

RULES AND REGULATIONS 1625 OCEAN CONDOMINIUM

Contents

Introduction.....	2
Helpful Contact Information.....	2
Additional Helpful Telephone Numbers	3
Emergency Information	3
Pool & Pool Deck	3
Beach.....	4
Noise	4
Gym & Sauna.....	4
Gym.....	4
Community Library	5
Sauna.....	5
Smoking	5
Trash & Recycling	6
Elevators	6
Stairwells.....	7
Balconies.....	7
Balcony Cleaning.....	8
Garages & Parking Lots.....	8
Grounds & Landscaping	9
Unit Access	9
Deliveries/Moving Trucks	10
Renters & Guests	10
Renters	10
Guests.....	11
Pets & Other Animals	11
Pets.....	11
Service/Emotional Support Animals.....	11
Maintenance Requirements and Specifications	12
General Maintenance & Repairs.....	12
Water Shut-Off Valves & Hoses	13
Air Conditioning	13
Balcony Maintenance.....	14
Hurricane Shutters & Sliding Glass Doors	15
Remodeling & Use of Contractors.....	15
Unit Sales	16
Fines	16
Electric Vehicle (EV) Charging	16

RULES AND REGULATIONS 1625 OCEAN CONDOMINIUM

This document sets forth rules and regulations of the Association, which are intended to facilitate cooperative living and to preempt conflicts and problems. It is the responsibility of all owners to make certain that the Rules and Regulations are understood and observed by all who have access to any of the facilities and privileges of 1625 Ocean. **Provisions in *italicized* text are mandatory, subject to Board enforcement and fines, which shall be carried out in a fair and equitable manner pursuant to the Declaration, the By-Laws, and to Fla. Stat. § 718.303.**

Introduction

1625 Ocean is an oceanfront condominium composed of 3 buildings and 11 individually owned units. For some owners, it is their full-time home. For others, it is a home away from home.

The Board of Directors, together with owners, guests, and renters have the responsibility to maintain the high quality of living at 1625 Ocean. Accordingly, these Rules and Regulations apply equally to owners, guests, renters, and visitors.

The Board of Directors at 1625 Ocean is comprised of owners who volunteer their time to help maintain high standards in our community. You are encouraged to reach out to any Board member to volunteer your skills and expertise for the projects and issues that arise in our community.

If you are aware of a violation of these rules, notify the Management Company or a Board member. Record the violation, approximate date/time, and the person/unit in violation. If you consider a rule to be unfair or too restrictive, please bring up your concerns to the Board of Directors. Some of the rules are due to state, federal, and/or county regulations, but others can be revised or updated by our community. Owners should also be familiar with the “Declaration of 1625 Ocean Condominium” governing document.

Helpful Contact Information

Management Company:

Marion Ranzino, Sentry Management
mranzino@sentrymgt.com, 321-638-8880, Ext. 56003
For after-hour emergencies, 321-638-8880, dial 9, and stay on the line

Board of Directors:

Yane Zana, Yzana@coastmark.com
Rob Proto, proto93@verizon.net, 201.739.4002
Barb Malès, barb.males@gmail.com, 703.822.1009

Additional Helpful Telephone Numbers

- Emergency: Fire or Ambulance..... 911
- Non-Emergency: Brevard County Sheriff (Central Area Dispatch).....321/952-6371
Use this non-emergency number to report a public disturbance, robbery, trespassing, or vandalism. Please also text or call a Board member.
- Florida Power & Light (FPL) to report an outage.....1-800-4-OUTAGE

Emergency Information

In the event of a fire or emergency that requires the building(s) to be evacuated, the fire alarm and/or emergency response personnel will give notice. Immediately exit the building. In the event of a fire, do not use the elevator. If you need assistance to descend the stairs, wait at the entrance to the stairwell until assistance arrives.

