

THE ATLANTIQUE CONDOMINIUM COMPLEX, INC.

4800 Ocean Beach Blvd.
Cocoa Beach, Florida 32931-3701

HOUSE RULES & REGULATIONS

The following House Rules & Regulations have been approved by the Board of Directors on 04-03-20. These Rules apply to all Owners, Residents, and Guests while on Atlantique Condominium Property. If a House Rule & Regulation conflicts with any of The Atlantique bylaws, amendments, or articles of incorporation, the latter will take precedence. These House Rules & Regulations supersede any previously issued House Rules & Regulations.

1. ENFORCEMENT OF ADMINISTRATIVE HOUSE RULES & REGULATIONS

The Board of Directors may take legal action to enforce the House Rules & Regulations. The cost of such legal action will be borne by the owner or owners involved. If residents or guests fail to comply, the Board of Directors, through their appointed representative, shall ask the owner to take appropriate action. The Board of Directors may ask any resident or guest, not in compliance, to leave the premises.

2. POSTING OF HOUSE RULES & REGULATIONS

A copy of current House Rules & Regulations will be prominently displayed in each Unit not occupied by permanent residents. Owners who are not permanent residents must assure that their rental agents are aware of the House Rules.

3. RENTAL or LEASING

All rental or leasing periods shall be for a minimum of 60 days. No sub-leasing is allowed. Owner's must have applicant submit to Property Management Company a LEASE REGISTRATION FORM at least 5(five) days prior to occupancy.

4. OCCUPANCY

Occupancy is limited to the following: One bedroom and efficiencies bedroom Units- Four Persons, Two bedroom Units- Six Persons, 3 bedroom Units- Eight Persons

5. POOL RULES

Pool hours are quiet (adult) swim from 8 AM to 9 AM and regular pool hours from 9 AM to 10 PM.

No items are to be draped over the pool fence. Proper swimming attire is required in the pool. Young children must wear leak proof baby swim pants. No diapers are allowed. Leakage or a spill of human waste will result in closing the pool for sanitation reasons!

Inexperienced swimmers must be accompanied by experienced swimmers; no life guard is on duty.

All sand, tar, excess lotions, bandages, and bandaids etc. must be removed from the body before entering the pool. Shower and tar removal facilities are provided at the beach boardwalk.

No surfboards, Frisbees, large balls or toys are allowed in the pool. Floats used as swimming aids, including 14" kick boards, foam weights for water aerobics, and noodles are allowed. Rubber or small plastic toys, etc. that are not disruptive to other occupants are acceptable.

No food is allowed in the fenced-in pool area. Beverages, in unbreakable containers only, are permitted in the pool area. The Atlantique Condo Assn. is not responsible for accidents in the pool area. No life guard is on duty.

Those with transmittable health problems are requested not to use the pool.

The gate to the pool should remain locked at all times. Each unit will be issued a 4 digit code for pool entry.

6. BBQ GRILLS & PICNIC TABLES

The grills are on a first come, first use basis. Please be courteous of others wanting to use the grills. In other words, "Don't be a Grill Hog!" Grills must be cleaned after each use, and charcoal disposed of in the metal pails and re-secure the lids. Unless another resident is going to be using the grill, then we suggest leaving the charcoal for them to use as well. Then use the hose by the pool-house to spray the bottoms of the grills out, rinse the concrete patio off, and return the hose when finished

Any left-over food items and trash **should NOT be deposited in the trash can** near the beach cross-over as it

would attract undesirable animals and scavengers. Trash items should be tightly bagged and placed in the garbage dumpsters.

7. BALCONIES

No items of any kinds will be hung over the balcony railings.

No items, such as mops, dust cloths, vacuum cleaner bags, and brooms will be shaken from balconies or walkways, or in halls or stairways.

Per Florida Statute 633.025 and Florida Fire Code 69A-60.025, no hibachi, gas-fired grill, charcoal grill, or other similar devices used for cooking shall be used or kindled on any balcony or under any over-hanging portion of within ten (10) feet of any structure.

