

Beach Villas Rules and Regulations (Dec 2020)

Good Neighbor Rules

1. Residents should not permit any *noise* that will disturb any occupant between the hours of **11:00 p.m.** and the following **8:00 a.m.**
2. Occupants *may not keep any pets* in the unit or on or about the condominium property.
3. All garbage shall be contained in plastic bags and deposited in containers provided. The condominium property participates with recycling requirements. The dumpster is for garbage only. Large equipment must be disposed of by the residents and owners.
4. All residents are required to abide by the turtle light regulations from May 1 through Oct. 31. The beachside hall doors must be closed at 9 p.m.

Storage Areas

5. Storage areas are for the sole use of owners. The items must be labeled with owners names.
6. The fire marshal has determined that the second floor West storage room may not be used for storage as it houses the Building Fire Alarm System.

Rules for Common Areas

7. Common areas requiring maintenance should be reported by owners to any member of the Board of Directors. **Tenants should report any problem to the owner of the unit.**
8. Hallways, balconies , patios and the common areas shall not be used for storage space.
9. No alterations shall be made to the common elements or limited common elements without prior written approval of the Board of Directors. **Window AC units may not be installed.**
10. No signs, window displays or advertising will be permitted on any part of the condominium property.
11. No flammable, explosive or dangerous chemicals may be kept in any unit or storage area.
12. Patio furniture should not be removed from the ocean front patio.
13. *Occupants must remove sand and tar* from their feet prior to entering the building.

Unit Patios and Porches

14. Brevard County Fire Department Regulation: **No charcoal or gas grilling on decks or patios is permitted.** Grills may be used on the common ocean front patio area but must be removed immediately after use. Charcoal must be disposed of in an inflammable container. Electric grills are permitted on decks and patios. Propane cannot be transported through hallways or stored in any unit in this building. Beach Villas is subject to unannounced inspections by the Fire Department and the Association and/or individual unit owners will be held responsible for violations.
15. No laundry or towels shall be displayed on the balcony or porch.
16. All items are to be removed from patios and porches when a tropical storm or hurricane is forecast.

Cars and Parking Lots

17. When washing vehicles in the parking lot, care should be taken to avoid spraying other parked vehicles.
18. One parking space is reserved for units and corresponds to the unit number. Guests may park in any parking spot numbered 21 through 24. Placards should be displayed on the dashboard identifying the unit number the vehicle is associated with. **Cars with no placards may be towed.**
19. Vehicles should be parked facing the building.
20. Boats, trailers, etc. may not be parked on the premises.

Public Beach and Beach Villas Front Patio Area

21. Fish should be cleaned away from the beach stairs and patio and all remains placed in plastic bags before placing in the dumpsters. Birds should not be fed on the premises.