Pool & Pool Deck

A lifeguard is not provided. Swim at your own risk. *The use of the pool and hot tub are limited to 6:00am-11:00pm.*

All children under 14 years of age when in the pool area or swimming in the pool must be accompanied and supervised by an adult (at least 21 years old) who is responsible for their safety and behavior. Children not yet toilet trained must be wearing diapers specifically designed for swimming.

All persons must shower before entering the pool or spa. Persons using tanning oils or sunscreen must be careful to remove excess oil/sunscreen to prevent clogging the filters and contaminating the pool or spa.

Due to the pool's location, even moderate noise in the pool area is heard very well by many units (especially the North Tower). Running, rough play, boisterous actions, and dangerous and/or annoying practices will not be permitted in and around the pool, e.g., diving, cannon-balling, or unduly noisy games. *Radios, televisions, portable speakers, and other noise-producing devices are permitted in the pool area only from 9:00am - 9:00pm and should be used in a considerate and reasonable manner.*

The rules signs posted in the pool area shall be read and followed by everyone.

Pool area gates and doors must be securely closed upon entering and leaving.

No food or drink within four (4) feet of the pool. No articles made of glass shall be allowed in the pool or pool deck area except within the outdoor kitchen.

Pool furniture is strategically placed. If moved, owners must put back to original position. *No lounges or chairs may be removed from the pool deck or used on the beach or grass area.*

Everyone shall clean up and dispose their trash before leaving the pool area. Trash should be disposed in the outdoor kitchen trash bin only if there is a trash bag lining the bin. The poolside refrigerator needs to be emptied after use.

Pool and hot tub heater thermostats should be changed only by our pool contractor or Management Company.

If trespassers are observed in the pool area (or elsewhere on the property), please do not confront them, but call the Brevard County Sheriff non-emergency dispatcher at 321/952-6371 and text or call Board members.

Beach

Owners, renters, and guests must avoid any activity that will damage the dunes, vegetation, or sea turtle nests. These are strictly protected by State and local laws. Residents, guests, renters, and pets/service animals/emotional support animals should never enter the dunes. Do not use the dunes to access the property; use only the crossover steps and the pathway.

Noise

All radios, televisions, musical instruments, loud conversations, and other noises must be held to a minimum volume between the hours of 10:00 p.m. and 8:00 a.m.

Trash chutes should not be used between the hours of 10:00 p.m. and 8:00 a.m.

Any work, such as renovations or repairs, performed in a unit that could cause any disturbing noises in the building is to be limited to the hours between 8:00 a.m. and 6:00 p.m. Monday through Friday and 9:00 a.m. and 1:00 p.m. on Saturday, except in the case of an emergency. As a courtesy, please notify other owners in advance.

Gym & Sauna

Gym

The Gym facility is accessible 24 hours, 7 days a week. Please be considerate of other gym users. All users must:

- Bring their own water bottle and towel.
- Wipe down machines when done, using the provided disinfectant wipes.
- Use their towel when sitting on benches/seats.
- Do not sit on machines between sets.
- Re-rack weights and return all other equipment and accessories to proper locations.
- Personal music devices should be used in a considerate manner when other users are present.
- Refrain from yelling, using profanity, banging weights, and making loud sounds.

Proper footwear (closed toe shoes) must always be worn when using the equipment. No smoking or vaping or alcoholic beverages allowed.

Each unit has an assigned locker in the gym. Owners are responsible for keeping their locker clean and odor-free.

There is a cold water dispenser in the gym. Proper use is described in the instruction booklet.

There is a small refrigerator in the gym. It needs to be emptied after use.

Community Library

There is a small community library in the gym. Owners and guests may leave a book you have finished and/or take a book from the shelves for your personal use. These books do not have to be returned, although they can be.

