Sheridan Beach Club 1
Rules & Regulations

Parking Spot# **28**

FOR ALL PURCHASE APPLICATIONS: THERE IS A 1 YEAR RENTAL RESTRICTION ON PURCHASES.

*****24 Hour notice for Cable Appointments******

1. MOVING IN/OUT

When moving in/out DO NOT park in any reserved parking spots that do not belong to you. Do not unload the contents of your moving truck onto the grass or in front of the building. Your belongings should be moved from the truck into your unit. Be courteous of others while using the elevator; do not hold the elevator until it is full. Do not discard of your unwanted bulk items in the trash rooms. Please break down your moving boxes before placing them in the trash bin.

2. POOL

Only residents and their guests are allowed to use the pool facilities. Please make sure you turn off the light when exiting the pool restrooms. All children under 16 must be accompanied by an adult at all times. **No food, glass, cups, bottles, pets or gum is permitted in the pool area**. Emergency pool equipment (life preserver) is not to be used as a toy. It is for Emergency use only. Pool hours are from sunrise to sunset. Pool hours MUST be obeyed. All residents swimming in the pool must wear bathing suits, no jeans and shirts allowed inside the pool itself. NO DIVING, JUMPING or RUNNING is allowed in the pool area. No pets are allowed in the pool area or in the pool itself. No Radio/Boom Box allowed; you must wear head phones. Please DO NOT LITTER in the pool area.

********THERE ARE NO PARTIES ALLOWED AT THE POOL ex. Baby showers, sweet sixteen's, etc***** You will be asked to leave the pool area immediately for non-compliance.***

3. BALCONY/WINDOWS

Balconies and patios are not to be used for drying clothes, towels, bathing suits, rugs, carpets, etc. No satellite dishes or any other Communication devices are allowed on balconies or patios. **No BBQ grills are allowed**; it is a Fire Dept. Code violation and will result in a hefty fine. Hurricane shutters can only be stored on your balcony during hurricane season. Units with Accordion Shutters, they must remain open after hurricane season is over. All shutters must be removed and returned to the shutter room after season is over. Keeping shutters up or closed after season is over is a Fire Dept. Violation, and you will be fined. No article shall be hung from windows or doors or balconies or placed on outside window sills. Signs are prohibited.

4. PARKING

All residents have one (1) numbered reserved parking space in which to park. All guests and other residents must park in an UNMARKED parking spot. Any unauthorized vehicles parked in a reserved spot will be towed at the owner's expense. NO TRAILERS, BOATS or WATER CRAFT are permitted on the property. Road legal and registered motorcycles can only be parked in your designated or guest spot. Motorcycles cannot be parked in any other common area of the building or property. No Moving Trucks/Vans/Storage Containers/PODS are allowed after 48 hours of a Move In or Move Out. Moving in/out should take place between 8am and sunset. All vehicles parked on the property must have current tags, and the vehicle must not look abandoned in anyway (broken windows, flat tires). Vehicles that do not meet with these rules will receive a RED warning notice on the vehicle. If after 30 days of the notice being placed on the vehicle the problem is not fixed, the vehicle will be towed at the owner's expense.

5. GATE/KEYS/COMMON AREAS

The gate calling box can only be programmed for one name and number per unit. Gate remote controls are only given to the unit owners. If a gate remote is lost there will be a $40 replacement fee. The Restroom and Walk in gate key are the same, and the cost of replacement is $5. Please remember that no one can use a common area for storage, these areas include: roof, trash room, parking spots or lot, shutter room, hallways, stairwells, pool rest room or pool area. One name and phone number per unit can be programmed onto the guest call box at the front gate. When a guest calls you from the gate, pressing number 9 on your phone will open the center gate for them to enter the community.

******SHERIDAN 2 NEXT DOOR IS NOT PART OF SHERIDAN 1 AND IS PRIVATE PROPERTY**. No Sheridan 1 residents are allowed to use the pool next door, walk dogs or use the parking lot for walking. The same rules apply to Sheridan 2 residents in regards to our community.

6. CABLE TV ROOM ACCESS

A 48-hour notice must be given to the Board to access the Cable Room/Roof. The Cable room and Roof are locked at all times. If you do not notify the Board 48 hours before needed access to these areas, you will run the risk of losing your appointment with the cable company. You must also give notice to access the roof for repairs such as A/C. In a case of an Emergency the Board will try to accommodate you as best they can with such short notice. Please do not to attempt to tamper with locks to gain access, you will be billed for the damage. There is no satellite installation allowed on the roof. Satellite must be installed on the balcony within the space of the balcony. It will not be drilled into the floor or wall of the balcony.

7. PETS

Each unit is allowed ONLY ONE (1) PET. Pet of any age is limited to 30 pounds or less. There are no aggressive breeds allowed. Please contact management for specifics. If the pet's weight is in question a document from a veterinarian must be provided to the Board, at the owner's expense, and kept on file. Pet owners must pick up after their dogs and properly dispose of waste. Florida leash laws require that all pets, including cats, must be on a leash at all times when on this property outside of your unit.

