

OCEANUS CONDOMINIUM RULES AND REGULATIONS

Reasonable regulations concerning the use of **CONDOMINIUM** property may be made and amended from time to time by the **BOARD OF DIRECTORS** of the Association as provided by the Articles of Incorporation and By-Laws.

All of the powers and duties of the Association shall be exercised by the Board of Administration and shall include the following: To make and amend regulations governing the use of the property, real and personal property in the **CONDOMINIUM**.

The Rules and Regulations shall apply to and be binding upon all unit owners, tenants, their employees and guests. These rules are designed to make living in our Condominium pleasant and comfortable. In living together all of us not only have certain rights, but also certain obligations to other residents and these regulations are for the mutual benefit and comfort of all.

THESE ITEMS MUST ACCOMPANY THE APPLICATION, FAILURE TO DO SO WILL RESULT IN THE DELAY OF PROCESSING.

1. The application fee of \$150.00 per person or \$150.00 per couple paid through applyfastnow.com. 15 days will be the time frame for meeting with the board, after all paperwork and funds are received.
2. MINIMUM CREDIT SCORE IS 620 PER OCCUPANT
3. Copies of last 3 months of bank statements/pay stubs
4. Copy of Driver's License
5. Completed application with social security number and signed at bottom.

The Board of Directors will call violations to the attention of the violating residents. A fine of \$50.00 and up to the amount of \$100.00 may be issued. Any disciplinary action against the violating resident will be decided upon by the Board or Directors and may include, if deemed necessary, legal action.

INDIVIDUAL UNITS: UNIT OCCUPANCY:

ONE (1) BEDROOM UNITS (1,2,3,4) MAY OCCUPY NO MORE THAN TWO (2) PERSONS

TWO (2) BEDROOM UNITS (5,6,7) MAY OCCUPY NO MORE THAN FOUR (4) PERSONS

MOVING OF FURNITURE AND OTHER DELIVERIES:

To avoid conflict in any moving of furniture in or out of the building plus any large delivery (i.e. carpeting, appliances, shutter material, etc. must be first requested by the residents at least three days in advance. This request is to be made to the property manager. If because of a prior request, the resident is turned down, then the resident must request another date.

NO MOVING OF FURNITURE OR LARGE DELIVERY MAY BE MADE WITHOUT THIS APPROVAL,

The moving and/or deliveries described above are to be made during the hours of 9:00AM to 5:00PM Monday through Saturday. **NO MOVING, MOVERS OR DELIVERIES, AS DESCRIBED ABOVE, MAY BE MADE ON SUNDAYS OR HOLIDAYS.**

USE OF THE LAUNDRY ROOM: HOURS ARE 9:00 AM TO 9:00PM

Laundry machines are for the use of Owners or Residents Only

Each Unit has an **assigned day** to use which is posted in laundry room.

OPERATING Manual OF THE WASHER IS POSTED IN LAUNDRY ROOM.

Be careful not to overload the washer nor to use too much detergent.

The Dryers Lint Filter must be cleaned out after each use.

You are responsible for cleaning any spills on the machines or floor.

The door of the laundry room is to be closed and always locked.

Remember to **turn off** the light.

GARBAGE, RECYCLE AND BULK TRASH

The garbage and recycle bins which are labeled accordingly are located on the East side at the back of the building.

GARBAGE BINS: (food, etc.) must be placed in plastic bags which are securely tied. **No BAGS larger than 13 gallon bags are to be used.**

RECYCLE BINS: are for paper products, rinsed glass, tin cans & corrugated **boxes MUST BE FLATTENED/BROKEN DOWN. NO PLASTIC BAGS**

NO CONSTRUCTION DEBRIS/GARBAGE IS TO BE PLACED IN THESE GARBAGE BINS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/WORKERS TO DISPOSE OFF PROPERTY.