Sauna

1. CAUTION: Persons with medical conditions should consult a physician before using this room.
2. *Children age 10 and under are not permitted in the sauna.*
3. *Children between the ages of 10 and 14 must be accompanied by an adult in the sauna at all times.*
4. *The water bucket in the sauna should be completely emptied after use to prevent mold growth.*
5. *Do not smoke, eat, or drink beverages in the sauna room.*
6. *Do not put water or any other substance on the Sauna Heater. DO NOT TAMPER WITH THE SENSOR BULB UNDER ANY CIRCUMSTANCES*
7. *A bathing suit or other appropriate clothing must be worn in the sauna.*
8. *No newspapers, magazines, or paper products are permitted in the sauna.*
9. *Wear, or sit, on a towel to protect the wood from perspiration.*
10. *Limit your exposure to 15 minutes per sitting. Those feeling dizzy or faint should leave the sauna immediately and consult a physician before returning.*
11. *Allow a 5-minute cool-down period after exiting the sauna.*
12. *Drink plenty of water before and after using the sauna.*
13. *Remove all jewelry.*
14. *Strenuous exercise is prohibited in the sauna.*

Smoking

Smoking is allowed in outdoor parking lots, unit balconies, the pool area, and beach, but is not allowed in all other common areas and limited common areas such as (but not limited to) the gym, garages, elevators, lobbies, bathrooms, and mechanical/electrical rooms.

Trash & Recycling

The trash chutes are to be used only for bagged trash. To keep the chutes and trash rooms clean and free of insects and other pests, all trash must be put in plastic bags and securely knotted/sealed before being placed in the chute. Simple bow ties have failed to prevent trash bags from opening.

Anything too large to fit down the trash chute must be taken to the trash room on the ground level in each building. Old furniture, large appliances, carpet, and other very large items are not permitted in the trash dumpsters and require scheduling a special collection, see <https://www.brevardfl.gov/SolidWaste/ResidentialCollection>. (Owners are responsible for scheduling special pickups.)

Recyclable materials should be placed in the recycling containers in the garages. Recyclable materials are limited to items that can be recycled by our local vendor, including clean cardboard (no pizza boxes), paper, metal cans, plastic bottles/jugs, and glass containers (see the County website for the most current list: <https://www.brevardfl.gov/SolidWaste/Recycling/SingleStreamRecyclingForTheKitchen>). If there is doubt regarding whether an item is recyclable, it should be put in your bagged and securely knotted trash. The recycling vendor will reject bins that contain too many non-recyclable items. Cardboard boxes that are recycled need to be broken down and placed in the bins. Recyclables in the recycling bins should never be placed in plastic bags. No plastic bags of any kind should be deposited in the recycling bins and can lead to fines on the HOA from the trash company.

Shaking rugs, dust mops, or other objects contaminated with dirt, dust, water, etc., is prohibited on balconies, or in trash chutes, stairwells, or garages. This includes discarded ashes or other debris from smoking materials, as well as dust mops, cloths, or vacuum cleaner bags.

Anyone disposing of trash, garbage, other debris, or recyclable materials in violation of the rules pertaining to trash disposal and recycling shall be liable to pay the cost incurred by the Association as a result of their failing to abide by said rules. If required, maintenance involvement results in a minimum fee of \$50.00 for up to one hour and \$50.00 per hour thereafter.

Elevators

The lobbies are the entrances to our home. Please help us keep them clean, orderly, and free of hazards.

The elevator floors are hazardous when wet or sandy. Please do not enter the elevator with dripping wet or sandy feet, dripping wet swimsuits, or dripping wet beach gear.

Do not hold the elevator doors open for an extended period of time. This can (and has) cause(d) the system to lock up and the elevator to stop functioning.

Should the elevator stop between floors, use the emergency telephone (located directly below the floor access buttons) and call the numbers listed on the inside of the access door. Stay calm and help will come.

Do not use the elevator to evacuate the building in the event of a fire. Use the stairs. (See Emergency Information earlier in this document for more information.)

When moving furniture, appliances, or other large items in or out of their units, owners are required to notify the Management Company in advance so pads can be installed to protect the interior of the elevator. This requires a minimum notice of two business days. As a courtesy, please also notify other owners in advance.

Notices or bulletins may not be placed in the elevator or on elevator walls except by the Board of Directors or Management Company. There is a locked bulletin board in each lobby used for official notices and Management Company contact information.

