

Date Received\_\_\_\_\_

Oceanview Building A, Condominium Association, Inc.

**PURCHASE Checklist**

*(Processing Time up to 10 Business Days)*

**UNIT**\_\_\_\_\_

Every form in this checklist must be provided and all information required must be provided. Failure to provide a completed package will delay move-in. The completion of this package is your responsibility. Please return to the management office as soon as possible.

| ITEMS                           | RECEIVED |
|---------------------------------|----------|
| 1. Application to Purchase      | _____    |
| 2. Application for Residency    | _____    |
| 3. Projected move-in Date:_____ | _____    |
| 4. Copy of Purchase Contract    | _____    |
| 5. Vehicle Registration Form    | _____    |
| 6. Copy Of Vehicle Registration | _____    |
| 7. Pet Registration Form        | _____    |
| 8. Copy of Passport/USA ID      | _____    |
| 9. Receipt Confirmation Form    | _____    |
| 10. Receipt Authorization Form  | _____    |
| 11. Mailing Address Form        | _____    |
| 12. Rules & Regulation Signed   | _____    |

**AFTER CLOSING**

|                            |       |
|----------------------------|-------|
| 13. Recorded Warranty Deed | _____ |
| 14. Statement (HUD)        | _____ |
| 15. Voting Certificate     | _____ |

Date Received\_\_\_\_\_

Oceanview Building A, Required FEES

|                                           |            |       |
|-------------------------------------------|------------|-------|
| 1. Application Fee <i>(per applicant)</i> | \$150.00   | _____ |
| 2. Move-In/ Out Fee                       | \$300.00   | _____ |
| 3. Security Deposit                       | \$1,500.00 | _____ |
| 4. I.D / Access Cards per occupant        | \$75.00    | _____ |
| 5. Parking Tags per vehicle               | \$50.00    | _____ |
| 6. Dog Tag                                | \$10.00    | _____ |
| 7. Dog Registration                       | \$500.00   | _____ |

Oceanview Building A, Optional FEES

|                                 |          |        |
|---------------------------------|----------|--------|
| 1. Parking Spot Rental/ Monthly | \$100.00 | OFFICE |
| 2. Valet Parking Daily          | \$8.00   |        |
| 3. Valet Parking Overnight      | \$10.00  |        |

# OCEANVIEW, BUILDING A, CONDOMINIUM ASSOCIATION, INC.

## APPLICATION TO SELL OR LEASE

Application for:

Sale:

☐

Lease:

☐

To: Board of Directors

I/We will be bound by the By-Laws, Articles of Incorporation and the Rules & Regulation of the Association.

THE ASSOCIATION AND IT'S AGENT, IN THE EVENT IT CONSENTS TO A LEASE, IS HEREBY AUTHORIZED TO ACT AS OUR AGENT WITH FULL POWER AND AUTHORITY TO TAKE SUCH ACTION AS MAY REQUIRED, IF NECESSARY, TO COMPEL COMPLIANCE BY OUR LESSEE (S) AND/OR THEIR GUESTS, WITH PROVISION OF THE DECLARATION OF OCEANVIEW BUILDING A CONDOMINIUM ASSOCIATION, INC., IT'S SUPPORTIVE EXHIBITS, THE RULES & REGULATIONS OF THE ASSOCIATION, OR IN THE INSTANCE OF VIOLATION OF ANY OF THE ABOVE BY THE LESSEE(S) AND/OR THEIR GUEST, UNDER APPROPRIATE CIRCUMSTANCE, TO TERMINATE THE LEASEHOLD. IF THIS APPLICATION IS FOR A LEASE, THE LESSOR AGREES TO REIMBURSE THE ASSOCIATION FOR ANY ATTORNEY'S FEES AND COSTS INCURRED AS LESSOR'S AGENT IN SUCH ENFORCEMENT OR LEASE TERMINATION.

In order for you to facilitate consideration of my/our Application for the sale/lease of the above designated unit, I/We have caused the proposed purchaser/lessee to complete the attached Application by Proposed Purchaser of Lessee. I/We am/are aware that any falsification or misrepresentation of the facts in the attached application will result in the automatic rejection of the Application to Sell or Lease. I/We consent that you may have further inquiries concerning this application, particularly of the references given below.

