

Oceana South

Condominium Association Inc.

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Rules and Regulations of the Oceana South Condominium Association, Inc.

The power to adopt rules and regulations is given to the Board by the Condominium documents and may change as needed to address problems or concerns.

Note: unless otherwise stated all terms used herein shall have the same meanings respectively ascribed to them in the Declaration of Condominium of Oceana South Condominium II.

1. There shall be no obstruction of the common elements, nor shall anything be stored in the common areas without prior consent of the Board of Directors of the Condominium Association. Nothing shall be stored in the common areas such as walkways, stairwells, storage area aisles, etc. Sunbathing on the west walkways is not permitted.
2. The common elements shall be used only for the furnishing of the services and facilities for which they are reasonably suited.
3. No furniture or other Association property located in the lobby or social room of the building shall be removed.
4. Parking under the main entrance portico of the building shall be permitted only for loading and unloading. All parking regulations and traffic regulations from time to time posted by the Condominium Association shall be obeyed.
5. Smoking is not permitted in elevators, storage rooms, stairwells, or on any enclosed balcony or walkway, pursuant to the Florida Clean Indoor Air Act of 2003, F.S 386. Smoking is only permitted in the interior of your unit.
6. Trash chutes shall be utilized solely in accordance with rules and regulations posted by the Condominium Association. All trash must be placed in plastic bags. The trash chutes are to be used between the hours of 8:00 a.m. and 10:00 p.m. Boxes **MUST** be broken down and carried to the trash room at the ends of the building on the ground floor. Do not throw building materials or heavy items down the trash chutes.
7. No act shall be done, nor shall any activity be carried on in or on any portion of the condominium property, including without limitation, the playing of any musical instrument, the operation of any phonograph, television set or radio, which would constitute a nuisance or which would unreasonably disturb any person lawfully present upon the condominium property.
8. No flammable, volatile, combustible or explosive fluid, material or substance, including without limitation, paint thinners and removers, paintbrush cleaners, paints and lacquers, shall be stored in any portion of the condominium property other than by the condominium association.
9. Any alteration to the unit that may be seen from the exterior of the building, or alters in any way the common elements of the building, must be approved in writing by the Board of Directors. Window treatments and drapery material shall be a light pastel or neutral color or lined in white.

10. No terrace shall contain a bar, wall coverings or any furniture other than that which is commonly called "patio furniture". All furniture located in a terrace must be a light pastel or neutral color, unless otherwise approved by the condominium association.
11. Doors dividing a unit from outside corridors, stairs, elevator shafts, or other units shall be kept closed when not in use.
12. Each unit owner shall furnish to the Condominium Association a duplicate of each key in his unit. No unit owner shall furnish keys to his unit or lobby entrance to any person other than a person permitted to occupy the unit, pursuant to the provisions of the Declaration of Condominium.
13. No pets shall be permitted unless approved in writing by the Condominium Association. Only two (2) pets are allowed to be kept in the unit, with a combined TOTAL weight of 30 pounds. Pets **MUST** be carried in the lobby, elevators, and walkways and must be on a leash when on Association property. Unit owners or tenants are required to clean up after their pets in the "Pet Area" on the North side of the building, west of the maintenance sheds. No pets shall be left on the balcony when the unit owner is not home.
14. No commercial vehicles are to be parked on the condominium property overnight. All recreational vehicles, campers, trailers, boats, golf carts or unserviceable vehicles shall not be kept upon any portion of the common elements not expressly designated for such purposes.
15. The toilets, sinks, garbage disposal unit, baths, showers and other water apparatus within the unit shall not be used for any purpose other than that for which intended, and no sweepings, rubbish, rags or any other improper articles shall be deposited into the same. Any damage to the common elements resulting from misuse thereof shall be borne by the unit owner of the unit where the misuse occurred.
16. Without the prior permission of the Condominium Association, no contractor or work person employed by a unit owner other than developer shall be permitted to do any work in any unit (except for emergency repairs) between the hours of 6:00 P.M. and 8:00 A.M., or on Sunday or legal holidays if such work is likely to disturb other unit owners.
17. All appliances and electrical equipment of any kind and all appliances of every kind, however powered, installed or used in the unit shall comply with all rules, requirements, regulations and recommendations of all public authorities and board of fire underwriters having jurisdiction.
18. All hard surface flooring installed a unit other than the kitchen or bathroom must be cushioned with sound insulation, so as not to interfere with the privacy of other unit owners.
19. No employee of the condominium association or of the condominium manager shall be requested or required by any unit owner to perform any personal service for any unit owner not in the line of duties prescribed for such employee by the Condominium Association or the condominium manager.
20. Each unit owner shall be held accountable for any violation of these rules by the family members, guests, tenants, agents or employees of a unit owner.
21. The Property Manager must be advised **in writing** as to the names, mailing addresses, and length of stay of your Tenants/Guests if you are not with them. **Guests staying longer than**

14 days are subject to the terms of the Rental policy and must pay a \$100.00 application fee.

22. Tenants/Guests must register with the Property Manager the next business day after their arrival.
23. Unescorted guests (i.e. guests an owner allows access to the beach or pool when the owner is away, but who are not staying in the owner's Unit) are NOT allowed. Guests may only use the property when they are registered with the Office, and are being hosted by an owner. Short-term guests who are visiting an owner who is in residence are not subject to this policy.
24. Leases of individual units are to be for a minimum of three months and must be approved 15 days in advance by the Board of Directors. The Rental Packet is available in the office. **All rentals require a \$100.00 application fee. Failure to file a Rental Application will result in the denial of service to the tenant and resulting fees will be billed to the Unit owner.**
25. All vehicles left overnight must display an identification sticker, which is available during office hours.
26. Motorcycles, scooters and commercial vehicles **MUST** be parked in the northwest parking lot.
27. Top cover-ups (shirts, blouses) and shoes **MUST** be worn in lobby, elevators, and social room at all times. For the safety of our residents, no wet bathing suits are allowed in the lobby or elevators.
28. Recycle bins for newspapers, plastics, and glass bottles are located beside the basketball courts. We thank you for using them, as the Association receives credit for recycled materials.
29. No open flame cooking on any balcony or terrace. St. Lucie County Fire Ordinances prohibit the use of charcoal or LP gas grills on any balcony. Violators will face fines from the County Fire Marshall. Electric grills are allowed.
30. No rollerblading or skate boarding on Association property.
31. No items (towels, etc.) are to be draped over any Unit railing, walkway railing or on walls of terraces.
32. Adults must supervise young children at all times.
33. Recreation Vehicles are to be parked in the North parking lot for a period up to but not to exceed three days. The parking of such vehicles must have **PRIOR** approval of the Board of Directors. Requests for RV parking must be made to the Property Manager in writing at least 3 days in advance to ensure timely approval.
34. Cost of repair, service, or replacement of the Condominium Common Elements or to the Limited Common Elements due to misuse by Unit Owners, guests, tenants, visitors, agents, or employees of the Unit Owner, shall be borne by the Unit Owner.
35. Any consent or approval required of the Condominium Association by these proposed rules and regulations must be in writing to be effective, and shall be revocable at any time.