

## **OCEANS EIGHT RULES AND REGULATIONS**

Oceans Eight is your home. Each owner is expected to obey these Rules and Regulations, and each owner is responsible for the conduct of their lessees, invitees, contractors, agents, employees, and pets and are responsible for any damage(s) caused by the aforementioned.

### **GENERAL RULES**

1. **No unnecessary disturbance** is allowed. Sliding glass doors and screens should be operated slowly and as quietly as possible. The volume on televisions, radios, stereos, etc. shall be moderate at all times.
2. **All overnight guests**, including relatives, must complete a registration form to be found in the bins by the elevators in the lobby. It is also imperative that a copy of the Rules and Regulations be picked-up at the same time.
3. **Tricycles, bicycles, skateboards, rollerblades, etc.** are not allowed in the common areas. Bicycles are not permitted in elevators, lobbies, or on the pool deck. No commercial shopping carts permitted in the building or on the property.
4. **Each Owner** is responsible for any damage done to the Common Areas by guests, tenants, family members, pets or commercial companies that are here for owner purposes.
5. **Children** are not permitted to loiter or play in the Social Room, halls, walkways, corridors, parking lots, garage, indoor/outdoor pool and spa areas or elevator areas and shall be supervised at all times by responsible adults, parents or grandparents.
6. **Car wash regulations** are posted in the car wash area. Current county wide water restriction laws are in effect and are posted in the wash area. This area is also to be used for such activities as furniture cleaning, bicycle washing and other minor washing issues as owners require. Owners are responsible to adhere with local water laws and regulations, and any fine levied against the Association will be paid by the violator.
7. **Smoking** is not permitted in the common areas in the building.
8. **Items contained in upper storage lockers** must be confined within the screen enclosures of the lockers.
9. **Do not feed the birds** from the building grounds or balconies.
10. **The maintenance people** work for the Association, please do not ask for personal work to be done in your unit during normal working hours, except in an emergency. Suggestions concerning the Association responsibilities should be given to the office.
11. **Moving or deliveries** are only permitted Monday through Friday between the hours of 8:00 A.M to 4:00 P.M., excluding weekends and holidays and may be extended with coordination with the Association. Deliveries must be scheduled with management. Moving companies need to be advised that all items must be moved in or out during the hours and days specified above. Moving and deliveries at other times may be allowed on Saturday with special permission by the Association when there are only minor inconveniences to other owners and as long as there is an employee available to prepare the facilities. The owner will reimburse Association costs associated with the move. An Oceans Eight employee must be present to operate garage doors and elevators. Any item that is large enough to touch the walls when it is placed or taken into the elevator is considered a delivery and must be scheduled with management. This rule does not apply for the moving or delivery of single items, which do not require special control of elevators or garage doors. Under no circumstances will any moving or deliveries be permitted through the main lobby.

**GENERAL RULES**  
**CONTINUED**

12. **With regard to written Inquires** filed pursuant to Section 718.112(2)(a)2, Florida Statutes, the Association will only respond to one (1) written inquiry per unit in any given 30-day period. If more than one (1) written inquiry is submitted by a unit owner during a 30-day time period, the additional inquiry or inquiries will be responded to in the subsequent 30-day period, or periods, as applicable. In order for a written inquiry to be considered, it must conform with all the requirements of Section 718.112(2)(a)2, Florida Statutes, it must be dated, and it must identify the author or authors of the written inquiry and their unit number or numbers.

13. **The Board** has resolved that unit owners or rental agencies must present a copy of the rental or lease agreement prior to occupancy of the unit.

14. **Any unit owner desiring to speak at meetings** of the Board or meetings of the committees of the Association shall be entitled to do so with respect to all designated agenda items. An owner does not have the right to speak with respect to items not specifically designated, but may do so at the discretion of the chair. No unit owner may exceed more than three (3) minutes with respect to any subject upon which the unit owner is recognized to speak. At the conclusion of his or her remarks, an owner shall refrain from further comments or remarks as a courtesy to the next speaker. The Chair of the

Board or committee may determine the timing to speak, i.e.: such as before any agenda items are addressed by the board or committee members, or as each agenda item comes before the Board or committee.