I/We have attached hereto a Copy of the Purchase Contract or other documents which truly and accurately sets forth the terms of the offer that I/We wish to accept

**I/We agree Owner/Lessee shall not move in unless pre-registered with the Association upon approval.**

|                  |      |                  |      |
|------------------|------|------------------|------|
|                  |      |                  |      |
| Seller or Lessor | Date | Seller or Lessor | Date |

Reference: SOP Community Association Administrative Record Keeping

# OCEANVIEW, BUILDING A, CONDOMINIUM ASSOCIATION, INC.

FOR THE PURCHASE AND LEASE PACKAGES

## APPLICATION FOR RESIDENCY

TODAYS DATE: \_\_\_\_\_

IMPORTANT: PLEASE FILL OUT AS MUCH AS YOU CAN, PUT N/A IF IT DOES NOT APPLY TO YOU

### PERSONAL INFORMATION

**APPLICANT'S** NAME: \_\_\_\_\_

DATE OF BIRTH: \_\_\_\_\_ S.S.N. #: \_\_\_\_\_

IF INTERNATIONAL: PASSPORT #: \_\_\_\_\_

AND COUNTRY: \_\_\_\_\_

MARITAL STATUS: [ ] MARRIED [ ] SINGLE [ ] WIDOWED [ ] OTHER  
SPECIFY OTHER: \_\_\_\_\_

DRIVERS LICENSE NUMBER: \_\_\_\_\_ STATE: \_\_\_\_\_

**SPOUSE/ CO. APPLICANT'S** NAME: \_\_\_\_\_

DATE OF BIRTH: \_\_\_\_\_ S.S.N. #: \_\_\_\_\_

IF INTERNATIONAL: PASSPORT #: \_\_\_\_\_

AND COUNTRY: \_\_\_\_\_

MARITAL STATUS: [ ] MARRIED [ ] SINGLE [ ] WIDOWED [ ] OTHER  
SPECIFY OTHER: \_\_\_\_\_

DRIVERS LICENSE NUMBER: \_\_\_\_\_ STATE: \_\_\_\_\_

**OTHER OCCUPANTS, IF ANY:**

NAME: \_\_\_\_\_ AGE: \_\_\_\_\_  
RELATIONSHIP TO APPLICANT: \_\_\_\_\_

NAME: \_\_\_\_\_ AGE: \_\_\_\_\_  
RELATIONSHIP TO APPLICANT: \_\_\_\_\_

NAME: \_\_\_\_\_ AGE: \_\_\_\_\_  
RELATIONSHIP TO APPLICANT: \_\_\_\_\_

**RESIDENTIAL HISTORY**

PRESENT STREET ADDRESS:

\_\_\_\_\_

STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_ MONTHLY PAYMENTS: \$ \_\_\_\_\_

DATE MOVED IN: \_\_\_\_\_ DATE MOVED OUT: \_\_\_\_\_

I AM THE OWNER OF THIS PROPERTY: [ ] YES [ ] NO

IF RENTAL. LANDLORD'S NAME: \_\_\_\_\_

LANDLORDS PHONE NUMBER: \_\_\_\_\_

HAVE YOU EVER BEEN EVICTED FROM ANY LEASED PROPERTY?

☐ YES ☐ NO – IF YES, BRIEFLY EXPLAIN:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### **EMPLOYMENT HISTORY**

**APPLICANT** ☐ RETIRED

PRESENT EMPLOYER: \_\_\_\_\_

CURRENT POSITION: \_\_\_\_\_

SUPERVISOR'S NAME: \_\_\_\_\_

I OWN THE COMPANY: ☐ YES ☐ NO

PHONE NUMBER: \_\_\_\_\_

ADDRESS OF EMPLOYMENT:

\_\_\_\_\_

EMPLOYED SINCE: \_\_\_\_\_

GROSS ANNUAL SALARY: \_\_\_\_\_

**CO. APPLICANT** ☐ RETIRED ☐ DOES NOT WORK

PRESENT EMPLOYER: \_\_\_\_\_



APPLICANT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

CO APPLICANT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

MANAGEMENT SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**IF RENTAL:** LANDLORD APPROVES AND IS AWARE OF THE ABOVE:

LANDLORD SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

LANDLORD NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

# OCEANVIEW, BUILDING A, CONDOMINIUM ASSOCIATION, INC.

## VEHICLE REGISTRATION FORM

Please return this form to:

Unit Owner Name: \_\_\_\_\_

RENTER'S NAME: \_\_\_\_\_

Unit #: \_\_\_\_\_

Vehicle 1 Make: \_\_\_\_\_ Model: \_\_\_\_\_

Year: \_\_\_\_\_ Color: \_\_\_\_\_

Tag # \_\_\_\_\_ State: \_\_\_\_\_

Space Assignment: \_\_\_\_\_

---

Vehicle 2 Make: \_\_\_\_\_ Model: \_\_\_\_\_

Year: \_\_\_\_\_ Color: \_\_\_\_\_

Tag # \_\_\_\_\_ State: \_\_\_\_\_

Space Assignment: \_\_\_\_\_

---

Vehicle 3 Make: \_\_\_\_\_ Model: \_\_\_\_\_

Year: \_\_\_\_\_ Color: \_\_\_\_\_

Tag # \_\_\_\_\_ State: \_\_\_\_\_

Space Assignment: \_\_\_\_\_

***Note: Vehicles must be parked in assigned space(s) only. All unauthorized vehicles are subject to TOWING.***

Reference: SOP Community Association Administrative Record Keeping



***PET REGISTRATION***

*UNIT OWNER/RESIDENT:*

\_\_\_\_\_  
UNIT #: \_\_\_\_\_ TOWER: \_\_\_\_\_  
\_\_\_\_\_

**I DO NOT HAVE A PET \_\_\_\_\_(signature)**

TYPE OF PET: DOG ☐ CAT ☐ OTHER (please specify) ☐ \_\_\_\_\_

PET'S NAME: \_\_\_\_\_

MALE ☐ FEMALE ☐ WEIGHT: \_\_\_\_\_

PET'S AGE: \_\_\_\_\_

IS THIS A SERVICE ANIMAL: YES ☐ NO ☐

PET'S LICENSE/TAG NUMBER: \_\_\_\_\_

\_\_\_\_\_  
*BREED (be specific – give complete description, color, etc.):*

\_\_\_\_\_  
*PLEASE ATTACH PHOTO HERE*

I am aware of OCEAN VIEW BUILDING A CONDOMINIUM ASSOCIATIONS' rules and regulations and restrictions regarding pets on the property and agree to abide by them.

\_\_\_\_\_  
Unit Owner Signature

# OCEANVIEW, BUILDING A, CONDOMINIUM

19390 COLLINS AVENUE SUNNY ISLES BEACH, FL. 33160

## RECIPT CONFIRMATION FORM

THE UNDERSIGNED, THE OWNER(S) OR TENANT(S) OF UNIT NUMBER \_\_\_\_\_ (THE "UNIT") OF OCEANVIEW, BUILDING A, CONDOMINIUM ASSOCIATION, INC., HEREBY ACKNOWLEDGES RECIPT OF THE FOLLOWING:

### LANDLORD/PREVIOUS OWNER PROVIDES:

UNIT KEY(S)

MAILBOX KEY(S)

FURTHER, THE UNDERSIGNED ACKNOWLEDGES THAT THE TRANSFER OF ACCESS CARD(S), AND DECAL(S) IS NOT PERMITTED.

(\$75.00 PER FOB)

APPLICANTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

APPLICANTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

(IF RENTAL)

LANDLORD SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**OCEANVIEW, BUILDING A,  
CONDOMINIUM ASSOCIATION, INC.**

19390 COLLINS AVENUE SUNNY ISLES BEACH, FL. 33160

**RECEIPT AUTHORIZATION FORM**

THE UNDERSIGNED, THE OWNER(S)/TENANT(S) OF UNIT NUMBER \_\_\_\_\_  
OF OCEANVIEW, BUILDING A, CONDOMINIUM ASSOCIATION, INC. HEREBY  
AUTHORIZES THE PERSONNEL EMPLOYED BY OCEANVIEW, BUILDING A,  
CONDOMINIUM ASSOCIATION, INC. TO ACCEPT, RECEIVE, AND SIGN FOR ANY  
PARCELS, DELIVERIES, OR MAIL ADDRESSED TO THE UNIT, WITHOUT IMPOSING  
ANY LIABILITY THEREON FOR THE CONDITIONING OR SUBSTANCE OF ANY SUCH  
PARCEL(S) SO RECEIVED.