BULK TRASH: ONLY ON THURSDAYS. Pick up location: East side on Street at Cement Light Pole. Place **only** after 5:00PM on Wednesday or before 9:00AM on Thursday. to **avoid fines**

BULK TRASH: No Construction Debris. Items allowed: furniture, bed frames, couches, chairs, other large household items, etc. **NO GLASS.** Questions on what might be allowed contact The Town of Bay Harbor Islands, to **avoid fines.**

All doors of a unit which connects with an interior hallway of the building MUST be kept closed, except for entering/exiting the unit.

If an Owner wishes to install flooring of wood, tile or marble, the owner **MUST** present to the Board of Directors architectural plans or drawings for approval before any installation. All Owners **MUST** receive the Board of Directors approval in writing and **MUST** have, if necessary, a valid permit from the Town of Bay Harbor Islands prior to any floor installation. Such permit must be presented to the Board of Directors and displayed thereafter in an area designated by the Board of Directors. An Owner must install adequate soundproofing material as approved by The Association beneath the new floor to ensure the absence of noise below the unit. If approval is not received before the installation, such owner may be asked at his or her sole expenses to remove the unapproved flooring.

Storm Shutters may be installed on units providing that they are accordion type and match the building's color. The unit owner is required to execute a covenant supplied by the Association proving for the owner's ongoing responsibility for maintenance and repair of said shutters and indemnification of the Association against any claims arising from the installation of said shutters.

High Impact Windows may be installed on units providing that they match the building's existing window style. Owners must present architectural plans for approval prior to any installation. All Owners **MUST** receive the Board of Directors approval in writing and **MUST** have, if necessary, a valid permit from the Town of Bay Harbor Islands prior to any window installation. Such permit must be presented to the Board of Directors and displayed thereafter in an area designated by the Board of Directors.

No work that creates excess noise (i.e. hammering, electric saws, drills, etc.) is permitted to be used inside a unit except during the hours of 9:00AM through 5:00PM Monday through Saturday. No work on Sundays, or Holidays.

No loud noises at anytime that create a nuisance or that may disturb other Owners or Residents is allowed.

PARKING:

Only Automobiles, Pick-Ups, SUV's, Motorcycles, Motor Scooters, Mopeds or the like may be parked in parking spaces. Parking in the Condominium shall be restricted to private automobiles and passenger type vans. Jeeps and pickup trucks not exceeding one-half tons.

NO Boats, Trailers of any kind or Recreational Vehicles may be parked on the premises.

Residents may park their vehicle only in their assigned parking space confined within the boundaries marked by the parking lines. There is a municipal lot at the end of 92nd Street and parking permits can be purchased from the Town of Bay Harbor Islands.

Effective December 15, 2025: The Association will allow the use of the parking space nearest Unit 1 to unload groceries or wash vehicles. While unloading the vehicle, the hazard lights or trunk should be left open to show other building occupants that the space is being used temporarily.

Only One Automobile, one Pick-Up, one SUV, one Motorcycle, one Motor Scooter, one Moped or one of the likes is permitted to be parked in an assigned parking space or guest space. No commercial vehicles of any kind or used for commercial purposes are allowed to be parked at the property. Bicycles are not allowed to be parked in the parking areas; these must be inside each unit or in storage. No cars in disrepair or with broken windows are allowed to park on the premises.

Owners or Residents are responsible for keeping their parking space free of fluids (i.e. motor oil, transmission fluid, etc.) from their vehicles.

If an Owner or Resident leaves a vehicle at the property while they are away for more than a month, the owner/resident must give the Association the name and telephone number of the person in area who can move the vehicle should it become necessary for the Association to have work (such as re-surfacing, painting, digging, etc.) in the area where the vehicle is parked.

The Association will not accept liability for any damages to any vehicle if it was not able to have the vehicle removed (as explained above) for such necessary work to be done.

There are no noises permitted between the hours of 11:00PM and 8:00AM

MISCELLANEOUS RULES AND REGULATIONS

No Smoking is allowed ANYWHERE WITHIN THE BUILDING except inside an individual unit.

No personal items may be stored in stairwell landings, or any other common areas. All such items must be kept inside the resident's unit.

