

RESIDENTS RULES

WELCOME RESIDENTS AND VISITORS
PLEASE RESPECT OUR RESIDENT RULES & ENJOY YOUR
STAY/VISIT

1. PROHIBITED:

TRAILERS, R.V.'S, BOATS, UNREGISTERED VEHICLES, DISABLED VEHICLES, COMMERCIAL VEHICLES AND TRUCKS, VEHICLES WITH EXPIRED TAGS, VEHICLES THAT CAUSE AN "EYE SORE". VEHICLES PARKED IN FRONT OF BUILDINGS EXCEPT TO LOAD OR UNLOAD.

2. LITTERING:

PLEASE AVOID "EYE SORES". DON'T LEAVE PERSONAL PROPERTY ON COMMON GROUNDS (EX: IN THE YARD, SIDEWALK OR PARKING LOT AREAS). LEAVING PROPERTY, LIKE A BIKE ON THE SIDEWALK, CREATES A HAZARD. PLEASE DON'T HANG ITEMS ON THE FENCE.

3. DUMPSTER AREA: NO LARGE ITEMS LEFT OUTSIDE OF DUMPSTER. SUCH ITEMS REQUIRE SPECIAL PICKUP. BOXES MUST BE COLLAPSED OR CUT UP TO FIT INSIDE THE BIN. RECYCLING BINS HAVE BEEN PROVIDED FOR GLASS, PLASTIC & NEWSPAPER.

4. LOUD NOISES:

ACTIVITIES IN & ABOUT THE PREMISES SHOULD BE CONDUCTED IN A MANNER SO AS TO NOT TO INTERFERE WITH THE PRIVACY, COMFORT, AND/OR CONVENIENCE OF OTHER RESIDENTS. THE HOURS BETWEEN 10:00 PM & 9:00 AM ARE QUIET HOURS. NO EXCESSIVE NOISE, VOICES OR LOUD MUSIC WILL BE PERMITTED. IF THERE IS A PROBLEM, CALL 321-868-3251 FOR THE NON-EMERGENCY COCOA BEACH POLICE MESSAGE SERVICE, OR 911 FOR THE EMERGENCY LINE. NO SKATES, SKATEBOARDS, OR BICYCLES ARE PERMITTED ON THE SIDEWALKS OR STAIRS OF THE BUILDING.

5. SIGNS:

THERE IS TO BE NO POSTING OF SIGNS ON THE OUTSIDE OF THE BUILDING OR ON ANY WALLS.

6. PETS:

NO EXOTIC PETS ARE PERMITTED. DOGS, CATS, FISH AND BIRDS ARE PERMITTED. ALL PETS MUST BE INDOORS OR ON A LEASH IF OUTSIDE. THERE IS A 20 LB WEIGHT RESTRICTION. PETS MUST COMPLY WITH BREVARD COUNTY LAWS, TAGS, SHOTS, ETC. COPIES OF ALL PERMITS MUST BE PROVIDED TO THE BOARD WITHIN 10 DAYS OF THIS NOTICE OR ACQUIRING YOUR PET.

7. BARBECUES:

ONLY ON THE GROUND FLOOR AND OUTSIDE OF YOUR UNIT. OPEN AIR BARBECUING ONLY.

8. REAR BALCONY:

IF YOUR BALCONY IS OPEN SO THAT RAIN CAN ENTER, YOU CANNOT PUT A WALL TO WALL RUG ON THE FLOOR. DO NOT SIT ON THE SECOND FLOOR WOODEN RAILING. THE ASSOCIATION IS NOT RESPONSIBLE FOR ANY ACCIDENT STEMMING FROM THIS.

REMARKS:

EACH UNIT IS REQUIRED TO HAVE ONE OPERATING SMOKE DETECTOR

UNIT OWNERS AND CONDO RESIDENTS ARE REQUIRED TO INFORM THEIR GUESTS ABOUT THESE RESIDENT RULES. VIOLATION OF THE ABOVE WILL RESULT IN FINES. UNIT OWNERS ARE RESPONSIBLE FOR ANY DAMAGE DONE BY THEIR TENANTS AND THEIR VISITORS INCLUDING DAMAGE TO PARKING PLACES CAUSED BY OIL LEAKS, RUST, ETC. THESE ARE CONSIDERED "LIMITED COMMON ELEMENTS" PER THE BY-LAWS.

NO MORE THAN 4 RESIDENTS PER UNIT INCLUDING CHILDREN. THIS IS A FIRE CODE REGULATION.

VIOLATION OF ANY RESTRICTION WILL RESULT IN A FINE BEING LEVIED ON THE CONDO OWNER. THE FINE HAS A PROGRESSIVELY HIGHER DOLLAR AMOUNT AS FINES CONTINUE. THIS CAN BE TRANSFERRED TO THE TENANT CAUSING THE PROBLEM. UNPAID FINES WILL BE PLACED WITH THE COURT SYSTEM FOR LIENS TO BE FILED AGAINST THE INDIVIDUAL CONDO. THESE CAN THEN BE FORECLOSED ON AND SOLD AT AUCTION.

PLEASE HELP KEEP OUR PLACE CLEAN AFTER YOURSELVES, YOUR GUESTS AND YOUR CHILDREN.

SIGNED AND WRITTEN COMPLAINTS CAN BE MAILED TO: CECA P.O. BOX 320633, COCOA BEACH, FL. 32932. OR CONTACT A BOARD MEMBER.