Only electric grills can be used on any balcony or patio, and care must be taken to avoid soiling walls, railings, etc. Owners will be responsible for damage to common property by such use.

No tile, carpets or pads are allowed on balconies except for mats not to exceed 18" by 30" at a door entrance.

Owners and residents are encouraged to move all balcony furniture inside during prolonged absences, particularly during the summer and fall months of hurricane season. If Property Management Company is required to clear balconies during a hurricane threat, the owner will be billed.

8. CARPETING AND WALKWAYS

Care must be taken to avoid soiling carpeting in halls elevators and paint on walkways by tar sand and water. Such substances must be removed from feet, chairs, etc before entering the buildings. Materials for this are provided at the beach boardwalk. Bags of trash are not allowed temporarily in the hallways prior to depositing down trash chutes.

9. PETS

No pets are allowed to reside on the premises of the Atlantique nor are they allowed to visit. Service Animals and Emotional Support animals pursuant to and which qualify under the American Disabilities Act ("ADA") or the Fair Housing Act ("FHA") are allowed on the premises and must provide proof to the Association that the animal is either certified as a Service Animal or qualifies as an emotional support animal. Failure to provide proof of certification and/or qualification as an emotional support animal will require the immediate removal of the animal. The Association requests as a courtesy, that such proof be provided thirty (30) days prior to the animal being brought to the property but no later than twenty-four (24) hours after the animal has been brought on property. Failure to provide proof twenty-four (24) hours after the animal is on the premises will require removal of the animal until proof has been provided to the Association. Owners of animals which qualify as a service animal or an emotional support animal must follow the current U.S. Housing and Urban Development (HUD) guidelines for assistance/emotional support and service animals, all local leash laws and ordinances, properly remove waste and not allow the animal to become a nuisance within the community. The owner and/or tenant occupying the property will be responsible for all costs and attorney fees charged for enforcement of these rules.

10. PARKING

All units are assigned one (1) parking space. Owners and tenants must use their assigned parking space due to the limited parking, with 2nd vehicle to be parked in the guest parking area.

The Atlantique parking permit stickers must be displayed in the vehicle's back window, driver's side. Owners may request from Property Management Company a "hanging" parking permit, to be used on the vehicle's rear-view mirror. The Property Management Company will administer and provide passes at owner's request.

Guests, visitors, and all others without an Atlantique parking sticker/permit must park in the guest parking area south of the building. These parking spaces are designated by a letter, A, B, C and so on and will require a hanging guest parking permit to be displayed in the front windshield. The Property Management Company will administer and provide passes at owner's request.

THE ATLANTIQUE CONDOMINIUM COMPLEX, INC.

4800 Ocean Beach Blvd.

Cocoa Beach, Florida 32931-3701

No vehicles other than regular passenger cars, standard size vans, or pickup trucks will be parked in the parking lot. Commercial vehicles must cover their insignia while parked on Atlantique property. Mobile homes, trailers, boats etc. are not permitted any time. Bicycles, mopeds, etc. must be parked in spaces provided, not on patios or other common areas.

No disabled or unregistered vehicle will be parked on any Atlantique property for more than 30 days. Offending vehicles will be towed at the vehicle owner's expense.

Vehicle covers are not allowed unless Property Management Company is notified in advance and the vehicle's license tag and Atlantique parking sticker/tag information are visible in a weatherproof sleeve on the outside of the cover.

Owners' parking spaces are limited to common property and are the responsibility of the owner. Extra care should be taken to make sure that fluids dripping from the vehicle do not damage the asphalt surface. Individual assessments may be made to restore damaged surfaces.

Only vehicles displaying condominium issued stickers or parking passes are permitted to be parked on condominium property. If it is determined that a vehicle needs to be towed, any Board member or the management company may contact the contracted towing service for towing of the vehicle in violation at the expense of vehicle's owner.

"Service" parking spots will be clearly marked. Owners, residents, and guests may NOT park in these designated spaces Monday through Friday between 8 am and 5 pm.