Stairwells

The State Fire Marshal prohibits storage of anything in the stairwells or on landings, even temporarily.

Stairwell doors should not be propped open.

Balconies

Owners are responsible for the general upkeep and appearance of their balconies. No Unit Owner, however, shall make any addition, alteration, or improvement to their balcony (or any Limited Common Element) without the prior written consent of the Board of Directors. Also, unless specifically approved by the Board of Directors, no sign, advertisement, notice, symbol, or marking shall be displayed on individual units or balconies. Additional information on balcony maintenance appears in the Maintenance section, below.

Open flames, propane grills, or charcoal barbecue cooking on balconies are prohibited by State law. Electric grills are allowed on balconies, but special care should be taken to prevent and cleanup spills to reduce insect problems. (Portable charcoal or propane grills may be used, but only on the grass on the west side of the gym building. Special care must be taken to prevent and cleanup spills and debris.)

Do not hang clothes, towels, swimming suits, or other apparel on balcony railings. Only patio furniture and outside plants may be kept on any balcony. Watering plants should be done carefully so water does not run off to units below. Balconies are not to be used as storage places.

Metal furniture on a balcony can result in the coatings being destroyed and possible damage to the concrete. Damage to your balcony due to an owner's negligence will be the owner's financial responsibility.

Balcony Cleaning

Owners are responsible for the general cleaning of balconies. You are always welcome to use a mop and bucket, vacuum, or other means to clean your balcony as long as water or dust are not falling over the edge. If you would like to clean your balcony to the point where water or dust is falling over the edge, this document creates process to avoid creating problems for units and residents below or downwind. Specifically, such cleaning should be done on the following biweekly schedule:

*Alternate Saturdays (starting December 31, 2022)
from 10:00 a.m. to 2:00 p.m. – an hour for each floor starting at the top:*

*5th floor 10:00 am -11:00 am
4th floor 11:00 am -12:00 noon
3th floor 12:00 noon -1:00 pm
2nd floor 1:00 pm -2:00 pm*

Owners needing to clean balconies at other times must communicate beforehand with all potentially affected units (or all owners, if pool area is potentially affected). Note that cleaning east balconies of the North Tower impacts the pool area, furniture, and outdoor kitchen and cleaning east balconies in the north stack of the South Tower impacts the gate to the beach crossover and the outdoor shower (and potentially more of the pool area and the North Tower in strong south winds).

Owners are responsible for not corroding the balcony coatings with chemicals or high pressure washing.

Garages & Parking Lots

Soliciting is prohibited anywhere within the confines of the 1625 Ocean Condominium complex.

Garage doors must be closed upon entering and exiting, unless an owner is present. The doors provide security and environmental protection to the building and to other owners' belongings.

A maximum speed limit of five (5) MPH must be observed in the garage and driveway areas for the safety of all residents.

County and State fire codes prohibit storing flammable liquids in garages and other common or limited common areas. No one shall use or permit to be brought into the buildings or garages (except while being used in vehicles) any flammable fluids such as gasoline, oil, kerosene, naphtha, benzene, or explosives, or other articles deemed hazardous.

Vehicles that are leaking fluids or not operational shall be subject to being towed away at the owner's expense after proper notification.

No mechanical work shall be performed on any vehicle except for emergency repair/maintenance.

The owner of any vehicle that is parked in the exterior and not used (moved) for more than 30 days must notify the Management Company. Owner is responsible for providing a description of the vehicle, type of vehicle, and parking location. Vehicles not meeting these requirements are subject to towing at the owner's expense.

Unless specifically approved by the Board of Directors, no sign, advertisement, notice, symbol, or marking shall be displayed on individual units or on common property or limited common property, which includes garages. No Unit Owner shall make any addition, alteration, or improvement to garages (including drilling of holes) without the prior written consent of the Board of Directors.

Grounds & Landscaping

Owners must obtain Board approval before making changes to common areas. No painting or placement of decorations shall be done by an owner on the outside of their unit in any common areas without the approval of the Board of Directors. Unless specifically approved by the Board of Directors, no sign, advertisement, notice, symbol, or marking shall be displayed on individual units or on common property.

