

# **LITTLE OCEAN CLUB CONDOMINIUM**

## **RULES & REGULATIONS**

Adopted May 16, 2003

### **PREAMBLE**

There are many benefits to condominium living. Included among them are the lessening of individual maintenance responsibilities and sharing the expense of living in a quality recreational environment designed for adult living. This concept promotes a sense of community stability, security, and provides an organization with central responsibility for efficient and quality management of the property.

With the benefits of the condo concept, however, there are compromises that have to be made. An individual unit owner gives up a certain degree of freedom which might otherwise be enjoyed in a single family residence. Common elements are not individually owned but are to be shared and enjoyed by all. Buyers of a condo invest not only in a unit, but in a way of life. Community living requires compromise and concession to provide a quality of life for all members. To that end, the following Rules and Regulations have been adopted. These are intended as an explanation of our everyday provisions and in no way supersede corporate documents or the laws of Florida to which reference should be made as sources of primary authority.

### **GENERAL RULES**

**A. Quiet Enjoyment.** Ours is a community of residents some of whom are permanent, some long term, and some occasional. We are a facility designed for mature adults who seek peace and quiet. We welcome visits by our children and grandchildren, but expect them to respect our atmosphere of rest and relaxation. They are to be under the active supervision of a responsible adult at all times.

Each owner is entitled to the exclusive use and private enjoyment of his/her apartment unit. The use which an owner makes of his unit must not interfere with the peaceful use of another's property. Any practice that is the source of annoyance or which interferes with peaceful and proper use of their units by owners is prohibited. Accordingly, skate boards, scooters, bicycles, roller blades and other noisy and bothersome activities are not permitted.

**B. Common Usage.** Common elements, meaning all portions of the property not included inside units--specifically the buildings, exterior grounds, patios, swimming pool, sidewalks, breezeways, parking lot, yards and gardens, are not subject to private ownership. Such areas are for common use and are not to be obstructed, used for trash or storage. Personal belongings are not to be left on railings, in passageways or at the pool.

**C. Owner's Manual.** The Association will provide and maintain a manual of information important to each owner. Contents will include the Declaration

of Condominium, as well as the Articles of Incorporation, By-Laws and these Rules and Regulations of Little Ocean Club Condominium, Inc. This manual remains the property of the Association and will be kept on premises in each unit--accessible for reference by owners, their guests and tenants. It will be produced upon request for updating by the Association. Supplementation may include other materials and information of interest. Owners contemplating sale of their property will make this manual of condominium documents available to prospective purchasers prior to their in person interview and orientation by Association representatives, as well as in compliance with the requirement of state law prior to the real estate closing.

A memorandum of General Information applicable to daily living will be provided by the Association as a supplement to the Owner's Manual. This material is for the guidance of residents--owners, tenants and guests--and is available for posting in individual apartments. Owners may supplement such information as the needs of their property may require.

D. **Meetings.** The Annual Meeting will be held in November on a date and at a time and place designated by the Board. Board of Directors meetings will be held at least quarterly at the call of the President or Vice President. Notice of such meeting will be posted on the bulletin board next to the office door at least 48 hours prior to the meeting. Such notice will include the proposed agenda. Owners are invited and encouraged to attend such meetings, however only one person from a unit may address a single subject. Owners who desire to address an issue not on the agenda will give 24 hour written notice to the officer who posted the notice, indicating the subject for discussion.

## **HOUSE AND GROUND RULES**

1. **Occupancy of Apartments.** The maximum number of occupants for a two bedroom unit is six (6) persons. For a three bedroom unit, the maximum number of occupants is eight (8) persons. Units are for single family residential use only. Whether personally present or not, the owner is responsible for those using his apartment.

2. **Commercial Rental.** Units may be rented without the approval of the Association, provided occupancy is only by the tenant and his family and his guests while the tenant is present. An owner renting his unit must give notice to the Association prior to the commencement of the lease and give the name of the lessee and the terms of the lease. No rental may be made for less than 30 consecutive days. Subletting is not permitted. The Association may designate a rental manager whom owners are encouraged to use. Notice by the owner to the Association is not required if the lease is through the designated manager.

