



# RULES AND REGULATIONS

officially adopted **February, 2024**

*(supersedes all previous versions)*

*Established via: DC Article 24(D); AI, Article II, Sect. 2(p); BL, Article III, Sect. 6*

*(Documents available at [www.CloverKeyInc.com](http://www.CloverKeyInc.com))*

## The Golden Rule for Condominium Living:

*If it wouldn't be acceptable if all of the other Association members do the same thing...you probably shouldn't do it either.*

### Why Rules:

- Clarifications of issue management based on our governing documents
- Not intended to be in contradiction of other governing documents, but rather clarify or supplement
- Maintain and protect the value of our personal and mutual property
- Ensure the quality of life that is anticipated and expected in a well-maintained residential community.

### Rule/Issue Management:

1. Forms required in these documents are available in the clubhouse and on the management web portal. (Currently AppFolio)
2. Try to kindly remind those in violation of a rule, just in case they didn't know.
3. Notify the Association via any of the following:
  - a. BOD via voicemail at **321-268-2003** or [PelicanPointBOD@gmail.com](mailto:PelicanPointBOD@gmail.com).
    - i. Include in message: ♦ associated unit numbers (including caller's) ♦ date/time of issue ♦ urgency ♦ if needed, board member requested to respond.
    - ii. a call to the office is immediately forwarded by e-mail to all board members and is the best point of contact with the board
    - iii. the most available member of the board can then address the issue.
    - iv. If no board member responds in a speed appropriate to the issues see item (3c)
    - v. Issue communications directly with an individual board member is discouraged, as it interrupts their personal enjoyment of Pelican Point and risks being overlooked.
  - b. Leave a signed written message in the Red Box at the Clubhouse, for follow-up
  - c. Contact condominium management. see official clubhouse bulletin board
    - i. As posted in 1st floor the elevator bulletin boards
    - ii. Note that un-necessary after normal business hours calls or weekend calls may be billed back to the Unit Owner.
4. Board to review if issue requires review by the Covenant Enforcement Committee, based on Unit violation history.
5. Violation of the Law will be referred to local police for action.
6. Rules and Regulations deviation when allowed will be notated with prior written approval from the Board of Directors. (hereafter noted as *pwa-bod*)
  - a. Prior written approval –
    - i. Requires official Pelican Point BOD letterhead and board member signature.
    - ii. **Temporary** approval communication must be in written form from a BOD member and include the words "*This has been approved by the board.*"
  - b. The board reserves the right to grant written special circumstance permissions on a case by case basis

# The Association at Pelican Point

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## Abbreviations / Definitions:

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**AoPP** = The Association of Pelican Point

**BOD** = Board of Directors

**Owner** = Legal Unit Owner

**Visitor** = guest staying at AoPP less than 3 days  
**Occupant** = Owner, Family, Tenant, Guests *currently occupying* the unit

**Resident** = Occupant of unit 30 days or more

**AGD** = Association Governing Documents

**FSL** = Florida State Law

**AI** = Articles of Incorporation

**DC** = Declaration of Condominium

**BL** = ByLaws

**RR** = Rules and Regulations

**PWA** = Prior Written Approval

## A. General

*This Section applies as an over-riding principal to all other rules*

### 1. **OWNER IS RESPONSIBLE:**

*Every "Unit" is an equal one vote owner of the Association. The legal "Owner" is thus responsible for the actions of the users associated with their unit at the AoPP.*

- a. The Owner is responsible for ALL Occupants and their visitors (see definitions)
- d. Action regarding violations, fines, etc. is ultimately the responsibility of the Unit owner
- e. Owners are responsible for notify their tenants of all relevant Association communications.
  - i. Official communications are sent as designated on the official "Owner Profile" on file with the association. FSL/AGD

### 2. **RESIDENT INFORMATION REQUIRED:**

*The AoPP is required (FSL) to keep updated resident contact information on file for emergency management. It is also needed for contact regarding facility management and facility wide communication.*

- a. All residents must fill out a profile document
  - i. See forms at the clubhouse for further information regarding needed information.
- b. Allowing cell phone texting contact is recommended for communication regarding urgent facility action. (i.e.- utility outages, evacuation, etc.)

