

OCEANUS OWNERS ASSOCIATION RULES AND REGULATIONS

If you are a tenant or guest of any owner at Oceanus, then you are a guest of every owner of this complex.

All of the facilities available for your enjoyment are made possible, financially and otherwise, by all owners.

To protect our investment, we have established rules and regulations which all of us must adhere to, and we ask that you abide by them also. The rules and regulations for Oceanus are attached.

To communicate with the Board, please call Client Services or email Towers Property Management at the address below:

ClientServices@towersmgmt.com

Phone 321-733-3382

Phone 866-454-4101

Have a pleasant stay!

**I/We have read and understand the attached Rules and Regulations
& will abide by them while residing at Oceanus.**

Signature: _____ **Date:** _____

Printed: _____

Signature: _____ **Date:** _____

Printed: _____

OCEANUS OWNERS ASSOCIATION RULES AND REGULATIONS

A. AUTHORITY FOR RULES AND REGULATIONS

1. Authority for Oceanus Owners Association (OOA) Rules and Regulations is set forth in the Declaration of Condominium of Oceanus Condominium, Paragraph 7.
2. These Rules and Regulations are subject to change at any time at the discretion of the OOA Board of Directors (BOD).
3. The latest Rules & Regulations and Swimming Pool Regulations shall be posted in the mail room in Building D and enclosed in the bulletin board. These shall take precedent over all other rules and regulations.
4. Any resident violating any of the rules and regulations will:
 - a. First be notified verbally.
 - b. If violation continues, the Board may issue a fine through the fine committee.

NOTICE: In order to keep our condominium an enjoyable place for everyone we need the help of all residents. Anyone who sees or witnesses any violation should politely call the infraction to the attention of the violator.

Thank you for your cooperation.

B. GENERAL

1. The sidewalks, entrance, passages, vestibules, exterior, stairways and corridors must not be obstructed or encumbered from the purpose of the ingress or egress of the premises.
2. Nothing shall be hung from any patio, window, balconies or walkway railings, including towels, rugs, etc.
3. No running, ball games, skateboard, rollerblades or horseplay, etc. allowed on walkways, parking area or grass or planted areas of the common grounds.
4. Children shall not play in the walkways, mailroom or stairways of the common elements.
5. No shoes, beach gear, bicycles, baby paraphernalia, trash or any other articles shall be placed on any walkway or stairway.
6. No sign, advertisement or notice, other lettering or ornamental hardware shall be exhibited, inscribed, painted or affixed by a unit owner or his agents on any part of the common property or the outside premises or the inside of owners unit if visible from the common area without written consent of the association.
7. No awning or any devise which exceed the vertical wall plane, or any projection shall be attached to the outside wall or roof of the buildings, this includes any type of antenna. Removal by the association will be immediate without notice, at the expense of the violator.
8. The Association shall retain a key to each unit. If a unit owner changes the lock on the unit, a key must be given to the association. All keys will be used by the association to allow the pest control to treat the unit or for emergency purposes only, or with the consent of the unit owner.

OCEANUS OWNERS ASSOCIATION

RULES AND REGULATIONS

9. The unit owner or occupant shall not make or permit any disturbing noises, this includes radios, television or any other electronic devise which produces sound. The rights, comforts or convenience of other unit occupants shall not be infringed upon.
10. ALL GATES MUST BE KEPT CLOSED AND LOCKED
11. Access to beach is only via the gated walkover. Florida Statutes prohibit walking atop the dunes.
12. No propane or charcoal grills allowed on balcony or patio. Florida Fire Prevention Code 10.11.7

