



The Oceanfront Condominium
1901 First Street North
Jacksonville Beach, FL 32250
(904) 241-7206



HOUSE RULES AND REGULATIONS

APPROVED BY THE BOARD OF DIRECTORS EFFECTIVE:

- *Revision: 04/12/19*
- *Window & Door Specifications (appendix "A"): 05/28/20*
- *Parking Policy (appendix "B"): 07/08/21*
- *Electric Grill (Section XV, e): 02/9/23*
- *Electric or Natural Gas Vehicles (Section XVIII): 03/23/23*

GENERAL INFORMATION

Objective:

- To ensure the equal access of common areas for the use and enjoyment of all residents.
- To promote the safety, comfort, and convenience of all.
- To preserve and maintain the integrity of the property.

These rules apply, without exception, to all owners, residents, and guests.

I. GENERAL RULES

- a. The condominium declaration and bylaws are part of our house rules.
- b. No behavior that infringes on the rights or property of others will be permitted.
- c. Children younger than 12 years of age must be under the supervision of a parent or guardian while in common areas.
- d. Running or boisterous play inside the building is not permitted
- e. Skateboards are not permitted on the property. Inline skates are not permitted inside the building.
- f. Parents, guardians, or unit owner or host is responsible for any damaged caused by children.

- g.** Damage caused to common areas by not following the house rules are the responsibility of the owner or host.
- h.** Although the beach itself is public property, the sand dunes east of Pelican Point area natural habitat. Residents and guests should not use the dune area as a dog walk, playground, or conduct any activity that would disturb the vegetation or wildlife.

The Association refuses to accept liability connected with incidents involving minor children. Parents or guardians are fully responsible for their child's behavior.

II. OWNERS

- a.** All owners have the full right, responsibilities, and obligations of ownership.
- b.** Please be cooperative and comply with the restrictions we impose upon ourselves. In this manner, we protect our rights and respect our obligations to each other.
- c.** In furtherance of the right of access afforded to the Association pursuant to the Declaration of Condominium and Florida Statute 718, each Unit Owner shall ensure that the Association has a copy of any key, fob or other device that may be needed to access their Unit, as well as any other relevant information including, but not limited to, any door lock codes, electronic passcodes, alarm passcodes or other security information associated with the Unit. Unit Owners shall update the Association as to all of the foregoing items and information immediately upon the installation or changing of any locks, alarm systems, passcodes or any other security devices related to their Unit. The Board of Directors shall develop protocol and procedures with respect to the Association's maintenance and safeguarding of these items and information. In the event that access is required to a Unit on an emergency basis and the Unit Owner has not provided to the Association all of the required items and/or information necessary for such access, the Association shall be authorized to access the Unit by any means necessary, with the costs incurred in connection therewith being the responsibility of the respective Unit Owner and collectable and enforceable against them the same as an unpaid Assessment under the Declaration of Condominium.

III. OCCUPANCY LIMITS

- a.** No more than two persons per bedroom, plus two.

IV. GUESTS

- a. Guests staying longer than two days must register at the office.
- b. Owner, resident, or host is responsible for notifying their guest of these rules.
- c. Day only guests must be accompanied by their resident or host or have a unit key and a building key in their possession when using common areas and facilities.
- d. Guests using a unit in the owner or resident's absence must register at the office. Failure to do so will be considered a violation of these rules.
- e. Guests under 18 years of age are not permitted use of a unit or Association facilities without parental or guardian supervision.

V. GENERAL CONDUCT IN UNITS

- a. Disturbing noises are not permitted. No unit owner, resident, or guest shall make noise that may disturb the peacefully nature of the community. This includes, but is not limited to, unreasonable noise levels from household devices at unreasonable hours.
- b. Televisions, stereos, musical devices or instruments, gatherings, conversations, etc., whether inside the unit or on the balconies, must, within reason, not be heard in neighboring units such that they cause a nuisance to other residents.
- c. Feeding birds from balconies is **strictly prohibited**. Bird droppings create a severe health hazard.
- d. Wet clothing and towels must not be left in corridors or windows visible from corridors.
- e. The exterior appearance of all draperies, curtain, or blinds must be white or neutral in color.
- f. All minor children must be under parental or guardian supervision.

VI. SALES AND RENTALS

- a. All unit sales and lease/rental agreements must be reported and are subject to Association approval.
- b. Owners must, at their expense, conduct a criminal background check for all leasees. Owners must submit proof that the background check was completed along with the lease agreement to the office.
- c. A copy of these "Rules and Regulations" must be part of any occupancy agreement entered into by the Association or unit owner or agent.

- d. Marketing manager and other related professions are prohibited from moving individuals into a unit for the purpose of occupancy until the unit is sold.
- e. Minimum lease agreement is 90 day. Units may not be used or rented as short-term vacation rentals, homestays, or other related uses.
- f. Written notice of intent to lease must be delivered to the office no less than 15 days prior to the beginning of the lease.
- g. See animal restrictions in “Animals” section.

VII. PARKING

- a. See appendix “B”

VIII. TRASH, ELECTRICAL, & MECHANICAL ROOMS

- a. Trash must be tied in plastic bags and dropped into chute.
- b. Packing cartons, boxes, and oversized materials must be brought to the ground floor. Do not attempt to insert these materials into the trash chute.
- c. Cat litter must be brought to the compactor room.
- d. Trash rooms are not to be used for storage.
- e. Electrical & mechanical rooms must remain clean and clear of all owner, resident, guest, and contractor property, trash, or materials.

IX. COMPACTOR ROOM

- a. Appliances may not be discarded or placed in the compactor room. Appliances must be disposed of off-site.
- b. Carpet, flooring, and other building materials may not be discarded or placed in the compactor room and must be disposed of off-site.
- c. Any violation of the compactor room policy may result in an individual/unit being assessed the cost of removing items and/or a fine of \$100.00.