UNDERSTANDING THAT THIS AUTHORIZATION IS SOLEY FOR THE BENEFIT OF THE  
UNDERSIGNED, WE HEREBY RELEASE THE ASSOCIATION, ITS EMPLOYEES AND  
AGENTS, FROM LIABILITY ARISING FROM THE AUTHORIZATION, INCLUDING  
WITHOUT LIMITATION, LIABILITY ARISING FROM THE MISPLACEMENT OF  
PARCELS, AND/OR NEGLIGENCE OF THE ASSOCIATION, ITS EMPLOYEES OR  
AGENTS IN SUCH REGARD.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

## CERTIFICATE OF APPOINTMENT OF VOTING REPRESENTATIVE – COMPANY OWNED UNITS

To the Secretary of Oceanview, building A, Condominium Association, Inc.  
(the “Association”)

THIS IS TO CERTIFY that the undersigned, constituting all the record owners of Unit (Apartment) No.  
\_\_\_\_\_ in OCEANVIEW, BUILDING A, CONDOMINIUM, have designated:

\_\_\_\_\_  
(Name of Voting Representative)

as their representative to cast all votes and to express all approvals that such owners may be entitled to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration, the Articles and Bylaws of the Association.

The following examples illustrate the proper use of this Certificate:

- (i) Unit owned by John Doe and his brother, Jim Doe. Voting Certificate required  
Designating either John or Jim as the Voting Representative (NOT A THIRD PERSON)
- ii) Unit owned by Overseas, Inc. a corporation. Voting Certificate must be filled designating an officer or employee entitled to vote, signed by President or Vice-President of Corporation and attested by Secretary or Assistant Secretary of corporation.
- iii) Unit owned by John Jones. No voting certificate required.
- iv) Unit owned by Bill & Mary Rose, husband and wife. No voting certificate required.

This certificate is made pursuant to the Declaration and the By-laws and shall revoke all prior certificates and be valid until revoked by subsequent Certificate.

DATED: \_\_\_\_\_

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
OWNER

**NOTE:** This certificate is **not a proxy** and should not be used as such. Please be sure to designate **one of the joint owners** of the unit as the Voting Representative, not a third party. Please be advised that if you previously filed a Certificate of Voting Representation with the Secretary of the Association, you do **not** need to file another Certificate unless you want to change the designation of your Voting representative.



## **RULES AND REGULATIONS**

Under the condominium documents, the Board of Directors of OCEANVIEW "BUILDING A" CONDOMINIUM ASSOCIATION, INC. has the responsibility and authority for the operation of the Association, management of the Condominium Property and for the establishment and enforcement of Rules and Regulations.

These Rules and Regulations may be modified, added to or repealed at any time by the Board. Any consent or approval given by the Association under these Rules and Regulations shall be revocable at any time. These Rules and Regulations and all others hereinafter promulgated shall apply to and be binding upon all Unit Owners. The Unit Owners shall at all times obey said Rules and Regulations. Families, guests, and lessees of the unit owner shall at all times obey said Rules and Regulations. Said Rules and Regulations are as follows:

### **Section A: BUILDING and UNITS:**

1. The sidewalks, entrances, passages, corridors, garage, stairways, and all of the Common Elements must not be obstructed, 'or encumbered, or used for any purpose other than ingress and egress, to and from the premises; nor shall any rubbish, debris and other unsightly material, including but not limited to, plants, carriages, bicycles, shopping carts, chairs, benches, tables, shoes or any other object of a similar type and nature be placed, remain, or stored therein. Children shall not play or loiter in halls, corridors stairways, or other public areas. For security purposes, all doors leading from the buildings to the outside or stairways shall be closed at all times and shall not be blocked open.
2. No inflammable; combustible or explosive fluid, chemical or substance shall be kept in any Unit or Limited Common assigned thereto or storage area.
3. Exterior apartment doors must not be blocked, or ajar or otherwise left open.
4. No Unit Owner shall make or permit any disturbing noises in the building by himself, his family, employees, agents or visitors, nor shall an Owner do or permit anything by such persons that will interfere with the rights, comfort or convenience of the Unit Owners. No unit Owner shall play upon or suffer to be played upon any musical instrument, or operate or suffer to be operated a television, radio or sound amplifier in his Unit in such a manner as to disturb or annoy other occupants of the Condominium. All parties shall lower the volume as to the foregoing by 10:00 pm of each day as per city orders.
5. The exterior of the Condominium Units and all other exterior areas appurtenant to a Condominium Unit, including, but not limited to, balcony walls, railings, ceilings or

Signature(s) \_\_\_\_\_

doors, shall not be painted, decorated or modified by a unit owner in any manner without the prior consent of the Association.