### 3. **UNIT ACCESS:**

*Condominium associations have the right of emergency access to individual units. FSL/AGD*

- a. Current Unit Keys: must be kept on file with the AoPP
- f. Secured: the keys to the individual units will be maintained in a secure and locked cabinet and are to be used only by bonded Association employees or the BOD
- g. Notice: except in an emergency, access will be only after giving the best practical notice to the owner and occupants. Florida Statute 718, Article 14(c) of the DC
- h. Health.Safety Concerns: in instances regarding a unit or its owner,
  - i. the Unit emergency contact will be contacted when reasonably possible
  - ii. relevant authorities will be contacted to the situation for action
- i. Denial of Access for pest/insect control is not allowed (FSL)

### 4. **BEHAVIOR EXPECTATIONS:**

*The cohesive quality, enjoyment and safety of the facility must not be affected and thus property value/marketability.*

- a. Noise:
  - i. Residents shall not make or permit noise that will unreasonably disturb or annoy the occupants of any other unit or do anything that will interfere with the rights, comfort or convenience of other owners.

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- ii. Quiet Hours: between **10:00 PM** and **8:00 AM**, noise levels shall be lowered inside and outside of units between the hours of such that noise coming from activities conducted inside or outside the unit cannot readily be heard inside other closed units.
  - iii. Construction Noise: when reasonably possible, loud, continuous noise should occur between **9am-5pm**. Significant construction projects lasting more than 3 days is recommended to occur during the off season. Exceptions require *pwa-bod*.
  - b. Civility: abusive language and inappropriate conduct will not be tolerated by any occupant or visitor. Loud, vulgar, obscene language or gestures to any Board member, occupants, or visitors will not be tolerated.
  - c. Supervision: Use of the common areas of the AoPP by children under 14 shall be under direct supervision of a responsible adult, unless officially posted otherwise
  - d. Visitors: shall be overseen by a current unit occupant while using AoPP common space.
  - e. Clean up: leave any common space you use as good or better than you found it.
  - f. Items hung up or shaken from windows, doors, passageways or balconies is not allowed.
  - g. Nothing thrown from windows, passageways, or balconies.
  - h. Items left unattended in common areas more than 30 minutes may be collected and placed in the clubhouse lost and found.
  - i. Applicable Laws: (Article XXIV – DoC amend.) “f. No immoral, improper or offensive use shall be made of the condominium property nor any part thereof and all laws, zoning ordinances and regulations of all governmental authorities having jurisdiction of the condominium shall be observed”
5. **ACTS OF VANDALISM TO ALL PROPERTY:**
- a. Call police if appropriate
  - b. Report promptly to a member of the BOD in written form. Photographs encouraged via e-mail
  - c. Include approximate time, date, and a description of the incident
  - d. Security camera footage review requires prompt reporting

## B. Common Area Use

*All areas of the AoPP not specifically within the Unit are Common Area*

- 1. **COMMON AREA MANAGEMENT**
  - a. Improvements, maintenance and repairs of common area facilities/elements
    - i. Only by BOD approved personnel
    - ii. When common building elements within a unit require maintenance prior notification will be given when reasonably possible
    - iii. Any work that occurs within a Unit that impacts common building elements requires review, see Section C.1
- 2. **ADDITIONAL APPLICATION POLICIES**
  - b. Official Signage:
    - i. AoPP or other officially required posted signage regarding a specific common use area shall carry the same weight as if it was included in this document.
  - c. Owner gives up usage rights: *(per AGD)*
    - i. Unless specifically agreed to in writing and provided to the BOD; all common area usage rights become those of the current Resident
- 3. **PRIVACY**
  - a. Recreational Drones are not allowed within discernable camera range of individuals in any Unit, balcony or the pool area.
    - i. *PWA-BOD* and prior AoPP notification of at least 48 hours
    - ii. subject to applicable laws and federal regulations

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## 4. UNOBSTRUCTED PATH

*Sidewalks, entrances, driveways and passageways, as common elements and means of safe building exit, must be kept open and unobstructed.*

- a. Wheeled recreation: scooters, skateboards, bicycles or roller skates/blades
  - iii. are not allowed to be ridden on sidewalks or passageways
  - iv. are not allowed within pool or tennis court fenced areas
  - v. are acceptable in the parking lot.
- b. Outdoor mats are not allowed on walkways when unit is unoccupied.