RENTAL OF UNITS

APARTMENT UNITS MAY BE RENTED PROVIDED THE OCCUPANCY IS ONLY BY ONE LESSEE AND MEMBERS OF HIS/HER IMMEDIATE FAMILY, AND GUESTS. NO SEPARATE ROOMS MAY BE RENTED (SUBLET) AND NO TRANSIENT TENANTS (OCCUPANCY FOR LESS THAN ONE MONTH) MAY BE ACCOMMODATED.

MAXIMUM OCCUPANCY IS 4 RESIDENTS PER UNIT, (THIS IS ALSO A FIRE CODE REGULATION. ANY VIOLATION OF THIS PROVISION WILL BE REPORTED BY THE MANAGER TO APPROPRIATE MUNICIPAL AUTHORITIES.

MINIMAL RENTAL PERIOD IS ONE MONTH. THE STATE OF FLORIDA AND BREVARD COUNTY IMPOSE A SALES TAX ON RENTALS OF 6 MONTHS OR LESS OF A COMBINED RATE OF 11% OF GROSS RENTAL INCOME. OWNERS ARE ALERTED TO THEIR REQUIREMENT TO COLLECT AND PAY THIS TAX. THE MANAGEMENT OF THIS ASSOCIATION WILL COOPERATE WITH THE AUTHORITIES IN THE REPORTING AND COLLECTION OF THIS TAX.

OWNERS MUST FILE AN APPLICATION WITH THE ASSOCIATION MANAGEMENT FOR PERMISSION TO RENT THEIR UNITS.

NO LEASE OF AN APARTMENT SHALL RELEASE OR DISCHARGE THE OWNER THEREOF OF COMPLIANCE WITH THE DECLARATION OF CONDOMINIUM, BY-LAWS, OR ANY OF THE OTHER DUTIES AS AN CONDO OWNER.

RENTAL APPLICATION PROCEDURE

UNIT OWNERS WISHING TO RENT THEIR UNIT SHOULD OBTAIN AN APPLICATION FROM THE MANAGER AND HAVE IT APPROVED BEFORE OCCUPANCY. THE ASSOCIATION MANAGER MUST RECEIVE THE APPLICATION THREE DAYS (EXCLUDING SAT, SUN AND HOLIDAYS) BEFORE OCCUPANCY IS TO BEGIN. IF MANAGEMENT DOES NOT RESPOND WITHIN THREE DAYS OF FILING, IT MAY BE ASSUMED THAT THE APPLICANT IS APPROVED.

THE PAYMENT OF MAINTENANCE FEES MUST BE CURRENT OR THE APPLICATION WILL BE AUTOMATICALLY DISALLOWED. DURING THE TENANCY ALL MAINTENANCE FEES MUST BE PAID CURRENTLY.

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IF AT ANY TIME DURING THE RENTAL PERIOD THE OWNER BECOMES DELINQUENT IN PAYMENT OF THE FEES OR SPECIAL ASSESSMENTS, A PENALTY SEPARATE AND APART FROM ANY OTHER ASSESSMENTS, INTEREST OR PENALTIES MAY BE ASSESSED AGAINST THE OWNER OF \$25.00 PER MONTH, DURING THE PERIOD IN WHICH THE ASSESSMENTS, EITHER MONTHLY, OR SPECIAL, ARE DELINQUENT. ANY DAMAGE DONE BY THE TENANTS OR THEIR GUESTS TO THE COMMON ELEMENTS OF THE CONDOMINIUM WILL BE CHARGED TO THE OWNER.

NEW RESIDENTS ARE TO NOTIFY THE MANAGER AT 321-783-8789 THAT THEY WILL BE RESIDING IN CATALINA EAST CONDOMINIUMS, COMPLETE A RESIDENTS EMERGENCY INFORMATION FORM AND PROVIDE WORKING KEYS TO THE MANAGER (FL. LAW SEC.718.303)

EACH RESIDENT/OWNER IS TO PROVIDE MANAGER WITH WORKING KEYS TO THEIR UNIT. FL ST LAW AND THE DECLARATION OF CONDOMINIUM REQUIRE THIS.

PER THE DECLARATION OF CONDOMINIUM, THE BOARD OF ADMINISTRATION OR THE AGENTS AND EMPLOYEES OF THE ASSOCIATION MAY ENTER ANY UNIT, UPON PRIOR NOTIFICATION, IF POSSIBLE, FOR THE PURPOSE OF MAINTENANCE, INSPECTION, REPAIR AND REPLACEMENT OF THE IMPROVEMENTS WITHIN, AT REASONABLE TIMES OR IN CASE OF EMERGENCY THREATENING UNITS OR COMMON AREAS. TO DETERMINE COMPLIANCE WITH THESE RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS, AND THE BY-LAWS OF THE ASSOCIATION

SALE OF UNITS

THE DECLARATION OF CONDOMINIUM PROVIDES FOR A FIRST RIGHT OF REFUSAL. AN OWNER MUST PROVIDE CONDO DOCUMENTS TO AN BUYER. THERE IS A \$25.00 CHARGE FOR COPIES OF DOCS.

THE MANAGER MAY BE CONTACTED FROM 10:00 AM TO 6:00 PM DAILY. PHONE NUMBER IS 321-783-8789 AND UNIT NUMBER IS 101.

THESE RULES AND REGULATIONS ARE FOR THE BENEFIT OF ALL RESIDENTS AND ARE MEANT TO ALLOW EVERYONE TO HAVE A SAFE AND COMFORTABLE PLACE TO CALL HOME.