No Owner or Resident is permitted on the roof or in the electric meter room.

No Owner or Resident is permitted to adjust any building switch, thermostat, etc.

No feeding of (or leaving food for) animals and/or birds is permitted anywhere on or from the Condominium property.

No Owner, Resident, or Guest may pass through any common area inside the building barefoot and/or without a shirt.

Pets are **not** allowed at the property.

Maintenance fee payments are due the first day of each quarter (January, April, July, October). Payments are past due after the 5th day of each quarter.

POOL & PATIO AREAS: OBSERVE POSTED POOL RULES

Pool Hours are 9:00AM to 8:00PM, Only 8 persons are allowed in the pool at any time.

All persons must shower prior to entering the pool (the shower is on the back wall of the building). Long hair must be tied back. Suntan lotion/oils must be removed before entering the pool.

Not Allowed in the Pool --- Persons with skin abrasions of any kind, as well as persons wearing Band-Aids.

Place a large towel or cover over pool chairs, recliners when using suntan lotion/oils.

Apartment Owners **MUST** accompany their guest, only exception is house guest.

Children under twelve (12) years old **MUST** be always accompanied by an adult. Children who are not toilet trained are not allowed in the pool.

No running or roughness is permitted from the pool or the pool area.

Pool furniture is **NOT** to be removed from the pool area and should be replaced as found.

No BREAKABLE CONTAINERS ALLOWED IN THE POOL AREA.

You are required to clean up after yourselves while at the pool area.

PEST CONTROL

Service provided approximately each month; management will send a notice 24 hours prior to visit via email to all owners. You have the option not to have service in your unit; however, you will be required to keep your unit, pest free.

THESE RULES AND REGULATIONS ARE IN ADDITION TO THOSE LISTED IN THE OFFICAL DOCUMENTS (ARTICLES OF INCORPORATION: BY-LAWS, DECLARATION OF CONDOMINIUM) OF THE OCEANUS CONDOMINIUM ASSOCIATION.

Florida State Bill 1196 and 1222 which were approved and enforceable after July 1, 2010, requires that the tenant pay the rent directly to The Association if the owner defaults on his owner's association fees. This includes that The Association can evict the tenant for this nonpayment. If this should occur, The Association would request the monthly payment directly from the tenant.

I, the undersigned, have read and understood the Rules and Regulations of the Oceanus Condominium.

As an Owner and/or Tenant at the Oceanus Condominium, I agree to follow these Rules and Regulations as written.

Our Documents prohibit you disturbing the peace and tranquility of fellow residents. No exceptions. Failure to comply with rules and regulations will result in attorney fees and fines which you will be responsible pay for all related costs.

_____	_____	_____
Owner Signature	Unit #	Date

_____	_____	_____
Tenant Signature	Unit #	Date

_____	_____	_____
Tenant Signature	Unit #	Date

OCEANUS CONDOMINIUM PARKING RULE ADDITION

Each unit comes with one reserved parking space. There are four parking spaces in the common area of the property, three are guest spots and one is assigned to Unit 3 which is located at the Southeast section in the common area. There are six reserved spaces on the street parking areas that are assigned to each of the remaining units in the building.

The guest spots are to remain open to the guests of the building and cannot be utilized by the owners or tenants as parking in any way for their units.

As of October 31, 2025, all owners or tenants that park in these spaces will receive a fine of \$100.00 daily for each time these rules are violated.

Enforcement – Owners, tenants, and/or the property manager will take photographs of the vehicles which will include their location clearly showing that they are in the guest parking area, including the tag number of the vehicle. The management company will prepare a letter to the owner of the unit in violation and add the \$100.00 fine to their account ledger. If the fines remain unpaid, once the amount due reaches \$1,000.00, The Association will refer the file to an attorney for further action against the unit owner. Owners will be responsible for making the payments if their tenant is in violation.

This rule change was approved as per the meeting held on September 26, 2025.

Owner Signature

Unit #

Date

Tenant Signature

Unit #

Date

Tenant Signature

Unit #

Date