11. NOISE

Tvs, radios, musical instruments etc. as well as voices must be kept at a reasonable level for the benefit of all. The architecture of the buildings causes sounds to be magnified and transmitted throughout. Tvs, radios, or other sound equipment used in the common areas must be kept low so as not to annoy others in the area.

Children are not to play or run in the hallways, walkways, stairways, elevators, or parking lots. Noise to be kept to a minimum.

12. EMERGENCY ENTRY

The Association has the right of immediate emergency entry into all Units in accordance with Chapter 719, Florida Statutes governing condominium law. The owner of each Unit must deposit a key for each door lock with the Property Management Company. Property Management Company may have keys made, at owner's expense, when keys are not provided. An emergency shall include, but is not limited by, any instance to check for suspected water or fire damage, or offensive odors. The Association may take such steps as necessary to alleviate the problem.

13. ELEVATORS

Elevators must not be used as play areas. The RUN/HALT switch has been removed and a key switch has been installed. The key for this switch is available from Property Management Company. In the event of a problem or emergency, Property Management Company is to be notified first. The fire department is a last resort. Emergency information is posted near elevator door. Elevators are not to be placed on hold for extended periods.

14. LAUNDRY

Laundry facilities are on each floor of the center building and are available via the condo provided House Key. All users are expected to keep the facilities clean & leave the lid on washers open when finished to prevent rust buildup. Hours are from 8 am to 10 pm. If you are not in attendance when machines are running, doors are to be kept locked. Property Management Company should be notified whenever the machines need servicing or

THE ATLANTIQUE CONDOMINIUM COMPLEX, INC.

4800 Ocean Beach Blvd.

Cocoa Beach, Florida 32931-3701

repair.

15. SPORTS AND PHYSICAL ACTIVITIES

Activities detrimental to lawns, shrubs, sprinkler systems or a possible hazard to people or property are not allowed. Bicycles, skateboards, roller skates, etc., are not to be used on Atlantique property except when entering or leaving the parking lot. Frisbees, bows and arrows, air guns, yard darts, ball playing, and similar activities are not to be engaged in or on Atlantique property.

16. RECREATION ROOM

The Recreation Room may be reserved through the Association of private use by owners or residents. A deposit of \$25 is required, which will be returned if the rooms is left clean and orderly with all equipment returned to proper storage areas. Any damage to the room or equipment will be charged to the person making the reservation. A sign up calendar is provided in the office. Children are not permitted in the Recreation Room without a supervising adult.

17. ADVERTISING AND SOCLICITATION

No sign, advertisement or notice will be displayed on any portion of the Atlantique properties except for the bulletin board in the office. Items pertaining to condominium functions may be displayed on the bulletin boards. No solicitation of any type is permitted on any portion of the Atlantique properties, with the exception of realtor's advertisements of open house notifications.

18. TRASH

Recyclable materials should be placed in the bins in the recycle area. Trash facilities are provided at the West end of each floor. Wet food garbage should be put in the sink garbage disposal in the apartment. All other garbage and refuse must be put into securely fastened bags and put in the refuse chute or dumpster. No pizza boxes down the chutes please as they tend to clog the chute. No items which could cause a fire, such as broiler charcoal, may be put into the trash chutes or dumpsters.

19. USE OF UNITS

No illegal or improper use shall be made of Atlantique property nor any part thereof, and all laws, zoning ordinances and regulations of governmental authorities shall be observed.

20. LOCK OUT PROCEDURE

Anyone locked out from their unit can get assistance through a local lock smith. It's recommended that owners avoid this inconvenience and expense by installing a relatively inexpensive number coded combination lock.

21. SELLING & BUYING FEES

When a selling owner submits to the Board a copy of a contract to sell a Unit, it must be accompanied with a fee of \$75 to cover the cost of copying and mailing a paper copy to all other owners. The 10 day period for First Rights of Refusal will not begin until the fee is paid. A charge of \$75 is accessed for Letter of Estoppel requested by the Title Company for closing. If an owner requests a paper copy of the condo documents a cost of \$50 will apply.

