

OCEANSIDE VILLAS ASSOCIATION RULES

The rules set forth in the Declaration of Condominium, and subsequent additions by the Board of Directors, are for the protection, safety and enjoyment of all owners, and the guests or tenants they are responsible for. Please do your part to make this a pleasant environment for everyone. Please post this in a **VISIBLE** place in your unit to help keep everyone informed.

PARKING:

1. Residents may have no more than **TWO** vehicles parked within Oceanside Villas. One **MUST** be parked inside the garage; the other in any one of the complex's 16 first-come/first-serve parking spaces. All other vehicles are to be parked outside the complex. Owners or permanent residents may purchase parking permits for spaces for a fee from the City of Cocoa Beach.
2. General parking is from 6:00 p.m. to 9:00 a.m. Car wash time is 9:00 a.m. to 6:00 p.m.
3. The north end of the west building has a designated "No Parking – Car Wash Area" space.
4. Park all campers, boats, trailers, "unsightly", non-operating, or leaking vehicles inside your garage or outside the complex.
5. No parking in front of garage doors. Keep garage doors closed.
6. Use extreme caution and drive slowly around complex.

COMMON AREAS:

1. Includes all general areas around the condominium, such as pool, courtyard, sundeck, common walkways, and parking spaces.
2. **NO** glass containers allowed in courtyard or pool areas; plastic only.
3. Keep voices, and other noises, at a level that does not disturb others. Sounds in the courtyard echo. Please be considerate of others.
4. For safety reasons, **NO** sports activities, bouncing balls, bicycles, scooters, roller blades, skateboards are allowed in the courtyard. Please also respect the garden area and the time and effort people have put in to growing things.
5. **NO** items (rugs, towels, swimsuits, etc.) are to be hung on any railing.
6. Store rafts, surfboards, chairs, toys, etc. in unit garage or storage area at east end of south building.
7. Place garbage in **TIED PLASTIC BAGS** before placing in dumpster. Break up boxes. Use the containers to recycle newspapers, plastic, glass, and aluminum. Please be aware of sanitation concerns and thoughtful of disposal noise.
8. Do your part to keep the common areas clean. Please dispose of cigarettes and litter in proper containers.

POOL AREA:

1. Use pool at your own risk. No lifeguard is provided. **NO DIVING!**
2. Pool capacity is 16 people. Pool hours are 7:00 a.m. to 11:00 p.m.
3. Brevard County Health Department Regulations state: "No food, drink, or animals in the pool or pool area." Please place food and drinks **OUTSIDE** the pool fence. **NO GLASS!**
4. Pool gate must be locked at **ALL** times.
5. Running and horseplay are not acceptable or safe.
6. Canvas or rubber floats and rings can be used, but **NO** Styrofoam, surfboards, or metallic items are allowed in the pool. Please remember to take your belongings with you when you leave the pool area.
7. **Children are the responsibility of the parent(s) at all times.** Children under 13 years of age should be accompanied by an adult. Children not potty trained must wear some brand of diaper bathing suits available in stores to prevent pool contamination.
8. Shower before entering the pool. Shower to rinse off suntan oil, lint, sand. If coming from the ocean, rinse off sand by hosing off at beach walkover before entering the pool area. Dirt, grit, and grease will clog the pool filter.

BEACH WASH AREA:

1. Please rinse sand from body and equipment at hose provided. Use tar remover as needed. Please make sure water is shut off when finished.

RECREATION ROOM:

1. **LOCKED AT ALL TIMES.** Each condo owner has a key to enter thru the wooden door on the south side. Turn off all lights upon exiting and please lock the door securely.
2. Close all doors, sliding and wooden, when heat or air is turned on.
3. Owners may reserve the Recreation Room by signing the calendar posted on the bulletin board – west wall.
4. Clean up is the responsibility of those who use the Recreation Room. Damage caused by misuse or negligence will become the financial liability of the owner of the unit responsible for the damage.
5. If using the Recreation Room after 11:00 p.m., please close doors to keep the noise inside.

MISCELLANEOUS USE RESTRICTIONS:

1. **DO NOT FEED** any animals (example birds, squirrels, etc.)
2. **NO** animals, birds, or other pets of any nature or description shall be raised, bred, or kept in any condo or common element.
3. Owners must get prior approval from the Board of Directors or M.R.S. Management **BEFORE** renting a condo. Rental forms may be obtained in the Recreation Room, or from M.R.S. Management, 200 N First Street, Cocoa Beach, FL 32931; 321-784-8660. Please give a copy of these rules to your tenant. **Rentals for periods of LESS than three (3) months are NOT allowed.** Occupancy is not to exceed three persons per one bedroom, four persons per two bedroom, and six persons per three bedroom condo.
4. Please ask guests, upon arrival, to sign the "Guest Book", located in Recreation Room on shelf. This is a safety feature in emergencies.
5. **Residents are requested to turn off condo main water valve in garage before leaving for extended periods of time. Please remember to turn off the breaker to the water heater.**
6. Outdoor carpet, or covering, is prohibited due to concrete damage. Removable mats at door entrances are acceptable.
7. Individual garage sales are prohibited. No grills are to be used on the balconies.