is determined by weather conditions and is regulated by the Association. Persons under 12 years of age must be closely supervised by a responsible adult.

No life guards shall be on duty. All persons using the pool shall do so at their own risk.

Owners forfeit their rights to use any of the facilities including but not limited to the pool/spa and recreation decks when their unit is rented or leased.

Horseplay or unreasonable noise shall not be permitted in the pool/spa area. Do not play or hang on to the pool rope. Pinellas County Health Department requires this rope to be in place at all times the pool is open. If the rope breaks the pool/spa will be closed.

Pool chairs and lounges shall not be reserved. After 30 minutes, anyone can remove personal articles from unoccupied chairs and lounges, if occupant is not in the pool or spa.

The following are rules that specifically apply to the pool/spa. These rules incorporate the rules of the Pinellas County Health Department.

- NO running, disturbing games, ball or other hard object throwing, or loud noises.
- NO floats, balls, rafts, or similar objects permitted in the pool, except "Noodles".
- NO infants in diapers allowed in the pool. Swim wear specifically for infants will be permitted.
- NO food is allowed in the pool area. You may use the recreation deck for eating.
- NO glass or other breakable containers are permitted in the pool/spa area.
- NO pets are permitted in the pool/spa area.
- NO loud radios or music players in the pool/spa area.
- NO trash shall be left in the pool/spa area.
- NO lounges or chairs to be removed from pool/spa area or recreation decks.
- NO children under the age of 12 permitted in the spa at any time.
- NO more than 15 persons permitted in the spa at any time.

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Terraces/Balconies

Terraces/balconies shall be used only for the purposes intended and shall not be used for hanging or drying clothing, linens, etc. or for cleaning of rugs or other household items.

- Charcoal or LP Gas grilling shall not be permitted on terraces/balconies.
- LP Gas shall not be stored or used on any portion of Ocean Sands property.
- Pets shall not be left unattended on terraces/balconies.
- Storage of boxes, crates, cartons, etc. shall not be permitted on terraces/balconies.
- Birds are not permitted to be fed from terraces/balconies.

Trash Disposal

Trash shall be placed in sealable plastic bags and deposited in the trash chutes located on each residential floor.

Large cartons, boxes or any item too large for the trash chutes, shall be broken down and flattened out prior to being placed in the trash dumpster area located on the ground level. They are found at the South End of the lobby Tower I and North End of the lobby Tower II.

Items spilled on the walkways or near the trash chutes or in the dumpster area shall be cleaned up immediately. Recyclable materials shall be carried to the dumpster area and placed in the appropriate recycle collection bin.

Use of Recreation Decks

Recreation decks (Plaza Decks) facilities are available for use by Resident(s) between the hours 8:00 a.m. and 11:00 p.m. A responsible adult must closely supervise anyone 12 years of age or less using the facilities.

Shuffleboard is to be used only from 8:00 a.m. to Dusk. Misuse of the equipment provided will not be tolerated. Do not walk on the shuffleboard surface.

Anyone using the facilities does so at their own risk.

Use of Units

Each unit shall be used only for single-family residential purposes. No use of a unit shall be authorized which is not in compliance with the City of Madeira Beach, Florida zoning criteria pertaining to permitted uses for single-family residences: Two-Bedroom Unit (6 people), One-Bedroom Unit (4 people), Studio Unit (2 people).

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Resident(s) shall not make or permit anything to be done or performed in the unit or anywhere within the Ocean Sands community which is unlawful or which would result in an increase in insurance premiums.

Resident(s) shall not make or permit any disturbing noises in the units or anywhere within the Ocean Sands community.

Between the hours of 11:00 p.m. and 8:00 a.m., Resident(s) shall not play or allow to be played any musical instrument, radio, television, CD-DVD player, etc. which would in any manner disturb or annoy any other Resident(s).

Resident(s) shall not do or permit anything to be done which would interfere with the rights, comfort or other conveniences of other Residents(s).

Flammable, combustible, explosive fluids, chemicals or other dangerous substances shall not be kept in any unit, terrace/balcony or storage area except for those sold and required for normal household use.

Cooking or the use of grills shall not be permitted on the balconies/terraces.

Rugs shall not be dusted or shaken from the balconies/terraces or walkways. Rugs, garments or towels shall not be hung from balconies/terraces, walkways or windows.

Vehicle Registration

The Association requires the registration of all vehicles owned by Resident(s). Owner registration decals must be affixed to their vehicles. All other guests must register their vehicle at the office within 48 hours. Office hours for vehicle registration are Monday – Friday 11:00a.m. – 2:00p.m. All vehicles not registered and properly identified are subject to towing at the owner's expense.