## 5. BICYCLE RACKS

*have been placed in the first floor stairwells of each building for occupant use.*

- a. Use at occupant's risk
- b. Locks recommended to secure the bicycle to prevent theft.
- c. Bicycles must be in good working order
- d. Bicycle must be marked with the associated unit number easily visible

## 6. GRILLING - Charcoal, electric, and propane grills

- a. not allowed within 15 feet of any structure, including any unit balcony or walkway.
- b. grilling pad located outside the C building near the dumpster

## 7. SMOKING/VAPING

- a. Not within 20 feet of the buildings/structures on the front walkways, in or near the elevators, or anywhere within the pool fenced area.
  - i. The unit balcony and enclosed Unit legal boundary is the only exception
- b. Picnic tables near the seawall are acceptable smoking locations
- c. No remaining evidence of smoking is allowed on any of the common areas except at designated ash containers.

## 8. ANIMALS

- a. Feeding birds or any other wild animal is prohibited for health and safety concerns, including but not limited to a balcony of a unit.<sup>(AAOP & SFL)</sup>

### b. Allowed Pets:

*Exception: as required by law for official service animals*

- i. Only 2 pets total allowed<sup>(AGD)</sup>
- ii. Weight of each animal shall be no more than 24lb at maturity <sup>(AGD)</sup>
- iii. Species – no exotic birds, snakes or other creatures/animals are allowed
- iv. Current Documentation must be on file with the AoPP for any domesticated animal on AoPP property.
  - Must include veterinarian provided weight and govt. required vaccinations (including rabies) must be submitted to the AoPP.
  - Updated information must be provided upon expiration
  - Cats are included due to exposure risk during required unit access.

### c. Pets in Common Areas

- i. may only be walked in the designated areas
- ii. must be kept on a leash at all times when in the common areas
- iii. all droppings must be immediately cleaned up and disposed of by the pet owner.
- iv. pet relief only in grass around the water retention area North of the tennis court.
- v. The parking lot can be used for exercising a pet.
- vi. No pets are allowed on other grassy areas.

- d. Indemnity of the AoPP is required of any pet owner to hold it harmless against any loss or liability whatsoever arising from having any animal in the condominium.

- e. Under immediate and direct physical control at all times. If a pet becomes obnoxious to other residents by barking or otherwise, the pet owner must correct the problem or permanently remove the pet from the condominium property.

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## 9. CLUBHOUSE AND DECK

*Use of the clubhouse kitchen, bathroom and the patio deck are for enjoyment of all AOPP occupants*

- a. Normal hours of use are “as posted” at the clubhouse
- b. Swim Clothes wet and/or uncovered are not allowed
- c. Non-weatherproof chairs and tables are not to be removed from the club house
- d. After normal hours use:
  - i. may only be reserved by AoPP members (AGD)
  - ii. scheduled in advance on a first come basis.
  - iii. obtain a key from a member of the BOD.
  - iv. ensure that all doors are locked and the area is returned to its normal setting after each use
  - v. key must be returned on the next business day
  - vi. reserving AoPP member is liable for damage until the key is returned
- e. Special Occasions Use

*For all residents of Pelican Point to reserve the clubhouse for special occasions must:*

  - i. if after hours, non-AoPP member reserving must have a AoPP sponsor (see item d. above)
  - ii. fill out the required form
  - iii. sign the clubhouse calendar at least 48 hours in advance of the event, and
  - iv. inform management or a board member.
- f. Priority is to regularly scheduled activities of the AoPP
- g. Direct supervision by reserving party is required throughout use.
- h. Outside group events are not allowed.
- i. Commercial Use is not allowed
- j. Return to prior state by cleaning and arranging furniture as before event
- k. Rights are reserved by the AoPP to require:
  - i. payment of a security deposit
  - ii. the execution of a written use agreement.

## 10. POOL

*These rules are primarily as required by the Brevard County Health Department and non-compliance can effect our continued ability to enjoy our pool*

- a. Normal use hours are 30 min after sunrise to 30 min before sunset, weather permitting (FSL)
  - i. After-hours use of the actual swimming pool is not permitted. (FSL)
- b. NO LIFEGUARD on duty, this and other state required pool use rules must be followed.
- c. Beverages may not be consumed within 4 feet of the pool water. (FSL)
- d. Food may be consumed *only* within the area of the covered cabana. (pest control issues)
- e. NO GLASS of any kind is allowed inside the pool gate and fencing. (FSL)
- f. No grilling in the pool area except by approved social club events. (*pwa-bod*)
- g. No animals of any kind are permitted in the pool area (FSL)
  - i. except by exception required by law, but never in the pool. (FSL)
- h. Showering before entering the pool is required especially with applied lotions or oils. (FSL)
- i. Swimming Attire (subject to religious dictates) required for swimming.
  - i. Clothing designed to contain loss of fibers should be worn in the pool (i.e. swim wear fabric)
  - ii. Clothing that has loose threads not allowed in the pool (i.e. – cut-offs) (FSL)
- j. Swim Diapers are required for non-toilet trained children and incontinent adults
- k. Skin Openings such as cut or skin infection are not allowed in the pool
- l. Supervision is required by an adult (over 18 years of age) (FSL)