6. No wind chimes shall be placed on balcony or patio.
7. The exterior appearance of any window coverings (i.e. curtains, shades) shall be white in color and non-reflective.
8. Other than an United States flag respectfully displayed, nothing, including but not limited to, radio or television aerials, signs, notices or advertisements, awnings, curtains, shades, window guards, light reflective materials, ventilators, fans or air conditioning devices, or other items shall be attached or affixed to the exterior of any Unit or balcony or exposed on or projected out of any roof, window, door or balcony of any Unit without the prior written consent of the Association. No one shall alter the outside appearance of any window of any Unit without the prior written consent of the Association. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Condominium Unit or Condominium Property by any unit Owner or occupant without written permission of the Association or as otherwise provided in the Declaration. The consent of the Association to all or any of the above may be withheld on purely aesthetic grounds within the sole discretion of the Board of Directors of the Association. In addition, pursuant to 718.1130), Florida Statutes, which was amended by Chapter 2003-23, Laws of Florida, effective July 1, 2003 a unit owner on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day is permitted to display in a respectful way, portable, removable official flags, not larger than 4-1/2 feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.
9. Water closets and other water apparatus and plumbing facilities on the Condominium Property shall not be used for any purpose other than those for which they were constructed. Any damages resulting from misuse of any of such items in the Condominium Unit or elsewhere shall be paid for by the Unit Owner in whose Unit it shall have been caused or by the Unit Owner whose family, guest, lessee or other person who is on the Condominium Property pursuant to the request of the Unit Owner shall have caused such damage.
10. Unit Owners are responsible for any damages to the Common Elements or Limited Common Elements caused by themselves, their family, guests, lessees and persons who are on the Condominium Property because of such Unit Owner.
11. A Unit Owner shall not permit anything to be done or kept in his Condominium unit which will increase the insurance rates on his Unit, the Common Elements or any portion of the condominium or which will obstruct or interfere with the rights of other unit Owners of the Association.

Signature(s)

\_\_\_\_\_

12. No interior of a Condominium unit shall be altered in any manner as such would have any effect on the structural elements of the building or its electrical, mechanical, plumbing or air conditioning systems or on any of the Common or Limited Common Elements without the prior written consent of the Association, except that, to the extent permitted by law.
13. The Association must approve any flooring placed in the Units other than carpeting. Proper permits must be obtained by the City of Sunny Isles Beach.
14. All unit owners must provide the Association with one set of working keys to their unit(s), to only be used in the case of an emergency.

### **Section B: BALCONIES**

1. The personal property (i.e. boxes, bicycles) of all Unit Owners shall be stored within their Condominium Units.
2. The use of gas-fired or charcoal-fired cooking grills is prohibited. There is no cooking allowed on any type on balconies.
3. Towels, linens, cloths, clothing, rugs, mops, laundry of any kind or other articles are not to be shaken or hung from any of the balcony railings, windowsills, doors, or exposed on any part of the Common Elements.
4. No items whatsoever, including but not limited to dirt, tobacco products, ashes, etc. are to be swept or discarded from the balcony, windows, or doors of the unit.
5. In the event holiday lights are added to exterior of Unit, they must be removed within seven (7) days after holiday. Holiday decorations must remain in the confines of patio, inner windows, and doors. No lights, holiday decorations or other religious displays may be placed upon the common area.

Signature(s) \_\_\_\_\_

### **Section C: LEASING or RENTING OF UNITS**

1. Leasing or renting by a unit owner, either directly or through a realty agent, is permitted no more than two (2) times per year, but no less than six (6) months at a time.
2. Sub-letting by renters is not permitted.
3. Owners who are delinquent in fees are not permitted to rent the unit and are subject to the suspension of common amenities.
4. Entire units may only be rented.

### **Section D: PETS:**

1. No more than two (2) pets with a maximum of 30 pounds for one alone or 60 pounds for two pets combined may be kept within a unit by a unit owner.
2. Animals belonging to Owners, occupants, current tenants with pets or guests within the Condominium Property must be kept inside the Unit. Furthermore, any Unit Owner shall be liable to each and all occupants, owners, current tenants with pet(s), for any unreasonable noise or damage to person or property caused by any animal(s) owned or attended to by the unit owner, his tenants or his guests.
3. Animals shall not be left or located unattended on the balcony or patio areas of that Unit.
4. Animals must be leashed and controlled at all times when outside of a Unit.
5. Animal owners may only permit their animals to deposit waste only in the dog walk area located in the south east area in the front building. Animal owners must dispose of all solid pet waste immediately after an animal has relieved itself.
6. Animals are NOT PERMITTED in the lobby, 1<sup>st</sup> floor hallway, pool area, BBQ area behind building.
7. No livestock, reptiles, insects, poultry or other animals of any kind shall be kept in any Unit except that usual and ordinary domestic dogs, cats, fish, and birds inside bird cages may be kept as household pets within any Residential Unit provided that they are not kept, bred or raised therein for commercial purposes. No potbellied pigs, snakes, aggressive breeds of