22. MAINTENANCE FEES

Maintenance fees are due on the first of each month. A notice will be sent the 1st day of the second month to the owner whose payment has not been received by the last day of the month, informing the owner of the interest due, which is 1.5% of the overdue amount and also informing the owner if payment is not received by the end of the second month, an additional \$50.00 late fee plus accumulated past due interest will be charged. If payment is not received, his account will be turned over to an attorney on the 1st of the third month to file a lien against the property. The attorney will send the owner a certified letter informing the owner that a lien has been placed against the property for past due fees, interest, late charges, costs and attorney fees.

23. MAINTENANCE RESPONSIBILITIES

- a. The Condominium Association is responsible for:
 - i. Air conditioner compressors and air handlers, wherever located, and their connections.
 - ii. All windows, doors and screens on the perimeter of each Unit.
 - iii. All Common Property, including limited access areas such as balconies and parking spaces.
 - iv. Electrical and plumbing service to the point where a Unit's service is connected to the Common

THE ATLANTIQUE CONDOMINIUM COMPLEX, INC.

4800 Ocean Beach Blvd.

Cocoa Beach, Florida 32931-3701

- condominium lines.
- v. Damage to a Unit due to water entering through Common property walls or ceilings except floor, ceiling and wall finish coverings.
- b. Unit owners are responsible for:
 - i. All appliances and plumbing fixtures, except air conditioners, and their connections to the Common condominium lines. This includes all electrical lines and equipment, including the circuit breaker box. It includes all plumbing lines, sinks, commodes, tubs, showers and their traps, and overflows. Also any and all interior finish coverings including floor finish covering, paint, wallpaper, plaster, and any other surface covering.
 - ii. Damage to walls, floors and ceiling of the owner's Unit or other owner's Units, caused by liquid, fire or smoke from any source within the owner's Unit except air conditioning equipment.
 - iii. Damage to common property, or other owner's property, by the owner, his tenants, guests, his tenant's guests, or by the pets and vehicles belonging to the above.

24. MAINTENANCE

Any requests for work pertaining to doors, screens, air handlers, or plumbing problems that the condo association is responsible for, should be posted in the maintenance request log in the office or submitted as a maintenance request on The Atlantique website to Property Management Company.

25. OBSTRUCTIONS

Sidewalks, entrances, walkways, stairways, corridors, and halls must not be obstructed in any way. No items of any type will be stored in these areas.

26. OUTSIDE SERVICES & MAINTENANCE

Owners must submit to Property Management Company the INSTALLATION APPLICATION FORM for any renovations, remodeling, and/or exterior modifications. Repair and maintenance work are permitted Monday through Friday from 8 AM to 5 PM. Permission must be obtained for work at other times, including Holidays.

Except in an emergency, twenty-four hours' notice must be given to Property Management Company if plumbing work will necessitate a water shut-off. A notice will be posted on the bulletin boards advising such.

27. TV CABLE

The TV cable supplier (Spectrum) is responsible for all signals to the wall plate in each Unit. The owner is responsible for all connections and repairs from the wall plate outward. Should TV cable services become an issue, the owners are responsible for contacting Spectrum to remedy any cable TV issues.

28. ELECTIONS

Election procedures and voting will be as outlined on the election ballots and Proxy letters. Election procedures will be directed by the Property Management Company in accordance with Chapter 719, Florida Statutes governing condominium law.

29. OWNERS VOICINGS AT BOARD MEETINGS

Each owner may speak on agenda items with a time limit of three minutes per item. Having spoken once, the owner must wait until all other owners have had a chance to speak before being recognized again.

30. INSTALLATION OF SHUTTERS

Advance notice must be given to the Board of Directors. This notice must include assurances that provisions of **Attachment # 1** to these regulations will be met. Written Board approval and a written statement of indemnity from the owner must be obtained before any installation is started. All maintenance of the shutter installation is the responsibility of the unit owner and will be provided by a licensed and bonded contractor.

31. ASSIGNED STORAGE

Assigned shared storage spaces for east-facing units are located on the unit's floor, next to the east stairwell. The assigned storage spaces for center building units are adjacent to the unit itself. For all other units, please refer to the **Attachment #2** grid for the location of the unit's designated storage space.