No owner may do landscaping.

Skateboards, roller blades, or bicycles may not be used on Association property, except to enter or exit.

Dunes provide critical protection to our property from storm surges and windblown sand. They are strictly protected by State and local laws. Residents, guests, renters, and pets should never enter the dunes.

Unit Access

As provided by the "Declaration of 1625 Ocean Condominium," members of the Board of Directors or its agents (e.g., employees of our Management Company) may enter any unit for purposes of maintenance, monthly pest control (if applicable), inspection, repair or replacement of common property, or in an emergency that threatens units or the common property. Notice will be left if the property has been entered when owners are not present.

All owners must provide the Management Company

- updated and current elevator codes to access their unit entryway/vestibule,*
- a key to their unit front doors, and*
- for owners with keypads on their unit front door, an access code.*

If an owner does not do so, the owner shall be 1) responsible for damages caused by forced entry, 2) responsible for any costs resulting from delayed entry to their unit, and 3) subject to fines. For emergency situations, the amount of the fine shall be tripled.

Common keys to the pool gates, pool bathroom, and stairwell doors are not to be duplicated. Additional copies can be obtained from the Management Company.

Deliveries/Moving Trucks

Any time elevators will be used for moving, deliveries of large items, remodeling work, or any other activity that could damage the interior of the elevators, owners are required to notify the Management Company in advance so elevator pads can be put to protect the elevator (see elevator section). As a courtesy, please notify other owners in advance.

Owners are responsible for any damages created by movers or delivery of large objects. Owners must ask such companies for their certificate of insurance and to add the HOA as an insured party.

Trucks of three (3) axles or more are not allowed to enter the parking lot (property) of the Association unless the Board approves a specific situation when a larger vehicle is necessary for the work required. The Management Company should be notified regarding any large truck that will be used for a delivery or activity. As a courtesy, please notify other owners in advance. Trucks are not to block the front entrances or garage doors at any time, even temporarily.

Renters & Guests

Renters

[The following presents the current rules as established in the Association's Declaration of Condominium.]

1625 Ocean is a single-family housing residential unit.

No rental or lease is allowed for less than 3 months and no unit may be rented or leased more than twice per year. When renting or leasing their unit, the owner or their agent shall notify the Board in writing and provide a copy of the lease, in advance of occupancy of a unit. More details appear in Section 17.8 of the Association's Declaration of Condominium.

A copy of the Rules & Regulations should be made available to all persons using a unit in an owner's absence. Renters and guests are subject to all regulations and restrictions governing the condominium. Unit Owners shall be jointly and severally liable to the Association for the acts and omissions of their tenant(s) and occupant(s) which constitute a violation of, or non-compliance with, the provisions of the Declaration and/or these rules and regulations.

Owners are responsible to advise renters of the utility shut-offs to be operated in the event of an emergency.

Owners are responsible for all communication with renters regarding unit access, maintenance, upcoming construction projects, and any other details that will affect their stay at 1625 Ocean. The Board of Directors has no responsibility to communicate with renters directly.

Guests

Owners are responsible for informing guests that they must comply with the Rules and Regulations for 1625 Ocean. Owners and renters are responsible for any violation of rules by their guests. Guests under the age of 18 are not allowed without an adult (21 years or older) present.

Pets & Other Animals

Pets

Owners may have pets. For dogs and cats, no more than two (2) cats, or two (2) dogs, or one (1) cat and one (1) dog are permitted. Fish, such as goldfish and tropical varieties, are also permitted, but owners are responsible for preventing leaks from fish aquariums. No animals of any kind shall be raised for commercial purposes.

No dog or cat is allowed to be outside its owner's unit unless on a leash that affords reasonable control. Owners of pets/service animals/emotional support animals ("animals") shall not permit their animal to become a nuisance to residents, e.g., by leaving their animal unattended.

