

## The SandPrint Condominium Association Rules and Regulations

**To assure the best experience for all owners and their guests, the following rules and regulations should be followed:**

- Sandprint residents may only use the trash containers south of the parking lot inside the PVC fence, shared with Sandy Waves
- The private boardwalk to the beach is southeast of the buildings and shared with Sandy Waves
- An outdoor shower and hose are provided on the south side of building B. Please take care to turn off the water and keep the area neat and rewind the hose.
- Objects may not be stored in hallways, underneath stairwells, garages or in carport. An attractive exterior for our condominium is everyone's responsibility and required by condo documents.
- No towels, clothing, or other items can be hung from windows or over railings of balconies or hallways.
- The exterior of the building must be uniform. The outside of any building or condominium may not be altered.
- No signs or advertising or allowed on the premises.
- Association approval and appropriate documentation is required for any allowed exterior replacement or alteration such as front doors, window replacements and shutters to ensure appropriate compliance. Contact an executive board member or management for information
- No plantings, furniture, or exterior decorations may extend past the interior three walls of your patio/balcony. Anything outside of those parameters is considered common area.
- The Sand Print Condominium association accepts no responsibility for any items left or stored in the common areas.

- Storage in the common areas other than bicycles is limited only to unit owners who use the property as a personal residence and only in the designated storage room. Bicycles should be stored in an orderly manner. Owner's items in the storage room must be labeled with their name and unit number.
- Please ensure that the common area/community room is kept uncluttered, doors are closed and always locked, and lights are turned off. An attractive and secure common area is everyone's responsibility.
- Please ensure that the fitness center is kept uncluttered and clean at all times. When using weight equipment, please wipe off equipment after each use with provided cleaning solution and paper towels located next to the door.
- In accordance with Cocoa Beach statutes, no glass containers or dogs are allowed on the beach.
- In accordance with Cocoa Beach statutes no smoking is allowed in the elevator and in the shared common areas
- Accordance with Fire Safety Statutes, no grills or propane are allowed on decks, in garages, under overhangs, or within 10 feet of any structure.
- One pet per unit is allowed, with weight not to exceed 20 pounds. No outside pets are allowed.
- All owners and/or guests are not allowed to feed wild animals or birds on or near the premises
- Information for all renters, lessees must be on file with the Sand Print Condominium Association to include names, copy of identification, members of the household living in the unit, occupation, contact information, term of contract, and type/license plate of vehicles. It is the owner's responsibility to ensure that information is provided to the association secretary/treasurer or association manager.

- Owners are responsible for their renters, lessees, and guests, including, but not limited to, conduct and compliance with the rules. It is the owner's responsibility to provide a current copy of these regulations to all occupants and required parking passes. If association rules and standards are not maintained, the board of administration reserves the right to assess a fine to both owners and renters. **Owners are responsible for legal fees associated with any and all violations.**
  - Care of coated deck, surfaces including coasters or plastic caps for all steel legged furniture, or other sharp items. Cleaning should be done with warm water and a mild soap and solvent avoided
  - Please contact the board of administration if you initiate the sale of a unit. It is the owner's responsibility to keep the board informed of status and to provide any signed contract to the secretary/treasurer to facilitate for right a first refusal notification. You may email all contracts and purchaser information to the condominium association managers at: [sandprintcondos@gmail.com](mailto:sandprintcondos@gmail.com).
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- Thank you for your prompt payment of unit maintenance fees, due on the first day of each month. Association bylaws dictate an 8% interest is to be assessed with a 30-day delinquency.
  - Thank you to everyone for caring about our condominium complex and making Sand Print a wonderful place to live.

### 2024 Sandprint Board Members:

1. Mark Strong, President
2. Greg Williamitis, Vice President
3. Clark Whitten, Secretary/Treasurer

## The Sandprint Condominium Parking Rules and Regulations

- All units have a designated parking garage. The parking spots at the front of building “A” are only for unit 202A. Other than 202A, parking in front of building “A” is limited to emergency vehicles, delivery vehicles, or very, short-term purposes.
- Spaces for a second car of unit owners are available in the marked parking spaces between the buildings on a first come basis. No resident is allowed more than two vehicles to be parked on premises.
- Renters may have limited parking and are asked to park only in their designated garage. Additional parking is available in a public parking lot, located building to the north. Parking permits are available from the city of Cocoa Beach.
- No commercial trucks, motorcycles, trailers, boats, or similar vehicles may be parked on the premises.
- Coming in 2024, as previously required, parking stickers will be provided to all current owners who occupy their units. All unit residents should display a coded parking sticker at all times on the vehicles back window or bumper
- Authorized guests or visitors may park in available spaces between the buildings and should display a guest parking pass on the dashboard of their vehicle. Owners are responsible for providing the parking pass to their guests. Parking passes should display the current date and the expected length of stay.

**\*\*SEE PARKING DIAGRAMS INSIDE COMMUNITY ROOM NOTICE BOARD\*\***

**\*\*VEHICLES PARKED OUTSIDE OF THE DESIGNATED AREAS ARE SUBJECT TO BEING TOWED AT THE OWNERS EXPENSE\*\***