*who is physically capable/emotionally mature enough to render meaningful emergency assistance*

  - i. children under the age of 14 years
  - ii. those who do not know how to swim
  - iii. those who have physical/medical infirmities that may prevent them from exercising appropriate care in the pool.

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## m. Pool Furniture

- i. not to be removed from the pool enclosure.
- ii. if moved, must be returned to their original location at least 4' from the pool curb (FSL)
- iii. Cover with a towel to protect from lotions, etc.

## n. Audio equipment shall be at a level so as not to annoy others, both at personal or general volume.

## o. Trash is to be placed in the proper waste receptacles.

## p. Food waste should be taken directly to the dumpster to help minimize pest attraction

## q. Public bathroom facilities shall be left clean and sanitary after use.

## r. Entrance gate to pool must be kept latched except during entrance and exit

## 11. **TENNIS COURTS/PICKLEBALL**

### a. Normal hours are 8:00 AM to 10:00 PM daily.

### b. Use is a first come basis but for no more than 1 hour if others are waiting

### c. Outside of normal hours use must requires *pwa-bod*.

### d. Proper foot attire must be worn to prevent deterioration of the court surface.

### e. Court Lights must be turned off after use, by the last person to use the courts

## 12. **LAUNDRY ROOMS**

### a. Normal hours of use are 8:00 AM to 10:00 PM.

### b. See permanent signage inside laundry room for further instructions

### c. Food or drinks are not allowed in the laundry rooms.

### d. Trash containers are only for minor laundry activity trash

### e. Timely use encouraged. The washer cycle takes about 30 minutes and dryer cycles are approximately 45 minutes.

## 13. **PARKING**

*It is critical that the AoPP BOD have knowledge of **any vehicle** on the property for safety and emergency notifications. The Association shall have the right to restrict and designate the parking of any and all types of vehicles (automobile, trucks, vans, motorcycles, watercraft, trailers, campers, etc.) on any portion of the AoPP property.*

### a. Vehicles after 10pm but less three days on AOPP property, at a minimum, must “notify the association” by Help Line call (BOD Voicemail) with the following information:

(RULE/ISSUE MANAGEMENT:3.A)

- i. Associated Unit number
- ii. License plate number
- iii. Vehicle description

### b. Vehicles that remain more than three days must be registered with the office and display an approved and current vehicle parking permit issued by AoPP

- i. Tag must be easily visible without moving covers and easily viewed from parking area.
- ii. Tags specifically associated to the vehicle description and license plate and are not transferable without documented transfer acknowledged by the board.

### c. Any vehicle lacking required identification will be considered illegally parked and shall be subject to towing at the vehicle owner’s expense after proper notice is given. (Sec. 715.07, Fla. Stat.)

- iii. This also includes current state required tag/license

### d. Only one parking spot marked “owner” may be used per Unit *at a time*, regardless of number of Unit occupants.

- i. Limited to automobiles, vans, light trucks or motorcycles (without signage)

#### ii. At the spaces *along the sidewalks* at the buildings:

- Only allowed to be temporarily backed in for unloading at the sidewalk
- Not allowed to overhang the sidewalk
- No motorcycles
- Suggested to leave these spaces available to those less physically-able

- iii. All other vehicles belonging to unit occupants, guests and/or visitors must park in ‘visitor’ space or other specialty vehicle type/use designated areas.