C. PETS

1. Dogs and other pets are to be escorted to and from the premises.
2. All pets at all times must be accompanied by owner and either carried or on leash in all common areas, including terraces, exterior stairways, mail room and exterior walks leading from the buildings.
3. Pets are not permitted on the landscaped areas. Pets are to be escorted to the street side of the common area wall or at the trash disposal areas. Any spoilage must be picked up. Failure to pick up spoilage shall subject the violator to a fine.
4. A maximum of two pets are allowed, subject to the provisions below. Pets may be dogs, cats, birds or a combination. Poisonous reptiles, amphibians or fish; rodents including rabbits, hamsters, guinea pigs or gerbils; snakes; birds of prey; insects; and arachnids are strictly prohibited.
5. Dog breeds that may cause an increase in insurance premium (or exclusion from insurance) are not permitted. These prohibited dog breeds include but are not limited to: Akita, Alaskan Malamute, Chow Chow, Doberman Pinscher, German Shepherd, Pit Bull, Presa Canario, Rottweiler, Siberian Husky, Staffordshire Bull Terrier, and Wolf Hybrids.
6. The pet owner shall be responsible to clean up after the pet on Association property including carrying a disposable plastic bag any time the pet is outside the unit. Pet waste shall be bagged and disposed of in appropriate trash receptacles. Pet waste or pet litter shall not be deposited in the toilet. Failure to clean up after the pet shall subject the violator to a fine.
7. When outside the unit, dogs must be controlled on a leash at all times. All other pets shall be in suitable portable cages when outside the unit. No animal shall be tied or chained outside the unit.
8. Dogs shall have up to date rabies vaccination with tag on the collar.
9. Residents shall not alter their unit, patio, or other area to create an entryway or enclosure for a pet.

D. RECREATION ROOM/CLUBHOUSE

1. The recreation room is the building accessible from the pool. It is also referred to as the clubhouse.
2. The use of the recreation room is restricted to unit owner gatherings or a meeting place for the Association. In no event shall it be used for other functions which are civic, religious, charitable, or organizational in character.
3. The recreation room will be available to those with keys to the clubhouse.

OCEANUS OWNERS ASSOCIATION

RULES AND REGULATIONS

4. Residents and owners using the recreation room are responsible for cleaning the recreation room. Leave the recreation room as you found it.

E. PARKING AREA

1. Assigned parking spaces may not be used for any purpose other than parking a licensed vehicle. Oversized trucks or campers are not permitted in any parking space.
2. No item other than a licensed vehicle shall be kept in parking spaces at any time.
3. The Association shall assume no liability for any damage or thefts in the parking area.
4. A parking space is assigned to each unit owner by unit number. This space is reserved to the exclusive use of the occupants of that unit.
5. No skateboarding or rollerblading allowed in parking area or drives.

F. AUTO WASHING

1. The hose at the north end of property is for rinsing salt from autos only. No boats, recreational vehicles or large trucks. Please limit wash time to conserve water.
2. Be sure to turn off water after use and return the hose to the rack.

PLEASE CONSERVE WATER.

G. GARBAGE COLLECTION

1. Garbage must be disposed of in the dumpsters provided at the north and south ends of property. **All material must be placed inside the container.** The Waste Management driver will not pick up anything left outside the dumpster.
2. Use the recycle containers for recyclable papers, cans and glass.
3. Please be careful not to drop any snacks or sweets on walkways, pool or common area that will attract ants.
4. Do not throw cigarette butts on the ground.
5. For large items, place the large item next to the dumpster and call Client Services to have Towers schedule a pickup.
6. Do not use the OOA dumpsters for refuse from a condo renovation. See the Renovation procedures for waste collection during renovation.

OCEANUS OWNERS ASSOCIATION RULES AND REGULATIONS

H. RENTAL PROCEDURES

1. New Renters:

- 1) Owners shall have their renters fill out the standard rental form, available on the website.
- 2) Owners shall send the rental form and \$60 (check or money order made payable to Towers Group Realty) for each renter over 18 to

Space Coast Property Management
928 E. New Haven Ave.
Melbourne, FL 32901

Email: realty@towersmgmt.com

- 3) Towers Group Realty Manager shall use the \$60 to do a background check on the renters. Once the background check is complete, Towers shall send the rental packet via email to the Board of Directors. When a majority of the Board approves, Towers shall inform the owner of approval.