No animals shall be allowed on the grass/recreation area directly east of the pool. No animals shall be allowed in the dunes. No animals shall be allowed inside the fenced pool area, except to transit directly between the door from the main garage and/or the gates. No animals shall be allowed inside the Gym at any time.

All animal owners shall be responsible for immediately cleaning up after their animals and disposing bagged waste directly in the garbage dumpsters in the trash rooms. Animal waste shall not be placed in the trash chutes (unless bagged with other trash) or in any other trash containers on the property.

Service/Emotional Support Animals

Service and emotional support animals must be approved by the Management Company/Board in advance of occupancy by owners or renters. Service and emotional support animals are subject to the pet provisions above.

Federal courts have provided specific guidelines of what information a property is allowed to request from an owner or potential renter/guest to establish the need for an accommodation to keep a Service or Emotional Support Animal.

Service Animals

The use of Service Animals falls under the American Disability Act (ADA). Service Animal is defined therein to mean an animal that is trained to do work or perform a task for an individual

with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. The term Service Animal is limited to animals specified in the appropriate Florida statute.

If the disability is apparent, there will be no question of applicability. However, if the disability is not apparent, owners and renters must answer the following questions for 1625 Ocean

Condominium approval:

- *Is this a service animal that is required for a disability?*
- *What work or task has the animal been trained to perform?*

All documentation will be forwarded to the Management Company for review and comment.

Emotional Support Animals

The use of Emotional Support Animals falls under the Fair Housing Act (FHA).

If requested by the Board of Directors, the owner, guest, or rental resident must share the nature of his or her emotional disability (unless it is visibly obvious), and how an Emotional Support Animal would ameliorate the cause of his or her emotional disability. This is traditionally accomplished through a physician statement.

In addition, the courts have ruled that the Association is entitled to inquire about the treating physician's background and experience in treating the type of disability that necessitates keeping an Emotional Support Animal. That physician must send a letter advising the Association the extent to which there has been in treatment and why the Emotional Support Animal is necessary. The attending physician does not have to be a psychiatrist. However, he or she does have to demonstrate knowledge and experience in treating the type of problems that will be ameliorated by the Emotional Support Animal.

All documentation will be forwarded to the Board for review and comment.

Maintenance Requirements and Specifications

General Maintenance & Repairs

The Management Company shall be notified in writing if there is a complaint or repairs are needed to the Limited Common Elements or Common Elements.

Unit plumbing (including the shut-off valve and all piping downstream) is the sole responsibility of the unit owner. Each owner/renter is personally responsible to fix water leaks, overflows, and stopped drains in their unit.

Interior walls and all floor and wall coverings are the sole responsibility of the unit owner. Doorbells and door hardware are the responsibility of the individual unit owner.

The expenses of maintenance, repair, or replacement made necessary by the act of any owner/renter shall be borne by said unit owner.

The owner/renter is responsible to hire their individual vendor for work to be performed in their unit. Any contractor, handyman or vendor performing work for an Owner shall be responsible for following these Rules and Regulations, with the Owner ultimately responsible to the Association for damages or liabilities caused by any such work. Vendors performing services for owners on property must submit to the Management Company the appropriate insurance certificates. Such vendors include carpet cleaners, electricians, plumbers, appliance installation, or maintenance/repair persons.

Any repair or maintenance work performed in a unit that could cause any disturbing noises in the building is to be limited, except in case of emergency, to the hours between 8:00 a.m. and 6:00 p.m. Monday through Friday and 9:00 a.m. and 1:00 p.m. on Saturday. As a courtesy, please notify other owners in advance.

Water Shut-Off Valves & Hoses

It is vital that owners maintain their water shut-off valves to avoid water damage to their unit as well as the units below.

Supply lines should be steel-braided, checked often, and replaced as necessary.

Other areas to be monitored are supply lines/pipes to hot water heater, dishwasher, refrigerator ice maker, garbage disposal, and air conditioning drain line. It is recommended to pour 1/4 cup of vinegar down the A/C drain line monthly to keep it clear.