Signature(s)

\_\_\_\_\_

dogs (Pit bull, Doberman, Rottweiler, Great Dane, Mastiff, etc.) or any other animals determined in the Board's sole discretion to be dangerous or a nuisance may be brought onto or kept on the Condominium Property at any time. The Board shall have the right to require that any pet that, in the Board's opinion, endangers the health or security of any Owner or occupant of a Unit or creates a nuisance or unreasonable disturbance, be permanently removed from the Condominium Property upon seven (7) days written notice.

8. Any Occupant who keeps or maintains any pet upon the Condominium Property shall be deemed to have indemnified and agreed to hold the Association, its directors, officers, and agents, and the Declarant free and harmless from any loss, claim, or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within the Condominium Property.

9. Pet owners walking their dog, are ONLY allowed to use the service elevator to access dog walk area. This elevator is available 24 hours a day for dog use,

#### **Section E. PARKING:**

1. Each numbered space is assigned to a unit. Under no circumstances are owners or tenants to park in a space other than the one assigned to their unit. Violation of this rule may result in immediate towing of said vehicle.
2. All owner or renter vehicles on premises must display a resident numbered decal issued by Management. Failure to display either a decal or pass could result in the vehicle being towed,
3. All guest vehicles are to be VALET parked! No exceptions! The daily valet rate does not include unlimited in-and-outs. Each valet drop-off will be subject to the daily rate.
4. Owners must vacate their space, and the property, when the unit is rented. Owners must provide assigned parking for their tenant. Owners may not store vehicles on property when not occupying the unit.
5. Parking spaces may be used for parking automobiles that are being operated by current occupants and in operating condition, with current license plate tags, and for no other purposes. No occupants may conduct vehicle repairs (aside from temporary repairs including tire and battery changes.). Inoperable vehicles will be towed at owner's expense.

Signature(s) \_\_\_\_\_

6. Commercial vehicles, campers, recreational vehicles, boats, trailers or any vehicle not susceptible to registration by the State of Florida as an "automobile" may not be parked in parking spaces and may not be kept on the common' property. This is to include commercial or business lettered vehicles as well as those in Ref. FS Title XXIII 316.003 (12). Commercial vehicles including moving vans/trucks of any type are not permitted to park overnight in any parking area on premises.
7. Driving and parking violations are subject to a fine. A fee of \$100.00 will be charged per day for any parking violation. This charge will be billed directly to the unit owner. if the vehicle is not moved, it will be towed at owner's expense.

Signature(s)

\_\_\_\_\_

**Section F: COMMON AREA:**

1. Speed limit on property is 10 MPH. Vehicles speeding are subject to a fine,
2. The common area, including but not limited to landscaping, beyond the border of a unit/building may not be altered without the permission of the Board of Directors.
3. Fishing, bicycle or scooter riding, skateboarding or roller-blading is prohibited in common areas.
4. All refuse must be bagged and completely secured in garbage bags and deposited only inside the property trash compactors. All recycling is to be placed in the proper bins accordingly.
5. Garbage compactors and the surrounding areas are for residents only.
6. Fire exits shall not be obstructed in any manner, and the Common Elements shall be kept free and clear.
7. Proper attire is required, including shirts and shoes, when walking through Common Elements.

**Section C: POOL RULES:**

1. No diving is permitted.
2. There is no lifeguard on duty. Swim at your own risk.
3. Pool hours are DAWN to DUSK
4. Glass is not permitted in or around pool.
5. No smoking or vaping is permitted in the pool area.
6. Pets are not permitted in or around pool area, not walked or carried.

