

# SANDCASTLES CONDOMINIUM RULES

The Sandcastles Condominium Association welcomes you to the Sandcastles Condominium. The Board of Directors has established the following set of Rules and Regulations. Whether you are an owner, renter or guest, it is important that you acquaint yourself with our rules. We hope you will have a pleasant and restful stay and that by adhering to our few simple rules, we all will benefit.

Please read and observe all rules that are posted in and about the premises, and keep in mind that this complex is made up of single-family residences.

## **A. Unit Restrictions**

1. Unit occupancy - Two bedroom units are limited to five overnight occupants. Three bedroom units are limited to seven overnight occupants.
2. Each unit is equipped with a sensitive smoke detector. Please use caution when cooking and smoking. In case of fire, please step to the outside walkway, pull the nearest firebox handle and quickly exit the building.
3. Florida State fire codes require that all walkways be free of obstructions. Plants, rafts, beach chairs, shoes/sandals, etc. should not be left on common walkways. Use of a door mat is permitted if it is less than 3X3 feet and is made of rubber or synthetic rubber and does not adhere to the walkway. Sisal or hemp mats are not allowed.
4. Do not spill or throw anything from your balcony or walkways. Please do not feed the birds from your balcony or walkways.
5. Do not shoot fireworks from your balcony. The City of Cocoa Beach Law prohibits the shooting of fireworks on the beach or anywhere else.
6. Towels or other items should not be hung from your balcony or walkway.
7. Charcoal or propane grills are not allowed by Cocoa Beach fire code. Use only electric grills.
8. Please do not make unreasonable noise that will disturb or annoy other residents, or interfere with the rights, comfort and convenience of other residents.
9. Pets are not allowed in Unit 403. You will be evicted and forfeit your rent if you bring a pet !

## **B. Common Elements**

1. A garbage compactor chute is located at the west end of the building next to the elevator. We ask that you recycle your plastic & glass containers, metal cans, and newspapers using the recycle bins located at the north fence. Cardboard and boxes should be crushed and placed in the dumpster. Do not put any items such as glass bottles/jars; cardboard boxes or large plastic jugs down the compactor chutes.
2. Carts for transporting groceries, clothing, etc. are located in the stairwell next to the elevators. Please return cart when finished. Please do not block the stairwell door when returning the cart.
3. Please remove sand/tar from your feet/shoes before entering the elevators, pool, walkways or units. For your convenience, there is a shower just inside the beach gate and tar remover is available there for you to use.
4. Elevators are to be used for transport, only. Any activity that disrupts the efficient use of the elevator is prohibited.
5. Bicycles are not allowed in elevators or units. Bicycles should be parked in the bike rack.
6. Absolutely no skateboarding, rollerblading, roller-skating, scooter riding is allowed anywhere on Sandcastles property.
7. No soliciting is allowed. No signs may be posted or displayed.

## **C. Vehicles / Parking**

1. Park your auto/vehicle in the parking area. Do Not park your car under the portico or along the curb adjacent to the buildings. These areas are for loading/unloading, only.
2. No boats, trailers, recreational vehicles, nor trucks with a carrying capacity of over  $\frac{3}{4}$  ton may be parked anywhere on the property. If you bring any of the afore mentioned vehicles during your stay, alternate parking arrangements must be made.
3. Motorcycles are not permitted in the parking lot and must be garaged.

## **D. Pool & Spa Rules**

1. POOL HOURS are from 10:00 AM to 10:00 PM. During stormy weather (particularly lightening storms) the pool will be closed. Pool area will be closed when outside temperatures are lower than 65 degrees.
2. Only resident owners, tenants and accompanied guests may use the pool, spa or pool area.
3. Please observe and follow the rules posted inside the pool area.
4. All those using the pool/spa and pool area do so at their own risk. Neither the Association nor its' Manager is responsible for injuries or accidents. There is no Life Guard on duty.
5. For safety reasons, all children under the age of 12 must be accompanied and supervised by a parent or guardian. The parent or guardian is responsible for supervision and for the children's safety and compliance with the pool and spa rules.
6. Proper use of the pool, spa or pool area is required. Failure to do so can result in serious injury. For example, there shall be No diving\*, cannon balling, or back flips, No roughhousing, shoving, fighting, no running.
7. Absolutely no glass containers, or other items made of glass are allowed in the pool area.\*
8. NO food is allowed in the pool area.\*
9. Use suntan lotion – no Oil please!
10. Please shower off before entering the pool or spa.\*
11. Please wear appropriate swimming attire. No jeans, cut offs, wet suits or shoes should be worn in the swimming pool or spa.
12. No diapers are allowed in the pool. Please provide your baby or toddler with suitable plastic pants or the YMCA approved pool swim suits now available
13. Pets are not allowed in the pool area.\*
14. Only swimming assistance items are allowed in the pool. No toys are allowed in the pool.
15. Only radios or tape decks with earphones are allowed in the pool area.
16. Please remove all personal articles when leaving the pool area. Place your litter or trash in the trash container provided for this purpose in the pool area or take it with you.
17. Pool is limited to 28 persons at one time.\*
18. SPA Rules
  - 1.No children are allowed in the SPA under the age of 12 without being accompanied by an Adult.\* Children under 7 are not allowed in the SPA. The temperatures in the SPA are dangerous to the health of small children.
  - 2.The SPA is limited to 4 persons at one time.\*
  - 3.No toys or wet suits are allowed in the SPA.
  - 4.No suntan oils or lotions in the SPA.\*
19. Please CLOSE the pool gate securely when entering or leaving the pool area.\*
20. Sandcastle Management reserves the right to remove anyone from the Pool Area, who fails to obey the Pool and Spa rules

### **\* Florida Health Department Rules**

## **E. Security / Responsibilities**

1. The security of the building is protected and the entrance is gained by use of the elevator codes. For the safety of all and for your own security, please do not give the elevator codes to anyone.
2. The Board of Directors reserves the right to utilize any and all means provided for in the Bylaws and Declaration as well as local and state statutes to resolve repeat and/or unresolved violations.
3. Report all emergencies to the Manager located in Unit #101. Ph# 321-890-2536.
4. Report all other matters concerning your unit to your unit owner Ph# 321-220-9366.

These rules are set up for the comfort, safety and well being of all and will be enforced.

Thank you for your cooperation,

Board of Directors, Sandcastles Condominium