Air Conditioning

Air conditioning units/systems are the responsibility of the unit owner; this includes both interior and exterior parts of the unit/system. Because of the importance of preventing leaks and the roof location of the condensers and associated piping, 1625 Ocean Condominium Association has established a group maintenance contract with an HVAC company to install leak pans and sensors for both heat exchangers in all units and to inspect and conduct “regular maintenance” on units (both interior and roof) every six months. Repairs of any problems identified during the inspections are the responsibility of unit owners.

Repairs to outdoor air conditioning units must be coordinated with the Management Company. No owner shall access any of the roof areas unless accompanied by a Management Company representative, Board member, or their designee. This includes the garage roof.

All air conditioning vendors must have on file with the Management Company a copy of their Certificate of Liability Insurance with the 1625 Ocean Condominium Association named as additional insured.

Unit owner responsibility:

- 1. There will be a \$50 per hour fee charged to the unit owner if the unit owner's A/C worker causes a mess and a maintenance worker has to clean it up.*
- 2. If the unit owner's A/C worker causes damage, the unit owner will be responsible for the cost of the repair of that damage.*
- 3. The 1625 Ocean Condominium Association will in no way be responsible for the actions of any A/C worker employed by an individual unit owner.*
- 4. Procedure for A/C worker access to the roof:*
 - a. The unit owner will contact the Management Company or a Board member to give roof access to the A/C worker.*
 - b. The A/C worker will be given access to the roof.*
 - c. Upon completion of the A/C work, the unit owner or the A/C worker must notify the Management Company/Board so that the area may be checked for mess or damage.*

Balcony Maintenance

As noted in the Balconies section above, the Declaration of Condominium makes owners responsible for the general upkeep and appearance of their balconies, but the Association is responsible for maintaining the structural and mechanical elements of the balconies. *No Unit Owner shall make any addition, alteration, or improvement to their balcony without the prior written consent of the Board of Directors. Many items have specifications and/or code requirements. For example:*

Electrical Changes

- Electrical changes must be hard-wired with no wiring exposed. Wiring through a conduit must be pre-approved by the Board.*
- All electrical work must be done by a licensed electrician.*
- Concrete attachment specifications must be followed in all cases.*

Lights on Balconies

- Must be turtle-compliant, which means shielded, pointing downward, and have a special light bulb.*

Outlets on Balconies

- Must be weather-proof with a cover, and all hardware must be weather-proof hardware.*
- Can be powered via switch, but it is preferable to have power live to the outlet all the time.*

Concrete Attachments

- All attachments to the external concrete structure of the building (including walls, ceilings, or floors outside of individual units) must be approved by the Board of Directors before work commences.*

Balconies may be cleaned according to the procedures discussed in the Balcony Cleaning section earlier in this document.

Painting balconies by owners is strictly prohibited. If paint is chipping or otherwise in disrepair, submit a maintenance request for touching up existing paint.

Hurricane Shutters & Sliding Glass Doors

Replacement of hurricane (or storm) shutters and sliding glass doors must be approved by the Board of Directors before installation.

Well in advance of installation, owner must provide the Management Company:

- *Copy of the current business license of the installer*
- *Current Certificate of Insurance of Liability naming the Association as an additional insured.*

Hurricane shutters should be inspected/serviced annually. Lubricants can also make it easier to open and close and reduce stress on motors.

For sliding glass doors, it is common for salt and sand to get into the tracks, which causes erosion and makes the doors difficult to move as well as noisy for neighbors. Tracks should be cleaned regularly. Lubricants can also make it easier to open and close and reduce stress on handles. Note that normal glass cleaning for sliders (that does not create liquid traveling over the edge of the balcony) may be done at any time (i.e., need not follow the balcony cleaning schedule discussed above).

Remodeling & Use of Contractors

Any remodeling work performed in a unit that could cause any disturbing noises in the building is to be limited to the hours between 8:00 a.m. and 6:00 p.m. Monday through Friday and 9:00 a.m. and 1:00 p.m. on Saturday, except in the case of an emergency. As a courtesy, please notify other owners in advance.

