

**CANAVERAL SANDS**  
**CONDOMINIUM ASSOCIATION**

8494-8500 Ridgewood Avenue

Cape Canaveral, FL 32920

**RULES AND REGULATIONS**

---

**GENERAL RULES**

- Garbage must be placed in plastic bags. Do not leave trash or garbage in hallways, stairwells or ashtrays. No LARGE objects are to be placed in trash chutes, i.e., pizza boxes.
- Walkways must be kept free of any objects, including footwear.
- Do not hang anything, including but not limited to towels, bathing suits, rugs, etc. from any railing.
- Remove sand and towel dry before entering elevator.
- No skateboarding/roller-blading or bicycling permitted on walkways. Bicycles must be kept in the unit or garage.
- No running or playing on walkways, stairwells or in the elevator.
- Excessive noise is prohibited at any time. Contractors are not to start work until after 8am.
- Any person causing damage(s) will be held responsible. Owners are accountable for guests/tenants or vendors.
- Request elevator pads prior to moving or expecting deliveries.

**PARKING/GARAGES**

- **ONLY ONE CAR** per unit in "Resident Only" spaces. Park vehicles **FRONT IN ONLY**.
- Only residents (tenants) permitted in "Resident Only" parking spaces. Resident's guests must park in visitor's parking spaces, including contractors, service people and companies.
- All parked vehicles must have a current registration and be operable. Vehicular work is limited to minor repairs and emergencies.
- Parking of other vehicles without permission is not allowed (boats, trailers, motor homes). Contact management for permission.
- Freezers/refrigerators/dehumidifiers may not be operated in garages.
- Garage doors must be closed except when entering/exiting.
- Garages may not be used for commercial purposes.

**BALCONIES/PATIOS**

- Do not attach anything to the concrete areas; it can lead to water intrusion and damage. Unit owners will be held responsible for any such damage including damage to adjacent units.
- Notify, in advance, your neighbors below if you intend to wash your balcony.
- Observe city lighting rules during turtle season – May 1<sup>st</sup> thru October 31<sup>st</sup>. You could be fined by the city.
- Do not hang towels, rugs, etc. on balcony railings.

**RECREATION ROOM RULES**

- The Recreation Room will be closed at 10 pm, unless an Association function is taking place.
- The Room may be reserved by residents/tenants for private use when it is available. Contact management for rental forms/rules and current fees. The host is responsible for clean-up/damages. No commercial activities are allowed.
- No children under the age of 12 shall be permitted in the room at any time unless accompanied by a resident owner or appointed adult.
- Pets are not allowed in the Recreation Room at any time.
- Anyone using the sauna must be at least 18 yrs. old. Use the sauna at your own risk and follow the posted rules.
- The showers in the room are for the sole use of individuals using the sauna – not in lieu of the pool shower.
- Do not remove furniture from the room.
- Wash off sand if coming from the beach. Towel dry before entering the room from beach or pool.
- The last person leaving is responsible for turning off the lights and locking the doors.
- Owners are responsible for any damage done by themselves/guests/tenants.

**POOL RULES**

- Hours are dawn to dusk.
- Residents/tenants/guests only.
- Shower before entering the pool.
- No lifeguard – swim at your own risk.
- Children under the age of 12 must be accompanied by a responsible adult.
- Children with diapers must wear protective outer garments.
- No glass or pets allowed in the pool area.
- No running or loud noise. Pool toys, floats, are permitted.
- Replace dividing rope when leaving pool.
- No towels are to be hung on the railing.
- Bathrooms are in the Recreation Room.
- POOL GATES ARE TO BE CLOSED AND LOCKED AT ALL TIMES.

**BEACH**

- Observe all Brevard County rules – posted at public crossovers.
- BEACH GATES ARE TO BE CLOSED AND LOCKED AT ALL TIMES.

**PETS**

- Only 1 cat OR 1 dog per unit.
- Dog walking is on Ridgewood Avenue only. Leash and clean up after your dog.
- Owners are responsible for any damage done by their pet. Obnoxious/aggressive behavior should be reported to management. If necessary, legal action will be taken.
- No dogs are allowed on the beach.

**RENTALS**

- Rental periods are for a minimum of 30 days.
- Owners should notify management of any unit that is rented. Rental forms must be filled out.
- Renters have all the rights/responsibilities of owners.
- Owners relinquish their rights to use the common areas when renting out their unit.
- Owners are responsible for any/all damages incurred by their tenant.

THE ABOVE RULES WILL BE ENFORCED BY THE MANAGER AND THE BOARD OF DIRECTORS.

**RULES/REGULATIONS ARE GOVERNED BY THE FOLLOWING:**

ASSOCIATION BOARD OF DIRECTORS	BREVARD COUNTY
CANAVERAL SANDS CONDO DOCUMENTS	FLORIDA STATE CONDO CODES
CITY OF CAPE CANAVERAL	FLORIDA STATE HEALTH DEPT
CAPE CANAVERAL FIRE DEPT.	DEPT. OF ENVIRONMENTAL PROTECTION

**Keys Management** (321) 784-8011

**Brevard County Sheriff**

24-hour non-emergency number: (321) 633-7162  
Cape Canaveral Precinct: (321) 868-1113

**Brevard County Fire-Rescue**

Administrative number: (321) 783-4777