Signature(s)

\_\_\_\_\_

7. Food is not allowed around or inside pool. Please use designated area where food is allowed.
8. Radio or music players can only be used with headphones or earbuds.
9. Children not toilet trained must wear proper waterproof swim diapers.
10. All guests MUST be accompanied by a unit owner/renter. Maximum Two (2) guests to accompany the renter/owner.
11. Children under 12 may not swim or be present on the pool deck unless accompanied and supervised by an adult, over the age of 18 years of age. Parents are responsible for the behavior of their children.
12. Towel off completely before entering the building.
13. No reserved seating areas.
14. Do not relocate or remove pool furniture.
15. All rotated furniture and open umbrellas must be returned to the original position.
16. Cover lounge chairs with a towel.
17. Cover-ups and footwear are required in all common areas.
18. No floating devices or balls of any kind are permitted in the pool (rafts, chairs, etc).
19. Running, climbing, horseplay or other noisy activities that constitute a nuisance are not permitted in pool area. No excessive noise is permitted in the pool area.
20. Balloons of any kind are not allowed in or around pool area.
21. All residents must provide proper ID to gain access to the pool.

Signature(s)

\_\_\_\_\_

**Section H: BBQ PATIO AREA:**

1. The BBQ deck is open 24/7, with grills available for use from 11:00 AM to 10:00 PM.  
BBQ use is not permitted after 10:00 PM.
2. Limit one (1) grill per unit with a maximum of two (3) hour use.
3. Turn the gas switch to ON and immediately press the ignition button not pressing ignition may cause an explosion if gas is left on for an extended time.
4. DO NOT leave the gas switch on: switch to OFF after each use.
5. Grills must be attended at all times.
6. Do not let children under 18 years of age unattended while around the BBQ grill(s).
7. Clean grill after each use. Clean patio area after each use. Place trash in cans and return furniture to original positions. Cleaning supplies can be found with the front desk. Any BBQ found dirty after use will incur a \$50 cleaning fee.
8. The Association is not responsible for injury or accidents occurring with BBQ grills. Please watch your children and use caution when operating BBQ grills.

Signature(s)

\_\_\_\_\_

**Section I: FITNESS CENTER RULES AND REGULATIONS:**

1. No food, glass bottled beverages, smoking, or pets permitted.
2. Water consumption is for fitness center use only.
3. Shirts and shoes are required at all times.
4. Fitness Center use is for recreational use only by owners and tenants. Use for commercial purposes is prohibited.
5. No one under eighteen (18) years of age allowed.
6. Use at own risk. Use with understanding of equipment operations.
7. The Association is not responsible for any theft or injury.
8. Wipe down machines before and after each use.
9. Return weights and all equipment to original positions.
10. Turn off the lights and TVs when last to leave.
11. Music players and radios must be used with headphones in the fitness center.
12. Remain respectful of the center's space, time, and decibel levels when in use.

Signature(s)

\_\_\_\_\_

**Section K: MANAGEMENT:**

1. Owners must provide the Association with at least one set of keys to the Units, in case of emergency, In the event the Unit Owner fails to supply a duplicate key, and the Association must make entry, then the Association shall not be responsible for any costs or expenses incidental to a forced entry into the Unit. The agents of the Association and any contractor or workman authorized by the Association may enter any Unit at any reasonable hour of the day for any purpose permitted under the terms of the Declaration of Condominium or By-Laws of the Association. Entry will only be made after efforts are made to pre-arrange entry with the respective unit Owner or the occupant of the Condominium Unit.

2, Arrangements shall be made with the Association forty-eight (48) hours before moving furniture or bulky personal belongings into or out of the building.

3. No solicitors are to be permitted on the Condominium Property at any time except by individual appointment with residents.

4. There is a mandatory \$300 required non-refundable deposit, by money order, before any move in/out can be arranged. A \$1,500 building deposit for common areas is required from all new applicants.

5, The Condominium Unit shall be used solely for purposes consistent with applicable zoning laws. No trade, business, profession or other type of commercial activity may be conducted in or from any Condominium Unit.

6. Monthly assessments shall be made payable to the Association in the form of check, online payments, or automatic bank withdrawal, Payments of regular assessments are due the 1<sup>st</sup> of each month, with a 10-day grace period. Payments are late if not received by the 10<sup>th</sup> of each month. Late payments are subject to charges as provided in the Declaration.

7. Residents shall not directly supervise or in any manner attempt to assert any control over the employees of the Association.

8. Each Unit Owner, as well as his family, guests and invitees, shall observe all Rules and Regulations.

Signature(s)

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9. In the event of a violation of the governing documents or these Rules and Regulations, then the owner and/or occupant shall be given a warning upon first violation, with demand for correction of the violation. If the Owner remains in violation after the first warning is issued, then the owner will be fined \$100.00 per day, up to \$1,000.00 maximum per violation. The Owner receiving a fine will have an opportunity to appeal the fine at a meeting of the fining committee.