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- iv. High Season - November 1st through April 30th, one car per unit parked in an owner space will be strictly enforced.
- v. Off Season - May 1st through October 31st, each Unit will still only have 1 owner parking spot,
  - but there will be an option for a second space if parking is available
  - The board reserves the right to relax parking enforcement when it does not otherwise impinge on the parking rights of others
- e. Compliance –
  - i. Occupants in violation of the parking rules shall be given written notice of the violation.
  - ii. After 24 hours, if the vehicle in violation is not moved to comply with parking rules, a certified letter will be sent to the unit owner and/or resident.
  - iii. Seven days after mailing the certified letter, if the unit owner or lawful lessee has not complied, the vehicle not in compliance shall be towed at the owner's expense after proper statutory notice.
  - iv. Any repeat of the same violation by the same vehicle, after the prior proper notification process occurs, the vehicle will be towed within 48 hours.
- f. Consistently/permanent parking spaces are not allowed to be self designated
- g. Oversized vehicles that are larger than the standard 14-foot parking spaces
  - i. must park in the "Long Term Vehicle Storage Area" (which is the double row without bumpers to the north of the storage trailers).
  - ii. must display a current/valid Pelican Point permit (readily visible as required) to remain on association property after sunset.
- iii. Accessory Vehicles -  
*RV's, boats, campers, jet skis, kayaks and trailers*
  - long term storage not allow
  - Up to 3 contiguous days with prior BOD Voicemail Notification, when associated with a properly AoPP tagged vehicle
  - Up to 14 contiguous days @ 4 times per year
    - a. If all accessory vehicles are properly AoPP tagged (boats, trailers, etc.)
    - b. This is for temporary parking use only.
    - c. No power use or occupancy is allowed.
- h. Exceptions:
  - i. Storage Trailer – for long term storage - *pwa-bod*
    - a. maximum of twenty-two (22) "enclosed cargo trailers"
    - b. along the E/W running south fence between Pelican Point and the post office.
    - c. the trailer must be kept in good condition, and licensed/tagged
    - d. Must be capable of fitting within a 14 ft long, 8 ft wide and 8 ft high box (city)
    - e. These spaces are granted on a "first come" basis and only to owners that do not rent lease units.
    - f. The Board reserves the right to charge a fee for the exclusive use of these spaces.
    - g. To secure a storage trailer parking spot, a fee may be added to the monthly association fees. If fees remain unpaid for more than 3 months, the space will be relinquished to the BOD for assignment to the next person on the list.
    - h. Storage trailer spaces are only available to reserve by unit owners.
    - i. Any designated trailer parking space that is left unoccupied without *PWA-BOD* is considered relinquished and available for re-assignment by the BOD
- i. Grandfathered items:
  - i. Items that were on the property at the time of a rule change are allowed to remain until they are replaced or are otherwise out of compliance (FSL)
  - ii. Items that are grandfathered will be documented by serial/VIN number and officially added to a list of grandfathered items
- j. Dumpster/recycling bin access shall remain open for refuse pickup at all times (no parking)
- k. Grass area parking is strictly prohibited.

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- l. Emergency repairs only are permitted to vehicles in the parking areas.
- m. any damage caused to the parking areas due to oil leaks, repairs, or faulty vehicle equipment shall be paid for by the unit owner.
- n. Vehicle washing is not permitted on Pelican Point property due to the high cost of water.
- o. Vehicles left running must not be unattended.
- p. Commercial Vehicles/Equipment – PWA-BOD
  - i. road tractor, semi-trailer, truck tractor, special mobile equipment or other heavy equipment may not be parked on Association property except for Association maintenance purposes. The parking in front the tennis courts/retention pond shall be the left available for such vehicles.
- q. Long Term Parking – PWA - BOD
  - i. Any vehicle not driven off the premises for more than 30 days must park in the “long term parking” area (*West end of first double row North of the cargo trailers*).
  - ii. The right to designate a specific space is reserved by the board
  - iii. Vehicle owner must: give the BOD the name and phone number of a local contact that has vehicle keys in case the vehicle must be moved. (*properly identified Help-Line call acceptable*)
  - r. If parking availability becomes a problem in the future, the Board reserves the right to limit the number of vehicles allowed per household if needed.
  - s. Vehicles with signage are not allowed in owner-marked parking, at any time, unless immediately engaged in work on the property.