32. TILE INSTALLATION & SPECIFICATION

If tile is installed in units on second or third floor, soundproofing must be installed under the tile. Specifications

THE ATLANTIQUE CONDOMINIUM COMPLEX, INC.

4800 Ocean Beach Blvd.

Cocoa Beach, Florida 32931-3701

for the tile must be submitted to the Atlantique Board for approval before commencement of the installation and inspection of the job allowed to ensure the Soundproofing is being put in place. No tile will be allowed on any balcony.

33. SATELLITE DISHES

Satellite dishes may be located on balconies (patios) with the following conditions:

- a. The dish assembly must be free standing and not attached to any part of the limited common property.
- b. Any base for the support of the assembly must not rest fully on the patio deck but be supported on not more than 4 legs not to exceed 2 inches square to provide a minimum 1 /2 inch clearance between the base and the deck.
- c. The overall height of the assembly must not exceed the height of the balcony railing or 36 inches.
- d. Any wall penetration for wiring must be fully sealed both inside and outside.

Board approval, which will not unreasonably be withheld, must be obtained prior to the use of a dish by a unit occupant. Any damage to your apartment, other apartments or common property caused by the presence of a satellite dish will be repaired at the expense of the unit occupant.

IT IS UP TO ALL OWNERS TO HELP ENFORCE THE HOUSE RULES.

HURRICANE SHUTTER SPECIFICATIONS

The roll-type shutter design including mounting must have been tested, approved, and certified by a licensed independent engineering firm as complying with the South Florida Building Code and meet the 120 mph wind load requirement. Confirmation must accompany bid and/or contract.

DESIGN:

The shutter curtain is to be composed of 1 ½" to 2" wide interlocking slats which glide vertically in side tracks. An overhead container cover is to house the shutter bundle

SLATS:

Slats are to be of stress-resistant polyvinyl or suitable equivalent. The bottom slat is to contain a vinyl strip for sealing the shutter in the closed position. Color is to be white.

TRACKS:

Tracks are to be extruded aluminum and lined internally with polypropylene pile weather-stripping. Color is to be white.

CONTAINER:

Container is to be non-load bearing, roll-formed aluminum with electrostatic painted finish. Upper housing is to be independent of the load bearing bracket system. Color is to be white.

DRIVE:

- A. Manual: The gear drive is to be fully enclosed in a permanently lubricated casing. The crank handle assembly may be permanent or removable.
- B. Motorized: Electric motors must be UL approved with thermal overload protection. Motor sizing is to be determined by size and weight of shutter. A manual override is to be available permitting manual operation of the shutter in the event of power failure. All electrical work shall be done by a licensed electrician.

INSTALLATION:

Shutter installations shall be in accordance with local building codes and engineering requirements. Shutters shall be adjusted and demonstrated to operate properly. All installation hardware shall be of stainless steel.

APPROVAL:

Prior to installation, documented compliance with the specifications must be presented to the Atlantic Board along with certification of compliance with installation requirement and proof of insurance from the installer.

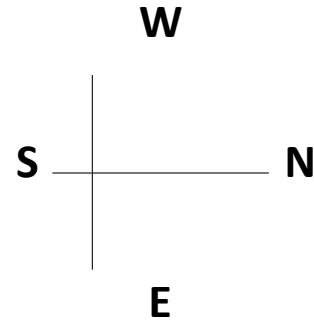
Plywood panels that require the drilling and tapping into the building outside concrete is not allowed!

203	107
201	307
204	224
225	322
219	122
217	922

Upper Lower

CO	214
124	222
218	220
209	303
101	121
Lower	Upper

2nd Floor Storage



304	328
305	414
306	228
317	921
128	310
210	521

Upper Lower

Upper	323	321	207	122
Lower	102	301	309	308

3rd Floor Storage

Bikes			
320	106	823	423
110	116	322	502
318	CO	801	325
Lower	Upper	Upper	Lower

302	206
104	105
103	208
123	326
202	
Lower	Upper

3BR with Storage Beside their Units: 215, 216, 315, 316

Ocean Facing Units with Storage in Stairwell: 109, 112, 127, 130, 211, 212, 227, 230, 311, 312, 327, 330

THE ATLANTIQUE CONDOMINIUM COMPLEX, INC.

