

ORMOND OCEANSIDE HOMEOWNERS ASSOCIATION, INC

(a condominium)

RULES and REGULATIONS

Revised August 2015

1. Units are for residential use only.
2. Residents shall exercise extreme care about making noises or playing music which may disturb other residents.
3. Two pets per unit are allowed. Maximum combined weight of pets is 80 lbs. No breed of dog, that is considered to be vicious, such as a Rottweiler, Pit Bull or Doberman Pinscher are allowed.
Pets are to be on a leash and walked off property and picked up after in accordance with city rules.
Pets are not to be kept for any commercial purpose or become a nuisance or annoyance to neighbors. Repeated violations may give the Board cause to require the pet to be permanently removed from the Condo property.
Please refer to the "Pet Policy."
4. Hanging, cleaning, or beating garments, rug, etc., from or on the windows, terraces, or facades of the building is prohibited.
5. Trash must be put INSIDE the dumpster and boxes must be broken down before putting in dumpster.
6. No electrical or phone wiring, or television antenna, air conditioning units, or anything that protrudes through the walls or the roof of the building except as authorized by the Board of Directors.
7. Nothing is to be left out on walkways such as a chair when not in use.
8. No cooking grills are to be used on balconies or on walkways.
9. Residents are required to park in their assigned parking space only. Only one (1) parking space per unit. If a resident obtains a written approval to use another residents parking space, it must be turned in to "Atlantic" immediately. The space # and dates of use must be included. Guest parking spots are for guests only!

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Occupant Checklist

1. Important Numbers/ Repairs

- If you are renting, please notify owner (or rental agent) ASAP for any repairs needed.

• Owner's phone #: _____

- Building after hours Emergency #: 386/301-6100 or 386/527-9744

- Atlantic Community Association Management & Accounting, Inc
386/ 760-7365

*** Please notify any Board member of repairs needed in the common areas. ***

*** They are in Units 104, 201 & 206 ***

2. Parking

- Owners or renters are required to park in their assigned parking space.
- Owners or renters may obtain written authorization to use another owners assigned parking space. A copy of written authorization must be on file with the Association prior to use of said space.
- Guest Parking is for guests or workers only.
- Loading space is to be used to load or unload then move your vehicle to your assigned parking space.

3. Trash

- Trash is picked up on Monday and Thursday in a community trash receptacle behind the building.
- All items must be placed inside the receptacle. The trash company will not pick up anything outside of the receptacle.
- All boxes must be broken down before placing them in the receptacle.
- Please wait and place large items in the receptacle the night before the trash is picked up.

4. Exterminator

- Exterminator schedule is posted on the community bulletin board near the mailboxes. Mainly he comes on the 4th Friday of each month between 9-9:30am. If you will not be home, a Condo board member is authorized to access the premises for this sole purpose.

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5. Pets

All pets must be on a leash and walked off the property. County Ordinance requires that pets are to be picked up after. Pets are not to use common areas as a litter box.

- Any additional questions about pets, please refer to the Pet Policy. (See the President if you need a copy.)

6. Common Areas

- All walkways must be free of personal items such as shoes, chairs, Beach items, etc. Beach items must be removed from all common areas upon return from the beach.
- Patio is for our community use.
- Grill is for everyone to use. The key can be found hanging on a hook above the light switch in the laundry room. Please return the grill the way you found it. No personal BBQ grills on balcony.

7. Prior to leaving for several days or extended time

- Remove all items off balcony and pull shutters if you have them.
- Please shut off water and put the breaker (in the electrical panel) for water heater to off position.

Ormond Oceanside Condominium Association, Inc.

Pet Policy

The governing documents of Ormond Oceanside Condominium do not allow pets of any kind. The Board in the past has chosen to allow pets anyway resulting in a need for a pet policy for owners, renters and their guests.

The maximum number of pets per unit is limited to two. This includes all pets and is not limited to just cats and dogs.

The combination of pets is not to exceed 80lbs total.

The breed of the pet is not to be one that is considered vicious such as a Rottweiler, Pit Bull, or Doberman Pincher, nor can the dog have a documented history of violent behavior.

All pets must be on a leash and walked off property. County ordinance requires that pets are to be picked up after.

No exotic animals are permitted. Examples include but are not limited to parrots, monkeys, reptiles, & amphibians. The Board reserves the right to determine if a pet is considered exotic.

No pets may be kept bred or maintained for commercial purposes.

No pet determined to be an annoyance or nuisance to neighbors shall be allowed to remain in the condo.

Any repeat violations of these rules may give the board cause to require the pet to be permanently removed from the condo property at the pet owners expense.

Pets currently residing in the unit shall be grandfathered under prior rules. Those pets must be declared through a "Pet Approval/ Declaration".

Any new pets fitting within our established pet policy must submit a "Pet Approval / Declaration" within 14 Days.

The above is intended to be adopted by the Board and at a later date approved by the Owners of Ormond Oceanside Condominium and included in our amendments to the Bylaws.