Signature(s)

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**Section L: VENDORS RULES AND REGULATIONS:**

1. Vendors, contractors and cleaning services are not permitted to work on weekends and holidays. Work is permitted Monday through Friday between the hours of 09:00 a.m. to 5:00 p.m. Notify the vendor of this rule in advance.

2. The owner must contact the office to facilitate vendor access to the unit. Access is contingent upon management availability. No entry is granted without prior authorization.

3. All vendors and contractors working within a unit must possess a license in the trade they work within. They must also carry general liability insurance that would cover the Association in the event of damage to the unit and/or common elements. License and insurance information must be provided to management prior to work commencing.

4. At least seventy-two (72) hours in advance of any construction or renovation to any unit, the owner must provide the Association with written notification, including a copy of all permits, plans, specifications and all other information reasonably requested by the Association in order to evaluation and approve any modifications within a Unit. This will allow staff to protect elevators, common areas and to review the plans to ensure compliance.

5. Vendors and contractors must park in the area parking spot designated for their use, see on-site valet for further instruction and location. Vendors and contractors may not block parking at any time and must move immediately upon notice. Large moving trucks may not block traffic or parking and must move upon request of Management or Security at any time. Vendors and contractors are required to sign in and drop off a valid, non-expired government issued 1D, with a picture. Contractors or vendors will NOT be given access by security if they DO NOT have an ID with them.

6. A copy of specifications outlining the exact procedure and material to use in order to remain uniform throughout the property may be obtained at the Management Office and must be followed. Written approval must be obtained from the Board of Directors for all improvements.

7. There is a garbage and refuse generated dumpster for vendors and contractors use included in the \$1,000 service fee given.

Signature(s)

\_\_\_\_\_

8. No building materials, grout, paint or any other solids or liquids may be disposed through the unit's plumbing or drains. Vendors or contractors are expected to remove their own materials away from association property. Vendors and contractors may not use the common areas as staging areas and may not leave supplies and materials on common areas. All common areas will be inspected at the end of each day. The cost of any repairs to the common area or to the other units will be assessed against the owner and the cost for repairs will be taken out of the \$1,000.00 deposit given.

ANY VENDOR FOUND TO BE IN VIOLATION OF THESE GUIDELINES WILL NOT BE PERMITTED TO RETURN TO THE PROPERTY UNTIL THE VIOLATION HAS BEEN CORRECTED AND PAYMENT HAS BEEN MADE FOR DAMAGES

Signature(s)

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Unit Owners shall at all times obey these rules and regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, lessees, servants and other persons over whom they exercise control and supervision. Unit Owners agree to indemnify the Association, its agents, successors and employees in the event any third party should bring an action for personal or property damage against any association's property. Such indemnification extends to attorney's fees and costs incurred in defending any such actions.

Signature(s)

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### **Oceanview Building A, Required FEES**

|                                                   |                  |
|---------------------------------------------------|------------------|
| 1.Application Fee ( <i>per applicant/family</i> ) | \$150.00 _____   |
| 2.Move-In/ Out Fee                                | \$300.00 _____   |
| 3. Building Deposit ( <i>By owners</i> )          | \$1,500.00 _____ |
| 4.I.D / Access Cards per occupant                 | \$75.00 _____    |
| 5.Parking Tags per vehicle                        | \$50.00 _____    |
| 6.Dog Tag                                         | \$10.00 _____    |
| 7.Dog Registration                                | \$500.00 _____   |

### **Oceanview Building A, Optional FEES**

|                                      |                 |
|--------------------------------------|-----------------|
| 1.Extra Parking Spot Rental/ Monthly | \$100.00 OFFICE |
| 2.Valet Parking Daily                | \$8.00          |
| 3.Valet Parking Overnight            | \$10.00         |



**Ocean View Building A Condominium Association**

**Payment of Violation Fines**  
**And**  
**Damages to Common Elements Agreement**

I, \_\_\_\_\_ Leese of Unit #: \_\_\_\_\_  
Print name

**Acknowledge and agree to the following:**

1. Any fine or penalty resulting from violations of the Association Rules and Regulations incurred by Lessee, any family member, visitors, guests, servants, employees, agents, licensees and vendors of the unit will be immediately fined.
2. Any damages to common elements by lessee, any family member, visitor's, guest, servants, employees, agents, licensees and vendors of the unit will be deducted from the Association security deposit.

Lessee: \_\_\_\_\_  
Print name Signature Date

Owner: \_\_\_\_\_  
Print name Signature Date