

SANDS ON THE OCEAN - RULES AND REGULATIONS FOR TENANTS

Owners, renters, guests and invitees are expected to know and follow the rules and regulations. It is the responsibility of owners to provide their renters, family, service people, guests and invitees of these rules. For rentals, owners must provide a copy of these rules to their tenants, and provide the office with a completed and signed Rental Information Form. Owners who (or whose guests, family, renters, service people or invitees) violate the rules and or cause damage to the property will be held personally liable for said damages and will be expected to pay for the damage in a timely fashion or be subject to all remedies available through the condo documents and by law.

A. General

1. All garbage, except recyclables, is to be discarded wrapped in a tightly tied plastic bag and placed in the trash chute located on each floor. All recyclables, i.e. newspapers, glass bottles, plastic bottles, aluminum cans are to be placed in recycling bins. (These bins are located on the ground floor). Boxes and bags of garbage that are too large to fit into the chute must be taken down to the trash room on the lobby level. Please break boxes apart if possible. Trash chutes are not to be used between 10:00 P.M. and 7:00 A.M.
2. Flammable oils or fluids, such as gasoline, kerosene, naphtha, benzene and explosives of any type are prohibited in the condominium or garages.
3. Children under the age of thirteen (13) must be accompanied by an adult in the common areas. This includes, but is not limited to the lobby, card room, lanai, and pool area. No one under the age of sixteen (16) is allowed in the exercise room.
4. Food may only be prepared in designated areas. The grill on the lanai may be used by owners and guests. The grill must be cleaned after use and the gas turned off at the canister and on the front of the grill. Charcoal and/or gas grills are not allowed on balconies.
5. Authorized Entry: The agents of the Association and any contractor or workman authorized by the Association may enter any Unit at any reasonable hour of the day for any purpose permitted under the terms of the Declaration or By-Laws of the Association. Except in case of emergency, entry will be made by prearrangement with the respective Unit Owner.
6. All residents, tenants, and visitors have the rights of quiet enjoyment of their unit. These rights shall not be infringed upon by loud noise, music or other noxious sound, odors or physical impediment.

B. Common Areas

1. All common areas of the Condominium building including, but not limited to, the elevators, hallways, lobby, card room, exercise room, toilets, pool area and back patio are **SMOKE FREE**. No ashes or cigarette and cigar butts are to be disposed of on the grounds.

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2. All walkways, entrances, hallways, corridors, stairways, driveways and roads and rights of way shall remain clear at all times. They shall be only for ingress and egress from the Condominium and the units.
3. Fire Exits: It is prohibited to have furniture, plants or other objects that tend to prevent easy access to any fire exit.

C. Parking Areas

1. Boats, recreation vehicles, and motor homes are only permitted on the Condominium property for loading and unloading. Washing these vehicles on the premises is prohibited. Motorcycles are not allowed on the property at any time.
2. No vehicle belonging to a Unit Owner, a member of the family of a Unit Owner or guest, tenant, visitor or employee of a Unit Owner shall be parked in such a manner as to impede or prevent ready access to another Unit Owner's parking space, garage or a guest parking space.
3. No self-powered vehicle which cannot operate on its own power shall remain on the Condominium Property for more than twenty-four (24) hours, and no major repair of vehicles shall be made on the Condominium Property.
4. No commercial vehicle, trailer, recreational vehicle or boat of any kind shall park or be parked at any time on the Condominium Property, unless such a vehicle is a commercial vehicle in the process of being loaded or unloaded or is temporarily parked for no more than 48 hours with Board approval in areas designated hereafter by the Board as areas for the parking of commercial vehicles, trailers, RV's or boats. The northwest corner of the parking lot is for temporary parking only.

D. Unit Exterior

No one may sweep, throw or cause anything to be swept or thrown from the unit, its doors, windows or terrace balconies or hang any articles from the outside windowsills or terrace balconies or terrace railings of the units. Each Unit Owner and/or Tenant shall keep such Unit in a good state of preservation and cleanliness.

E. Pets

Pets are prohibited.

F. Recreation

1. Reeves Room: A Unit Owner may reserve the Reeves Room with the Condo Office for a private social or educational function, but not for a commercial activity. A \$100.00 clean up deposit must be left with the Association which will be returned less any costs incurred in cleaning up if the room is not returned to its normal clean condition.