4800 Ocean Beach Blvd.
Cocoa Beach, Florida 32931-3701

Lease Registration Form

Unit Number: _____

Date: _____

Unit Owner Name(s): _____

Telephone #: _____ Cell #: _____ E-mail: _____

Submit this completed 'Lease Registration Form' to Property Management Company, along with:

- A fully executed copy of the related lease contract.
- Criminal Background Check
- **The MINIMUM rental period is sixty (60) days.**
- **Use of unit is limited to single-family residency.**
- **Units may not be sub-let.**

THIS SECTION TO BE COMPLETED BY THE LESSOR(S) / OWNER(S):

In compliance with the Declaration of Covenants and Restrictions of The Atlantique Condominium Association, I hereby serve notice that as Owner(s) or Agent of the above referenced unit, I intend to offer said unit for lease in accordance with the attached lease agreement.

Unit is to be leased for the period beginning the _____ day of _____, 20____ and ending on the _____ day of _____, 20____.

I understand and hereby agree that I am fully responsible for ensuring that my Lessee(s) and their guests abide by the Association's Declaration of Condominium & Bylaws and current The Atlantique Rules, Guidelines and Information. I further agree to provide said Lessee(s) with copies of same.

Unless I am notified to the contrary within ten (10) days from receipt of this completed notice and attachment, I will advise Lessee that the attached Lease has been approved.

LESSOR 1 (Print): _____ Signature: _____ Phone #: _____

LESSOR 2 (Print): _____ Signature: _____ Phone #: _____

Mailing Address for Response: _____

THIS SECTION TO BE COMPLETED BY LESSEE(S) / TENANT(S):

I intend to lease unit number _____, for the period beginning: _____ and ending: _____.

In order for you to facilitate consideration of my application for lease of the above designated unit, I am aware that any falsification or misrepresentation of this application will result in automatic rejection of this application, I consent that you may make further inquiry concerning this application..

I understand and will be bound by the current The Atlantique Rules and Guidelines including those applicable to either the Unit or the Common Property. A 2ND written notice of violation of the Rules shall be cause to terminate the lease.

NAME OF LESSEE: (1) (Print): _____ Signature: _____

Phone #: _____ Cell Phone #: _____ FOB #: _____

NAME OF LESSEE: (2) (Print): _____ Signature: _____

Phone #: _____ Cell Phone #: _____ FOB #: _____

IN ADDITION TO LESSEE(S), THE FOLLOWING PERSON(S) WILL OCCUPY THE UNIT:

NAME: _____ RELATIONSHIP: _____

NAME: _____ RELATIONSHIP: _____

NAME: _____ RELATIONSHIP: _____

NAME: _____ RELATIONSHIP: _____

AUTOMOBILE / VEHICLE INFORMATION:

Vehicles: Make: _____ Model: _____ Year: _____ Tag #: _____ State: _____

Make: _____ Model: _____ Year: _____ Tag #: _____ State: _____

PERSON TO BE NOTIFIED IN CASE OF EMERGENCY:

NAME : _____ PHONE: _____

ADDRESS: _____

I (We) understand that any violation of the terms, provisions, conditions and covenants of the Association documents provides cause for available immediate action as therein provided or termination of the leasehold under appropriate circumstances.

LESSEE 1 (Print): _____ Signature: _____ PHONE #: _____

Dated this _____ day of _____, 20_____

LESSEE 2 (Print): _____ Signature: _____ PHONE #: _____

Dated this _____ day of _____, 20_____

THIS SECTION FOR ASSOCIATION USE ONLY:

LEASE ATTACHED: Yes No

BACKGROUND CHECK RECEIVED: Yes No

APPROVED: Yes No DATE: _____, 20_____

BY: _____ TITLE: _____

COMMENTS BY THE BOARD OF DIRECTORS: _____