2. Returning Renters:

- 1) Owners shall have returning renters fill out the standard rental form, available on the website.
- 2) Owners shall send the rental form to Towers at the address/email above. A background check is not required on returning renters.
- 3) Towers Realty Manager shall send the returning renter packet via email to the Board for approval and shall inform the owner once the majority of the Board approves.

3. Approval: Renters are authorized to enter the property AFTER Board approval and Towers Notification, not prior to approval/notification.

I. UNIT RENOVATION

1. Owners are authorized to renovate their units only with approval of the Board through the Architecture (ARC) Form process. The Condominium Space from the paint out is the responsibility of the unit owner, while the paint into the walls (drywall, plumbing, electricity, flooring) is the responsibility of the Association. This means that the Board of Directors will approve all painting, plumbing, electrical, drywall, flooring, and any other renovation other than minor items.
2. Owners must fill out an ARC Form for any work other than hanging pictures. The ARC Form is available on the website. Once complete, the owner shall send the ARC form to Towers. Towers shall coordinate the proposed renovation with the Board of Directors. Once the Board approves, Towers shall notify the owner.
3. Work shall not proceed without notice from Towers of approval by the Board.
4. Owners shall not use the waste containers for their renovation refuse. As part of the ARC form owners shall coordinate for waste removal containers and use those containers.

OCEANUS OWNERS ASSOCIATION

RULES AND REGULATIONS

J. COMMITTEES

1. The Board of Directors may form Committees to assist with various aspects of condominium living. Committees are created and closed down by a formal vote of the Board of Directors.
2. A committee may be suspended from operation at any time by the President of the Board.
3. Committee members are appointed by the Board. A committee member shall volunteer for the committee and the Board shall vote to appoint the member onto the committee.
4. Committee members serve at the pleasure of the President of the Board. The President may remove a committee member from a committee at any time, with or without cause.
5. Some committees (such as the Fine Committee) shall have a set of formal rules. The committee members shall draft those rules and the Board of Directors shall approve the rules by vote. Changes to the rules shall be authorized by the President until a Board vote formally incorporates those changes.

K. CLOSED-CIRCUIT CAMERA SYSTEM

1. The closed-circuit camera system is for safety and law enforcement purposes.
2. The Cameras record 24 hours a day. The recording is kept for 30 days, at which point it overwrites with new recordings.
3. The President controls the password to the system and the use of the system. Oceanus will only use the system when there is a law enforcement (police), safety (Fire Department or Ambulance) or insurance concern, or when the President deems it necessary to access the capability.
4. The Vice President shall provide backup in case the President is not available for use of the closed-circuit camera. Officers of the Board (Secretary and Treasurer) shall have the ability to access the system if required.

OCEANUS OWNERS ASSOCIATION RULES AND REGULATIONS

L. SWIMMING POOL

1. See Oceanus Community Pool Rules below:

Hours: Dawn to Dusk

NO LIFEGUARD – Swim at your own risk

- The pool is for everyone's enjoyment, please be considerate of others
- Shower before entering pool
- Children under the age of 12 must be accompanied by an adult resident
- No glass objects or food in the pool area
- No drinking or eating in the pool
- No pets in the pool area
- Use of the pool is restricted to residents and up to 2 guests per unit
- Battery operated radios only – please keep volume low
- No diving or jumping in the pool
- No running or ball throwing
- No balls, toys, rafts or other play objects in the pool or pool area
- Noodles are permitted
- Place waste in the receptacles provided
- Maximum capacity in the pool is 16
- Lounge chairs cannot be reserved
- Diapers must be industry approved swimming diapers, covered with plastic pants
- Please consider others swimming laps in the pool
- The safety line is to remain in place at all times. The safety line may be temporarily removed from the pool for patrons to swim laps and must be reinstalled upon completion of the exercise
- Please assure the pool gate is closed at all times
- The pool area may be closed at any time by any member of the Oceanus Board of Directors
- The “pool area” is the entire area inside the gate and outside the Recreation Room

EMERGENCY: Dial 911