**PETS**

1. **Pets are not permitted** in the pool areas, social room or mail room. Pets should not be allowed in the plant beds, on our grass or on any carpeted area and must be carried in elevators and lobby.
2. **The Pooper-Scooper Law** is in effect in Daytona Beach Shores.
3. **Each unit is limited to two domestic animals** provided the total weight of such pets does not exceed twenty (20) pounds at maturity.

**BALCONIES**

1. **Do not** hang objects of any kind on the railings.
2. **Do not** shake rugs or cleaning appliances from the balconies. Do not sweep or throw anything from the balconies.
3. **Only electric smokeless grills** are permitted for cooking on the balconies. Owners are responsible for any smoke damage or balcony damage caused by this activity.
4. **Decorative items**, such as wind chimes, wind socks, flags (other than the national flag), banners, etc., shall not appear on the exterior balcony walls, ceiling or railings.

5. **Seasonal decorations** are permitted from Thanksgiving through January 6th, on balcony railings only.
6. **Patio furniture** located on balconies should be removed from said balconies when unit owners are away and unit is not inhabited.

**PARKING**

1. **Auto repairs** and/or washing cars in the garage are not permitted.
2. **Overnight parking** of commercial vehicles is prohibited.
3. **Parking of boats**, licensed trailers or large recreational vehicles is prohibited.
4. **Visitors and employees** must park on the outside parking deck.
5. **Vehicles in the parking garage**. Only owner vehicles are permitted in the underground garage and must be identified with a current Oceans Eight numbered decal. Permits must be visibly displayed in the front window, hanging from the rear view mirror or adhering to the upper dash where it is visible. Cars parked without Oceans Eight numbered decal will be towed at owner's expense.
6. **Motorcycles and motorbikes** without a current Oceans Eight decal are to be parked in the designated area in the basement garage.

## PARKING CONTINUED

7. **Parking in the upper open spaces** are permitted for owners, guests and commercial vehicles. Temporary permits may be required at times as designated by the Association in order to identify and control the authorized use of its private property.
8. **Extended vehicle storage** by owners are permitted in parking areas. However, the Association must be notified of location, make, and license number so that it will not be identified as abandon. Stored vehicles must also have owner information and permit tag displayed on the dash, visible to the outside to assist in ownership identification.

## GARBAGE

1. **Garbage** should be secured in a plastic bag before disposing in the trash chute.

## RECYCLING

1. **Recycling laws are in effect in Daytona Beach Shores.**
2. **Glass bottles, jars, and containers** are to be taken to the recycle dumpsite.
3. **Disposable diapers and pet litter** is to be sealed in heavy plastic bags prior to disposal in the trash chutes.
4. **Large cardboard cartons,** shipping material and the like are to be flattened and taken to the garage recycle dumpster.

## SOCIAL ROOM GENERAL USAGE

1. **The Social Room** is to remain accessible (with common area key) at all times for the use of the residents. The Social Room is for the use of adults. Children may use it only when supervised by an owner or Lessee.
2. **Proper attire is required.** This includes shirts and shoes. No bathing suits are permitted.
3. **Furniture, furnishings,** kitchen equipment and supplies shall not be removed without the approval of Management. The room must be left in the same condition as it was found.
4. **The room** is to be used only for non-commercial uses.
5. **For special occasions** use of the Social Room is controlled by Policy 99-7. See attached copy.
6. **Owners must be liable for any damage.** The Association must be liable for any damage. The Association may require a deposit for room use. All or part may be returned to the owner after the Association has checked the room.

## POOLS, SPA & EXERCISE ROOM

Rules for the use of the pools, spa & exercise room are posted in the designated areas and will be strictly enforced by the Board of Directors and Building Administrator.

