

SEA OATS CONDOMINIUM
4570 Ocean Beach Blvd.
Cocoa Beach, Florida 32931
RULES AND REGULATIONS

March 2017

LEASING, RENTING AND ALLOWING GUESTS TO OCCUPY YOUR UNIT

1. Minimum rental period is 30 days.
2. No time-sharing...only one renter or lessee during a 30-day period.
3. Rental/leasing information shall be provided to the Board within 24 hrs of occupancy.
4. Owners are responsible for the conduct of their tenants and/or guests.

UNIT RULES

1. Each unit is restricted to residential use only by the owners, tenants and guests.
2. Per Florida law, the Association has the right to 2 current keys to each condominium unit.
3. Occupancy must not exceed the following restrictions:
 - 2 bedroom unit — 4 persons — 2 of whom may be children.
 - 3 bedroom unit — 5 persons — 3 of whom may be children.

PETS

1. Only one animal (dog or cat) under 20 pounds is permitted in a unit.
2. Animals must be on a leash when outside of the unit.
3. The animal exercise area is located between the sidewalk and Ocean Beach Blvd.
4. Pick up after your animal and dispose of waste properly.
5. No animals are permitted in the pool area.

General Rules

1. All common and limited common areas are to be kept clean and sanitary.
2. Any use or practice that is the source of annoyance to other residents/tenants/guests is prohibited.
3. Any use or practice that interferes with the peaceful possession and use of the property is prohibited.
4. Owners are responsible for the behavior and actions of their tenants and guests.
5. Bicycles, surfboards, body boards, furniture, packages or other objects shall not be placed on the walkways or sidewalks.
6. All shopping carts should be returned to the floor closets.
7. Nothing shall be hung from the windows, railings, balconies or walkways of the buildings.
8. No motorcycles, trailers, boats, recreational vehicles or trucks over 3/4 ton will be parked on the property.
9. No owner shall make any structural modification or alteration to a unit without prior written approval of the board. Plans must be submitted along with your written request.
10. No owner shall cause any changes to be made to the exterior of the buildings.
11. Parking spaces will be used by owners, tenants and their guests only.
12. SPEED LIMIT in the parking areas is 5 MPH.
13. All garbage and trash must be properly disposed of in secure plastic bags in the dumpsters. Cardboard boxes must be broken down or cut flat.
14. Recycling is co-mingled. Any recyclable item...any green recycle container.

SKATING, SKATEBOARDING, BIKE RIDING are NOT ALLOWED on the walkways, sidewalks, and driveways of the condominium property. Sport games are allowed if authorized by the Board of Directors.

POOL AREA RULES

1. Warning...Swim at own risk! No lifeguard present.
2. No diving into the pool.
3. Appropriate bathing attire required.
4. Shower off and remove all sand before entering the pool from the beach.
5. Children under age 12 must be accompanied by someone 18 years or older at all times.
6. No glass containers are allowed in the fenced pool area.
7. No food or beverages may be consumed within 4 feet of the pool water.
7. Tight fitting "swimmer" diapers are required for children who are not potty trained.
8. Only waterproof lotions/sunscreens are allowed. No oils.
9. Only single person rafts, reasonable sized balls and flotation aids are allowed.
10. Surfboards, inner tubes or large balls are *not* allowed in the pool.
11. Lounges may not be held or reserved.
12. Noise must be kept to a minimum.
13. No shouting, shoving into the pool or rough housing is allowed.
14. Pets/animals are not allowed in the pool or deck area.
15. Bathing maximum is 19 persons.
16. Residents, tenants and guests only.
17. Please dry off prior to entering the Club Room or elevators.
18. CALL 911 in an EMERGENCY.

POOL ADMINISTRATION

1. If the pool is locked, swimming and sun bathing are not allowed.
2. If the pool is unlocked, swimming hours are limited to: 8:00 AM - 10:00 PM
3. Pool Heater: ON — November 1 to May 15. Can be extended at board discretion.
4. Temperature: Heater set to 85 degrees

CLUB ROOM

1. Association business will take precedence over other uses, even if scheduled in advance.
2. The Club Room is available for all owners and tenants on a first come, first served basis.
2. Reserve your time by writing your event on the posted calendar in the club room.
3. The Club Room must be left in a clean and orderly condition.

The above is a summary. Please see your copy of our recorded governing documents (Declaration of Condominium, Articles of Incorporation, By-Laws and all amendments thereto) for additional guidance.

**Officers and Board of Directors
Sea Oats Condominium**