## C. Owner's Unit

### 1. PERMISSIONS REQUIRED:

**PROTECTION OF THE STRUCTURAL INTEGRITY AND COMMON UTILITY SERVICES TO THE AoPP IS CRITICAL**

- a. All permanent unit changes shall be submitted for *pwa-bod* -
  - i. Why important (See Common Area Use – B.1.a.iii)
  - ii. Submission must be a minimum of two weeks prior to the start of construction
  - iii. Submission prior to ordering is recommended, due to possible consistency requirements.
  - iv. Approvals required by government authorities are the sole responsibility of the Owner
  - v. Under no circumstances will the AoPP be held responsible for damage created by work performed without prior proper approval.
  - vi. A preconstruction conference with a designee of the BOD and the project contractor is required to verify their knowledge of specific risks, prior to the start of on-site work.
  - vii. Changes to AOPP shared structure or utilities requires an association wide vote.
- b. Structural Integrity of the building ***shall not be compromised*** by any installation. **No attachments: holes or damage to building structure (including concrete floor/ceiling planks) are strictly prohibited**
- c. Liability: The unit owner shall in all cases be and remain fully liable for damage caused by any such installation
- d. Extra expenses incurred by the Association as a result of such installation will be entirely the Owner's responsibility, including any necessary legal action required by the Association
- e. Proceeding without prior approval subjects the Owner to disciplinary action by the BOD.
- f. Washers and/or Dryers – are not allowed in any Unit (Article XXIV of DoC amend.) power and leak issues-

### 2. EXTERIOR OF UNIT:

*All items in this section subject to pwa-bod*

- a. Consistent exterior building appearance is required by our AGD. All unit elements visible from the common area are required to comply. Enforcement of these requirements help insure a high quality appearance and thus effects the financial success of Association. At a minimum, any unapproved deviation from the building standards will be required to be immediately corrected when visible from the parking lot/ground with the naked eye.



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- b. Deviation from the documented building standards will be considered during review of future approvals.
- c. No signs, signal, advertisement, notice or any lettering or equipment shall be exhibited, inscribed, painted, affixed, or exposed in any window or any part of the outside of the unit
- g. No projections such as awnings, shutters including additional air conditioners, television and radio antennas or wiring shall be attached to or extended from the outside of the buildings
- h. Over-air transmission/reception devices, including all wiring to supply power and to carry the signals, must be installed wholly within the confines of the owners unit
- i. Entry doors or patios/balconies no alteration or changes shall be made without *pwa-bod*
  - i. Doors and screens are to be properly maintained in good condition by owners.
  - i. The main door is to be painted standard bronze or current approved color.
  - ii. The exterior door paint is provided by Association.
  - iii. All unit numbers must be brass and adhere to standard font used. Installed at same height as existing building standard.
  - iv. Unit numbers must be visible from the walkway for emergency responders and delivery people.
  - v. No tinted storm door glass may be used if it blocks the ability to see the unit number on the door.
  - vi. Numbers may only be placed on the door itself, not on the building.
- j. Roof Access is limited to pre-approved maintenance personnel *pwa-bod*.
- k. Electrical outlets at the maintenance shed, as well as in the laundry rooms and near the office, are available for temporary use by residents during daylight hours.
- l. Building stairs and walkways shall not be used as work area
- m. Debris outside of the unit must be removed and cleaned daily to a level as if the work never occurred

### 3. LEASING / RENTING

- a. Length of rental/lease may be no less than 30 days.
- b. Copy of the rental agreement provided to the AoPP 10 days prior to move-in.
- c. Completed renter profile must be on file in the Association office 10 days before move-in.
- d. Owner relinquishes common facilities rights and privileges of use and enjoyment during the period of rental.
  - i. unless the tenant waives the tenant's rights to use the common amenities in writing in the lease agreement and a copy is given to the Association office.
- e. Owners are responsible for forwarding necessary Association communications to unit occupants. (see A.1.c.i.)
- f. Owners are to provide a copy of the Rules and Regulations to all unit occupants

### 4. MAINTENANCE

- a. Any time that the unit will be unoccupied for more than three consecutive days
  - i. water valve to the unit shall be shut-off.
  - ii. water heater electrical circuit shall be shut-off
  - iii. lock all exterior doors and windows (winds can rattle doors open)
  - iv. Air conditioning shall be on at a max temperature of 78 F degrees. (mold growth) (FPL recommend)
- b. Arrangements for professional unit supervision is highly recommended. (for liability reasons)
  - i. Insurance companies may reject a claim for units unsupervised for more than 2 weeks.
  - ii. Direct employees of AoPP are not allowed to perform private unit work. (for liability reasons)
- c. AC unit monthly maintenance is required regularly in the summer months
  - i. Bleach needs to be poured into the condensate drain on a regular basis  
(video available on Facebook Group – Pelican Point, Titusville, Board News)
- d. Failure to perform these steps may subject the unit owner and the occupant (if different) to liability for any damages to the Condominium Property that result from water damage and/or the absence of climate control.