1. **Health Department Rules** prohibit food or beverages four feet (4') from the pool. Food and beverages may be consumed at the tables on the pool deck. No food or beverages are allowed in the spa, exercise room or indoor pool area. Water is allowed in the exercise room. Bottles, glass, or other breakable materials are not permitted anywhere on the indoor or outdoor pool decks, exercise room, spa or sauna. All litter should be put in the receptacles provided for that purpose.
2. **Shower off sand and saltwater** before entering the pool and/or building. Tar and oil must be removed from feet or shoes at the beach entrance of the pool deck, using the materials provided at the head of the stairs. The use of soap or hair products is not allowed in the areas of either pool decks or showers.
3. **Shower before entering** the pool or spa. Wear only typical swimsuit attire in the pools. Do not wear 'footwear' into the spa or pool.
4. **No diving, jumping, running,** rough play or throwing of any objects (i.e. Frisbees, balls, etc.) in the pool areas or on the pool decks.
5. **Cover-ups** and footwear are required outside the pool areas. All persons need to be dry before entering the lobby. Lobby tile can be hazardous when wet. Elevator floors get unusually dirty and smelly when wet.

**POOLS, SPA & EXERCISE ROOM CONTINUED**

6. **Children 16 years or younger** must be accompanied by an adult when using the pools. **Children 12 to 16 years old** are permitted to use the exercise equipment, spa or sauna but must be accompanied by and be under the direct supervision of an adult. **Children under 12 years old** are not permitted in the exercise room, sauna or spa.
7. **Children** who are not toilet trained must wear "ecology" type (i.e. "Kids") garments in the pools.
8. **Floats, surfboards, toys, plastic or Styrofoam products** are not allowed in the pools, except for lifesaving or personal swimming aids.
9. **Lounges and chairs must be handled with care**. Do not remove them from the pool area. Do not place towels or personal effects on lounges or chairs over a long period of time when not in use. When finished using lounges and chairs, return them to their original location.
10. **Lounges and chairs** in the pool area must be covered with towels or cloth when used for sunbathing.
11. **Smoking materials** must be disposed of in the receptacles provided at the south side of the pool area.
12. **Umbrellas** in the pool area should be closed and tied when not in use.
13. **Sound producing devices** used with headphones are permitted.

14. **Exercise equipment** shall not be used in wet bathing suits. Towels are to be placed on the seats.

**SECURITY AND ALARMS**

1. **Management shall be advised** of possession of keys by service providers, i.e. Realtors, repairman, etc.
2. **Do not open outside doors** for another person unless you know him/her personally. For your own protection, keep your unit door locked at all times.
3. **In the event of a fire alarm**, a loud, recorded voice from the computerized fire alarm system will instruct you to leave your unit and continue down the fire stairs. **Do not use the elevator**. Fire and emergency regulations prohibit blocking or hindering any walkway with flowerpots or other items that might interfere with passage. The Fire Department is in charge and will make announcements as needed.
4. **To prevent damage and costly repair** to the garage doors and elevators, no one may block doors with any kind of object, operate the on/off switch, reset the overload switch nor manipulate the doors in any non-conventional manner. The use of a remote garage door opener, drive over strip or the operation of the up/down buttons on wall constitutes a conventional manner. Unit owner(s) (directly or indirectly responsible) will be held liable for the cost to repair any damage incurred by violation of this rule.

5. **Contractors' vehicles** will be permitted in the garage area after coordination and approval by the Association, during the hours of 8:00 AM to 4:00 PM, Monday through Saturday; however, no noise-producing activities may commence until 9 AM (see Regulation 99-1). Owners remain responsible for the actions of their contractor for any damage or costs to the Association. Contractors' vehicles should be parked on the outer parking area when loading or unloading is completed.

6. **Unidentified vehicles** may be towed upon receiving a first violation. Vehicles that cannot be identified include owner or guest vehicles not properly permitted, or who have duplicate permit tags, or who have no permit tags. Vehicles in the open parking area may be required to display temporary parking permits. This process enables owner and guest parking on our private property. Others may be removed after the notice of first violation is posted.

The following policies affect unit use and are part of these rules. They are available upon request from the office.

<b><u>Policy</u></b>	<b><u>Dated</u></b>	<b><u>Title</u></b>
Policy 99-1	3/25/99	In Unit Construction
Policy 99-2	3/25/99	Hurricane Shutter Policy
Policy 99-3	3/25/99	Review Committee Policy
Policy 99-7	6/3/99	Use of Social Room for Special Occasions

Adopted & effective as of June 3, 1999

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Revised November 2, 2001

Revised March 22, 2002