3. **Parking.** Each unit has the right to use one parking space marked by unit number in the parking lot. Parking is limited to passenger vehicles common to

family use. No commercial vehicles, trucks, motor homes, recreational vehicles, motorcycles, mopeds, trailers or other special purpose vehicles, nor those of a size too large for the space provided, are allowed. Other vehicles will use the auxiliary lot across the highway. Traffic flow in the parking lot is one-way and governed by posted "Entrance" and "Exit" signs. Vehicles are not to be backed into parking spaces. Owners in residence may trade parking spaces among themselves on a temporary basis. Owners may also trade spaces on a permanent basis by providing the Association with a letter signed by both parties at which time the spaces will be renumbered accordingly.

4. **Swimming Pool.** Rules governing the use of the pool are posted at the pool. Beach sand damages the pool pump and filters. Those coming from the beach must remove sand from themselves, their children and their bathing suits before entering the pool. Use of the pool area is restricted to owners, their family, guests and tenants. The maximum number allowed in the pool or pool area for each unit is the same as occupancy of the unit -- 6 for two bedroom apartments and 8 for 3 bedroom. No smoking or eating is allowed in the swimming pool. Pool water will be kept at a comfortable temperature, weather permitting. Pool furniture must not be taken from the pool deck.

5. **Beach/Dune walk** Fishing from the beach, as allowed by state law, is permitted. Fish may be cleaned at the stations provided on the dune walk. Careful cleanup must be made and carcasses are to be disposed of in the ocean, not trash containers. Trash, bottles and cans, and animal waste are not to be left on the beach. The dunes and vegetation are protected by state law and must not be disturbed.

6. **Pets.** No unit may have more than two pets--one bird and a dog or a cat. Aggressive breeds of dogs are not allowed. When taken outside, the pet must be on a leash under proper control and away from the pool area. Animal waste must not be deposited on Association property and in the event of an "accident" must be immediately removed and disposed of properly. Tenants may have pets only with owner approval and are likewise subject to these restrictions.

7. **Storage Lockers.** Storage lockers for each unit are located adjacent to the office and are designated by unit number. Perishable, dangerous or noxious materials may not be stored.

8. **Windows/Doors.** Windows, screens, entrance and glass doors are the responsibility of the owner. They must be installed and maintained so as to be fully operable and in a condition to prevent leaks. Their design and construction shall be of such materials as conform with other such fixtures in the apartment buildings. Hurricane shutters are optional, provided windows meet building code requirements. Shutters are to remain open from October 31st to June 1st of each

year. If a unit is unoccupied the management may open/close hurricane shutters at the owner's expense.

9. **Alteration.** No alteration or improvement of common elements by an owner is allowed without the permission of the Board. No owner may make any alteration to Association property, including the exterior of his unit, without the approval of all members. Hardwood flooring or tile may not be installed on the second floor without first installing a sound insulation barrier.

10. **Assessments.** Owners are responsible for all assessments levied during their ownership. Assessments unpaid for thirty (30) days after the date due are subject to collection and may include interest at the maximum allowed by state law, as well as costs of collection including attorneys' fees.

11. **Sale.** An owner contemplating sale is urged to first notify all other owners. Upon execution of a contract of sale of a unit the owner/seller will give the Association written notice of such sale, together with the name and address of the intended purchaser and provide a copy of the contract. The seller has the responsibility to inform the buyer of the requirement for Application for Membership, for an in person interview/orientation, and the necessity for Association approval prior to the real estate closing. Following sale the new owner will furnish a certified copy of the deed of conveyance.

13. **Violations.** Owners are presumed to be aware of their own responsibilities, to encourage others to abide by our rules; and when necessary report violations to Officers of the Association---who are authorized to enforce these Rules in accordance with state law, the Declaration, Articles of Incorporation and By-Laws of Little Ocean Club Condominium, Inc. Our goal is to have voluntary, good faith compliance in a spirit of cooperation and friendship. It is understood that enforcement of violations will be even-handed and consistent with due consideration to the circumstances. No action will be taken without first giving warning and an opportunity to correct the situation.

## CONCLUSION

***These rules are not all inclusive.*** They are intended only as a statement of basic provisions, made available to owners for ready reference. Fundamental condominium documents should be consulted for more detailed information.

**Other laws,** not contained in these Rules and Regulations and other condominium documents may affect these provisions, which are not deemed to be controlling if at variance with federal or state law and court decisions.