

*Plaza Owners Association
221 - 223 Columbia Dr
Cape Canaveral, FL 32920*

RULES and REGULATIONS Revised September 9, 2020

These rules and regulations are intended to provide for the maximum enjoyment of The Plaza Condominiums for all residents. The rules and regulations included are summary in nature. For further clarification and authority, refer to the Plaza Documents and Florida Statute 718.

1. New residents must register at the Plaza Condominium office by providing proof of ownership, lease and copy of registration showing legal owner of the vehicle. At the time of registration, parking permits will be issued. Vehicles without permits are subject to being towed at owner's expense. Registrants will receive a copy of the rules and regulations at time of registration and must sign they have received a copy.
2. Each condominium unit is restricted to residential use only. Occupancy is restricted to two (2) persons per bedroom. No unit owner shall make improvement to the unit without express written consent of the Board of Directors. This includes and is not limited to window and sliding glass door replacement and interior wall modifications. See attached Architectural Review Application for submission to the Board of Directors.
3. Security keys are available to unit owners or their agents. Replacement of security keys are \$100.00 each and subject to price increase. Renters should obtain mailbox and security keys from the unit owner. Any unauthorized keys will be confiscated. A unit key to each unit must be provided to the association for maintenance and pest control. Lockbox usage for units for documented sale or lease is to be authorized and coordinated by Plaza Management. No contractor lockboxes will be permitted on property. Lockboxes must have unit identification and contact information legibly applied on the lockbox. Lockboxes not properly identified or authorized by Plaza Management will be removed from the property.
4. Pursuant to the Plaza Declaration of Condominium, page 13, no pets other than tropical fish and domesticated birds shall be harbored in any unit. No pet sitting. Guests are not to bring pets on property.
5. No parking space may be used for any purpose other than parking registered vehicles in good operating condition and bearing current license tags. Vehicle maintenance is not allowed on the common property. Vehicles leaking fluids onto the parking lot and any unauthorized vehicles are subject to being towed at the owners' expense. Boats, recreational vehicles, golf carts and commercial vehicles are not allowed to be registered or stored on property. Commercial advertising signage on vehicles is not permitted. No trailers or vehicles used for moving purposes are allowed to be parked on property after 10:00 PM.
6. Vehicles parked on the grass or anywhere other than in a marked space are subject to being towed at owner's expense.
7. Balconies and patios are to be maintained in a clean and orderly condition. Rugs and other floor coverings are not permitted on balcony or patio floors. The following are the only items permitted: patio or outdoor furniture in good repair, and plants in good appearance. It is prohibited to hang garments, rugs, mops, plants, flags etc. from balconies or windows. It is prohibited to dust rugs or sweep debris from balconies. Umbrellas are not allowed on any patios or balconies. Dishes or antennas for receiving television, cable, or internet service may not be mounted to balconies or

building in any form nor hanging from windows, sliding glass doors, balconies, or building. No fires, no fueled gas, charcoal, electric or other grills are allowed on condominium property.