*****DO NOT FEED ANY WILDLIFE ON PROPERTY*****

8. COMPLAINTS/THE BOARD/LANDLORD

Any property complaints or concerns must be submitted in writing and dropped into the **BROWN CONDO BOX located** on the first floor of each building next to the elevator or emailed to Propertymanager649@gmail.com Please make sure your name, unit number and contact information are available so the Board may respond. Please give the Board 72 hours to respond to the problem. Any concerns with your **LEASED** unit must be addressed with your **LANDLORD**, not the Board.

****In an Emergency CALL 911, PLEASE DO NOT KNOCK ON A BOARD MEMBERS DOOR AT ANYTIME, IT IS RUDE and OVERWHELMING!** Board members volunteer their time and do not need the added stress of an entire community knocking on their door. There is plenty of ways to contact them without knocking on their doors unannounced. Please respect their privacy in a way that you would want your own respected.

9. GARBAGE

All units must make sure all garbage is contained and tied properly in a plastic bag before throwing down a trash chute. Please **DO NOT THROW PIZZA BOXES DOWN THE TRASH CHUTE!!!** They must be thrown out on the 1st floor in the trash bin. All boxes need to be flattened/broke down before throwing them into the dumpster. Unit owners/tenants are responsible for throwing out large items such as appliances, furniture, etc. **NO GARBAGE SHALL BE LEFT IN FRONT OF DOORS IN THE HALLWAY!! THIS CAUSES RACCOONS AND ROACHES!!** Please play your part to keep this community clean and bug free.

BULK ITEM DUMPING IS PROHIBITED!! Contact our property manager for instructions on large item disposal. Anyone caught dumping bulk items will be subject to a $250 fine plus the cost of removal.

10. BEHAVIOR

No person or animal shall create a hazard or be a nuisance in a unit or in any other common area, this includes running, bicycle riding and playing in the hallways, stairwells or elevators. Please be courteous when it comes to noise and your neighbors. Shopping carts are not allowed on the property, so please do not bring them on the property. Please do not litter in the parking area or any other areas on the property. Please do not dispose of cans, bottles or cigarettes on the floor. It looks disgusting.

11. LEASE/SCREENING

No unit shall be occupied (sold or leased) without prior approval by the Board of Directors. Screenings and background checks must be processed and approved before any sale or lease of a unit. **All persons living or staying for more than 14 days must pay an application fee and be screened by the Board.** There is only 1lease allowed every 12months. Units shall be used for residential purposes only; no business or commercial use is allowed. **NO SIGNS or ADVERTISEMENTS** of any kind are allowed on any area of a building or property or any of the common areas, or in windows, on balconies, patios, pool areas, mailboxes or on billboards.

The billboard is only for the Board and the County to post notices.

11. PROPERTY MANAGER: Email directly:
sheridanbeachclub1@gmail.com

12. PROOF OF INSURANCE

For proof of insurance for your mortgage holder, please visit www.eoidirect.com to obtain a declaration page for free.

13. MAINTENANCE (OWNERS ONLY)

Please remember that all maintenance fees are due by the first of every month. Make all checks payable to:

SHERIDAN BEACH CLUB #1 - Please contact property manager for payment instructions. ACH option for payment is available.

Please make sure that the **BUILDING** and **UNIT NUMBER** are clearly written on your check to avoid confusion. Any maintenance checks received after the 10th of the month will receive a $25 late fee. It is your responsibility to update your contact information with the Board or the accountant. **Any and all checks whether maintenance, late fees, and assessments must be made payable to Sheridan Beach Club #1.**

14. ARCHITECTURAL/PLUMBING REPAIRS/FLOORING

Any architectural improvements, flooring or plumbing repairs that involve water shut off must be presented to the Board of Directors or property manager for approval. A copy of the contractor's license and insurance must be provided, along with a detailed scope of work. Sound barrier must be installed prior to new flooring and photos must be kept on file to protect the unit owners from compliance complaints due to noise.

15. PARKING LOT/BICYCLES

Sheridan Beach Club I is not responsible for any damage or theft to your vehicle or bicycles. Bicycles are allowed to be stored on your balcony or **UNDER** the stairwell. You may chain your bike to the large pipe on the ground **UNDER** the stairwell. DO NOT chain your bike to the stair railing or it will be removed.

The board reserves the right to not approve renewal of rental lease if the tenant, in the board of director's opinion, has not abided by the terms and conditions of the condominium rules and documents.

********** Each unit owner received condo docs at the closing when purchasing your unit. Please know your Condo Docs and pass the information on to others. Stay updated with current events and changes by reading posted notices and flyers in the billboard located next to the elevators on the first floor. If the rules and regulations are not followed the unit owner will be fined. First comes a warning notice, and your will have 48 hours to comply. If the unit does not comply within 48 hours of the first warning, a second warning will be issued. If after the second warning, no attempt to correct the problem is made, the unit owner will be fined $100 per day, but no more than $1000 per incident. If the fines are not paid, they will be sent over to the Association's lawyer and you, the unit owner will be responsible for any legal fees attached to the issue. **********

Thank you for making this community a safe and clean environment to live.

Board of Directors
Sheridan Beach Club #1

Signature of Unit Owner/Tenant _____Date:_____

Signature of Unit Owner/Tenant _____Date:_____

Signature of Board Member _____Date:_____