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2. Pool Parties: Food and beverages in non-glass containers on the extended areas of the pool patio and parties up to 10:00 P.M. are allowed with the permission of the Board.
3. Bicycle Room: All bicycles not stored in the unit or the unit owner's garage must be stored in the Bicycle Room. The Bicycles must be tagged with the unit number or owners name. Bicycles cannot be left outside or in the Condo hallways and foyers.
4. All common facilities including, but not limited to, the kitchen, the pool, the spa/hot tub, card room, lanai, and exercise room are available to owners and their invitees, guests and renters provided the person desiring to use these facilities follows the individual rules for each of these amenities. If there is a specific key for the use of a room, then the manager must be contacted during normal business hours to arrange for that room's use. In the event of a conflict between owners, the first to reserve the room or facility shall prevail.
5. The kitchen may be used by owners and their guests, provided that the owner provides the association with a deposit of \$100 in addition to the deposit for Reeves Room use, or the fee in effect at the time, to secure that the kitchen and all other areas used by the owner and his/her guests are returned clean and free from any and all debris. The manager, or his/her assignee, after the key is returned, shall inspect the facilities and if restored without damage and appropriately clean, the deposit shall be refunded. In the event that the used area must be cleaned or has damage, the deposit shall be forfeited and any additional costs to repair the damage or clean the area shall be assessed against the owner.

G. Pool Rules

Anyone using the pool and/or spa/hot tub is on notice: There is no lifeguard on the premises and use is at his/her own risk.

1. Pool Hours are 7 A.M. to 10 P.M.
2. Pool bathing load is 14 people.
3. Spa (hot tub) load is 5 people.
4. No Diving.
5. No smoking.
6. No running.
7. No animals or pets in the pool area. Owners must carry pets/animals through the pool area.

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8. No food in the pool or the deck surrounding the pool. The tables located beyond the deck area may be used for food and drink provided all food and drink is in non-breakable containers and is confined to the outlying tables. GLASS IS NOT PERMITTED AT ANY TIME.
9. No personal items are to be left overnight in the pool or pool area. Large personal items including, but not limited to, surf boards, kiddie pools, and beach chairs are to be stored in the Unit, Garage or the Unit Storage Cage. Items left in the pool area past dark will be removed and discarded.
10. Children under the age of 13 must be under adult supervision at all times.
11. Children MUST BE TOILET TRAINED to use the pool or spa/hot tub.
12. Use of umbrellas: After use, all umbrellas must be closed, removed from the tables or stanchions and returned to their secure storage place.
13. All individuals re-entering the building must wear a cover-up and shoes. He or she must be dry and free from sand. Animals/pets must also be free from sand and dry.
14. Individuals using the pool area are asked to return chairs and tables to their original location.

H. Exercise Room Rules

Everyone entering the Exercise Room is on notice that this room is unattended. Use of this room is at the user's risk. The user assumes any and all risk, which may occur upon entering the room and or using the equipment.

The equipment is dangerous if not operated as intended by the manufacturer. Use of the equipment may also be dangerous to YOUR HEALTH. Everyone initiating an exercise program should consult with his/her physician before using any of the equipment in the exercise room.

Users of the room release THE SANDS ON THE OCEAN, THE ASSOCIATION and any other legally authorized Sands entity from any and all liability that may result from their use or the use of their assignees of the exercise room or the exercise room equipment.

NO ONE UNDER THE AGE OF 16 YEARS MAY ENTER THIS ROOM.

1. The equipment is to be used solely for its intended purpose.
2. If someone is waiting to use equipment already in use, the current user must yield the equipment to the waiting individual after the current user has been on the equipment for thirty (30) minutes.
3. All equipment is stationary. It may not be moved from its position.
4. Upon exiting the room, the TV, air conditioning, and lights are to be turned off.

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5. Nothing is to be removed from the room.
6. No food or drink, with the exception of water in plastic containers, is permitted in the exercise room.
7. The exercise room is to be locked at all times.

I. Residency

Moving: Any Unit Owner or tenant planning to move large or multiple pieces of furniture, equipment or building improvements (screens, shutters, etc.) in or out must leave on deposit the sum of \$250.00 with the Association before the move. Said sum will be reimbursed during working hours after deducting any costs or damages (only with the approval of the Manager).

J. Administration

1. The Building Manager may conduct an **orientation** for approved Renters to familiarize them with these rules and the condominium facilities including, but not limited to, turning on the water valves. After that, he is available for **maintenance emergencies**. The owner of the condo should be contacted for all other concerns.
2. The Building Manager may conduct an **inspection** before a Renter's or guest's departure to insure that appliances and faucets are turned off, shutters closed and that the unit is secure. This inspection will be conducted during the Manager's normal business hours. The Association and the Manager are not responsible if any departure occurs without notice to them and/ or outside of business hours, which are 8-4 Monday through Friday except holidays.