Owners are required to obtain the necessary approvals of the Board of Directors prior to the initiation of any changes or alterations of a unit, the associated limited common elements, or any of the common elements. Such changes include alterations internal to the unit that could affect the building structure, water supplies, electrical service, sewer system, or fire detection system and alterations or changes in the parking garage, balconies, sliding glass doors. All requests for approval of proposed changes and alterations are to be submitted in writing to the Management Company for consideration by the Board of Directors.

Any alteration to any part of your unit that will make use of a contractor requires that contractor's current insurance to be on file with the Management Company. Even if that contractor recently performed work in a different unit of 1625 Ocean, a current form for your unit is required to be on file before work is started.

Unit Sales

As discussed in Section 18 of the Declaration of Condominium, “subject to the provisions of this Declaration, each Unit Owner shall have the right to sell, lease, or mortgage their Unit without restriction.” Lockboxes are to be mounted at the respective unit door.

Fines

Any fines to Owners levied by the Board for the violation of these Rules shall be carried out in a fair and equitable manner pursuant to the Declaration, the By-Laws, and to Fla. Stat. § 718.303.

A unit owner will be notified when someone from that unit is in violation of the Declaration of Condominium and Related Documents or these Rules and Regulations. The owner will be issued a warning that they are out of compliance, with an expectation of when this violation would be resolved. In most cases the violation would be expected to resolve within 24 hours; however, the Board of directors has discretion to make that time longer or shorter depending on the type of infraction. The fine would then take effect on the date of notification and extend the maximum amount of time allowed.

Should it be necessary for further action to be taken regarding non-compliance with the Declaration of Covenants or Rules and Regulations, the issue will be turned over to the Association’s attorney. Any costs associated in obtaining compliance may be charged to the responsible unit owner. Some actions available to the Board of Directors or the Management Company are: appearance before the Board of Directors; removal of all items improperly placed or stored; a fine, to be determined by the Board of Directors; and/or legal action.

Electric Vehicle (EV) Charging

Section 718.113(8) of the Florida Statutes, provides that, in considering a unit owner’s request to install an electric vehicle charging station, the Association first must determine whether the charging station is to be installed within the boundaries of the requesting unit owner’s limited common element parking space.. If it is determined that the parking space is a limited common element, the unit owner may have the electric vehicle charging station installed subject to the requirements of the Statute. *These requirements provide that:*

- 1) The installation cannot cause irreparable damage to the condominium property.*
- 2) The unit owner is responsible for the costs of installation, operation, insurance, maintenance, repair, and removal of the charging station.*
- 3) The electricity for the electric vehicle charging station must be separately metered and payable by the unit owner.*

All of the above costs, if left unpaid by a unit owner, are enforceable by the Association as any other assessment due pursuant to §718.116, Florida Statutes, meaning if left unpaid their condominium unit can be foreclosed.

Additionally, as provided by the new legislation, the Association can and should require that the unit owner:

- 1) comply with bona fide safety requirements, consistent with applicable building codes or recognized safety standards, for the protection of persons and property;*
- 2) comply with reasonable architectural standards adopted by the Association that govern the dimensions, placement, or external appearance of the electric vehicle charging station, provided that such standards may not prohibit the installation of such charging station or substantially increase the cost thereof;*
- 3) engage the services of a licensed and registered electrical contractor or engineer familiar with the installation and core requirements of an electric vehicle charging station;*
- 4) provide a certificate of insurance naming the Association as an additional insured on the owner's insurance policy for any claim related to the installation, maintenance, or use of the electric vehicle charging station within 14 days after receiving the Association's approval to install such charging station; and*
- 5) reimburse the Association for the actual cost of any increased insurance premium amount attributable to the electric vehicle charging station within 14 days after receiving the Association's insurance premium invoice.*

Additional information is available at <https://sfpma.com/electric-vehicle-charging-stations-condominiums-going-green/> .