- 8.** Windows and sliding glass doors must be properly covered with appropriate window coverings with white backing at all times. No blankets, bedsheets, foil, or plastic sheeting may be used as window coverings. Signs, advertisements, stickers, etc. are prohibited.
- 9.** Personal property shall not be placed or stored at any time in the stairwells, hallways, elevators, pool areas or on the grass. Items left unattended will be disposed of promptly.
- 10.** Trash is to be deposited into the dumpsters placed on the east and south edges of the south parking area and the south edge of the east parking area. No items larger than 3 feet in length and width can be placed in the dumpsters. All trash must be bagged before placing it in the dumpster. Do not send small children to deposit trash as they may be unable to open the sliding doors located on the side of the dumpsters. Do NOT leave trash in the wooden enclosure without placing the trash into the dumpster. Large items such as furniture and appliances are to be placed outside east and west dumpsters only. Dumpster enclosure gates are to remain closed and latched at all times. Break down cardboard boxes prior to placing in dumpster.
- 11.** No nuisances shall be allowed upon the condominium property, nor any use or practice which is the source of nuisances to residents which interferes with the peaceful possession and proper use of the property by its residents at any time. For serious annoyances, contact the Brevard County Sheriff's Dispatch Office at 321-264-5100 or current telephone number. In case of emergency, dial 911. Noise disturbances after 10 PM are subject to fines and legal action.
- 12.** Unit doors opening on the hallways must be kept closed at all times per the Fire Department. No smoke detector inside the unit or in common areas shall be tampered with and such action is subject to felony charges and repair costs billable to the owner.
- 13.** In accordance with the Florida Clean Air Act, smoking of any material is prohibited in the hallways, lobbies, meeting room, interior stairwells, elevators and within five feet of entrances to our buildings. Exterior stairwells are acceptable.
- 14.** Children are not permitted to play on the lawn nor run, sit, play, or loiter in the lobbies, hallways, stairwells, elevators, or parking lots. Residents are responsible for the conduct of their children and guests. Children 10 and under must be supervised by an adult at all times while on condominium property. Loitering by anyone is not permitted at or near entrances to the building or on the property.
- 15.** Skateboarding, roller skating and bicycle riding are not permitted in hallways or on condominium property. This includes, but is not limited to, the common areas and our parking areas. Bicycles must be registered at the office. Bicycles must be stored in the bike racks or in the bicycle storage rooms. Bicycles are not permitted in the elevators.
- 16.** Laundry room hours are from 8 am to 10 pm. See rules posted in the laundry room. Washers and dryers or combination units are not permitted in individual units and must be removed prior to resale, lease, rental, or occupancy transfer. An inspection by a Board Member, Maintenance, or Management will be required to check for condominium violations inside a unit prior to issuance of any estoppel for resale. Twice annually, unit inspections will be conducted for water issues, maintenance issues and for violation of any washer and dryer units installed in the units and are subject to removal at owner's expense.
- 17.** Pursuant to Florida Statutes and the Plaza Declaration of Condominium page 13, the association has the irrevocable right of access during reasonable hours for the purpose of maintenance, repairs, or replacement of the common elements or when necessary to prevent damage to other units or common elements. Working keys will not be given to anyone for reasons other than those listed above and for extermination services required for pest control. Owners or their agents performing work on the

condominium unit that creates a noise disturbance to others is limited to the hours of 8 AM to 5 PM Monday through Saturday.

18. Elevator usage at time of moving large items or appliances, or moving in and out of units, must be coordinated through Plaza Management office in advance for elevator padding. All damage to elevator will be billed to unit owner.
19. Extermination services are provided to each unit monthly. In order to be effective, it is compulsory that all units receive the extermination service.
20. Failure to comply with the Rules and Regulations of the Plaza Condominium may result in fines and or ejection pursuant to Florida Statute 718 and Plaza documents.

Pool Rules

Pool Hours Dawn to Dusk

- **No lifeguard on duty. Swim at your own risk**
- **Shower before entering the pool**
- **No food or beverage in the pool or within four feet of pool**
- **Alcohol prohibited in pool area. No glass in pool area**
- **No smoking within 4 feet of pool**
- **No animals**
- **No diving, running or horseplay**
- **No loud or boisterous noise or activity in pool or pool area**
- **No music around the pool area. Only radios, CD's or other sound devices with earphones are permitted**
- **Bathing load 27 persons**
- **No floats, balls, frisbees, or other toys. Water noodles are permitted**
- **Children 12 and under must be accompanied by an adult resident**
- **Children 14 and under are not permitted to have guests at the pool**
- **Incontinent individuals must wear plastic pants. No disposable diapers**
- **Regular swimwear only. No cut off shorts. Violators will be removed from pool**
- **Guests must be accompanied by an adult resident at all times**
- **Emergency – call 911**

In consideration of all residents, proper swimwear must be worn at all times when at the Plaza pool or common areas.

**FAILURE TO COMPLY WITH THE RULES AND REGULATIONS OF THE
PLAZA CONDOMINIUM MAY RESULT IN FINES AND OR EJECTION
PURSUANT TO THE FLORIDA STATUTE 718 AND PLAZA DOCUMENTS.**