

Jamaica Cove Owners Association
1595 N Atlantic Ave
Cocoa Beach, FL 32931

Jamaica Cove Condominium Rules for Residents

General Rules

1. Residency is restricted to four persons in 2-bedroom units and six persons in 3-bedroom units. "Visitors" who exceed these limits will be considered residents after 30 days, unless a special exception has been made, by the Board of Directors.
2. Owners are responsible for damage to common or limited common areas caused by themselves, their lessees, guests, children, or pets.
3. All walkways, including docks and stairways, must be kept clear at all times. No furniture, toys, packages, or other objects (including door mats) shall be left on walkways.
4. No volatile combustible materials shall be stored anywhere on the property except as necessary for ordinary household use and as prescribed by local ordinances.
5. No personal property including, but not limited to, towels, rugs, bicycles, skateboards, etc., shall be left on common property. Bicycles should be kept in units or garages. All such items left on commons longer than 24 hours are subject to disposal.
6. All trash must be put into the dumpster; Sanitation will not pick up trash bags or other disposables left beside the dumpster. Special pickups must be arranged and paid for by individual owners. All Boxes must be broken down.
7. No freezers, refrigerators or other electrical appliances (except for garage door openers) shall be kept continuously connected in garages.
8. No resident (owner or tenant) or guest shall cause or permit any excessive sound or other disturbance within the buildings, or on the common or limited common property, which interferes with the rights or peaceful occupancy by other residents. Especially between the hours of 11 PM and 8 AM, Sunday evening through Friday morning, and the hours of 1 AM and 10 AM, Friday evening through Sunday morning. Any resident subject to such occurrences should immediately file a complaint with the Cocoa Beach Police.
9. Boat slips are for the use of owners, their tenants, and authorized guests only. Commercial use by anyone is prohibited except that an owner may rent use of his slip to another owner. Boat owners are responsible for any damage done to the docks, piers, or other boats. All boats must be in operating condition and have registration sticker up to date and visible.
Boats cannot exceed 23 feet.
10. Only electric barbecues may be used on unit patios or balconies.
11. Suggestions and/or complaints should be made in writing, signed with your name and unit number, and presented to an Officer or Board member, or put in the Association mail slot #312.
12. Patios and balconies are limited common areas and as such should not be cluttered

with storage items (I. E. boxes, surfboards, etc.) which detract from the overall appearance of the buildings. Blinds should be kept in good repair or replaced. (White or Off-White only to closely match the building.) **As of May 20th, 2008 no new carpet or tile shall be installed to patios or balcony floors. Only a sealer product that has been approved by the board shall be applied. Any existing tile in need of repair shall have to be removed in it's entirety at owner's expense. The association will then make repairs to patio and balcony floors as needed.**

Pets

1. One pet only is permitted in a unit. A dog or cat is the only animal pet allowed; no reptile is permitted and no bird or fowl except one ordinarily kept as a pet. The pet shall not exceed 20 pounds in weight and must be on a leash when outside the unit. The pet shall not create a nuisance, including noise and debris pollution; pet owners are responsible for cleanup of all pet debris. Pets should be walked on city right-of-way only; city ordinances require leashes and owner disposal of fecal matter.

Signs

1. No sign or advertisement of any type may be placed on the common property or any unit. Association approved notices may be posted on the bulletin board by the mailboxes.

Parking

1. No auto parking space shall be used for any other purpose other than parking automobiles, light pick-up trucks, passenger vans, or motorcycles which are in operating condition and have currently valid tags and registration. No other vehicles or objects, including, but not limited to trucks, trailers, and boats will be parked or placed upon such portions of the condominium property unless permitted by the board. Recreational vehicles may be parked in garages but not in open parking spaces. Spaces are limited to use by owners, tenants, and their guests only, except for temporary use by delivery or maintenance vehicles. Automobiles for the purpose of this paragraph are defined as motor vehicles designed for transportation or no more than nine passengers and not including sleeping facilities.
2. Car washing may be done at the cement pad by the swimming pool. A water faucet and hose are available. Washing may be done during daylight hours whenever water use restrictions are not in force. It is the resident's responsibility to be cognizant of any water use restrictions; local authorities may impose fines on anyone found in violation.

Rentals

1. These rules should be available in every leased unit. It is the responsibility of the owner or his rental agent to provide a copy to every new tenant.
2. The owner of each rental unit or his agent should notify the Association Secretary, in writing, when the unit is rented. Information supplied should include: the term of lease, names of

tenant, number of occupants, and whether tenant has a vehicle, pet, and/or boat.

3. Units may not be rented for a period of less than 30 days. There shall be no sub-leasing, renting of rooms, or transient occupancy.
4. The owner of a rental unit is responsible for any damages to common property caused by his tenant and for requiring the tenant to abide by these rules as a condition of tenancy.
5. Tenants are subject to all restrictions and requirements of residency specified by the Florida Condominium Statutes, the Jamaica Cove Declaration of Condominium, the Association by-laws, and these rules.

Pool Rules

Swim diapers must be worn by bathers that are incontinent, lack toilet training or are otherwise lacking voluntary control of excretory functions.

No glass objects or containers permitted in pool area.

No alcohol consumption by anyone under age of 21 years.

No Running or Diving.

Bathing Load is 11 persons.

Children under age of 12 years must be accompanied by an adult.

Remove sun tan oil by showering before entering pool.

No animals in pool or on pool deck.

Pool Heating: The heat pump will be set to heat the pool to 82 degrees from November 1 through Dec 31. The heat pump will be turned off the months of January and February (No exceptions). On March 1st the heat pump will then be turned on again and set to 82 degrees through April 30th.

The solar system will remain on and be adjusted to not exceed a water temperature of 86 degrees.

Warning: No lifeguard on duty, use pool at own Risk.