X. CONTRACTOR, VENDOR, AND CLEANING SERVICE RULES

- a. All owners performing major renovation or repair, including but not limited to structural, plumbing, or electrical changes, must first submit a request form to the office and gain written approval from the Board. Request forms are available in the office.
- b. Contractors must be licensed and insured. It will be the responsibility of the unit owner in which work is taking place to ensure all contractors meet this requirement.

- c. All contractor work must be in compliance with all applicable laws, statutes, and local building codes and ordinances. It will be the responsibility of the unit owner in which work is taking place to ensure all contractors meet this requirement.
- d. Contractors must sign-in in the office and obtain a vendor parking pass.
- e. **All work must be performed Monday through Friday between 9:00am and 5:00pm. No work is permitted on the weekends.**
- f. Only emergency repairs are permitted after hours or on weekends.
- g. Notify the manager if a contractor will require entry to your unit. The Association accepts no responsibility for the security of your personal belongings during service calls.
- h. No wood framing may be brought into any unit due to fire code.
- i. Do not throw and flooring, large boxes, or other building materials into the trash chute. All contractor trash must be removed from the property by the contractor.
- j. Contractors must clean up behind themselves. This includes elevators, lobby, and the corridor outside the units. Unit owner is responsible for any damage and clean-up.
- k. The loading area is for active loading or unloading unless other permission is obtained from the manager. Do not use the front doors and do not block the service entrance.
- l. If large quantities of materials or big, bulky materials are being brought into the building, contact the office in advance to reserve the elevator.
- m. **No contractor parking in the 30-minute visitor spaces.**
- n. Do not prop doors open except when loading or unloading or when planning to come right back into the building.
- o. Contractors are to use grey carts located in the compactor room *not* the black carts in the cart room.
- p. Any work being conducted that requires running piping or other materials up the side of the building is prohibited. For example, Servpro or Stanley Steemer is not permitted to run hoses up to a unit to use their on-vehicle cleaning equipment.

XI. DELIVERIES

- a. No deliveries of furniture or other large items are permitted on weekends. Deliveries of large items must be made Monday through Friday between 9:00am and 5:00pm.
- b. Unit owner/resident is responsible for damage as well as ensuring areas are kept clean.

XII. MOVE-IN / MOVE-OUT

- a. Limited to Monday through Friday between 9:00am and 5:00pm.
- b. Must be coordinated through the Management Office.
- c. Owner or tenant is responsible for any damage caused by movers or any clean-up required.
- d. A move-in introduction will be required of all individuals, renting or purchasing, that are moving into Pelican Point for the first time. This introduction will consist of a person being given a copy of these rules and regulations. If purchasing, a Declaration of Condominium will also be available upon request. The property manager or a board member will conduct this introduction.

XIII. ELEVATORS

- a. Must not be held on any floor.
- b. Smoking in the elevators is prohibited and illegal.
- c. Elevator phones are to be used for emergency only.
- d. Small children, less than 36" tall, must be accompanied by an adult.
- e. Smoking in elevators is prohibited.

XIV. CLUBROOM, COMMON AREAS, AND FACILITIES

a. General

- i. **Smoking is prohibited in all common areas.**
- ii. If a unit is leased, the leasee acquires the owner's rights and the owner relinquishes all rights to the common areas including the swimming pool and other amenities.
- iii. The Association refuses to accept liability for the loss of use of common areas. We do not guarantee access to the beach or common areas due to repairs, flood, criminal mischief, civil unrest, or acts of God.

b. Exercise Rooms

- i. No wet apparel, food, beverage (other than water or sports drink), or smoking in these rooms.
- ii. Children under the age of 18 are not permitted to use these facilities unless accompanied by an adult.

c. Clubroom

- i. No wet apparel or towels
- ii. Clubroom may be reserved for exclusive event use at a rate of \$25/hour with a two hour minimum. A deposit of \$200 is also required. The deposit will be refunded if the room is left clean and undamaged.
- iii. Food is permitted outside under the overhang.
- iv. Occupancy is limited to the posted maximum allowed by the Fire Marshall.

d. Swimming Pool

- i. **Read and obey all posted signs.**
- ii. For the exclusive use of residents and a limited number of guests
- iii. Guests must be accompanied by host or have host unit key & building key in their possession.
- iv. Children under 12 must be accompanied by an adult.
- v. Diapers are prohibited.
- vi. No rafts or other large flotation devices allowed in the pool
- vii. Towels should be placed on chairs and lounges to protect them from oils and lotions.
- viii. Pool deck furniture must not be removed from pool area.
- ix. Florida law prohibits pets, glass, or food in the pool area. The area beneath the overhang is not considered part of the pool area, however, glass is still prohibited.
- x. Sand, oil, and lotions must be washed off before entering the pool (outdoor shower provided).
- xi. Must be dried off before entering the building.
- xii. No diving.
- xiii. No running or horseplay.
- xiv. No lifeguard on duty.

e. Spa and Sauna

- i. Hours are between 6:00a and 11:00p
- ii. Maximum of 5 people in the spa at a time and a maximum of 2 people in the sauna.
- iii. Rules are posted in these rooms, observe and respect them. User must vacate facility within a reasonable time if others are waiting.
- iv. Sand, oils, and lotions must be washed off before entering either of these rooms (outdoor shower provided).
- v. Wetsuits are not permitted in either room.
- vi. Children under the age of 12 must be accompanied by an adult.

- vii. Persons in poor health should have physician's approval to use the spa or sauna.**

f. Tennis Court / Recreation Deck

- i. Court hours are 8:00a to sunset.
- ii. Proper tennis attire and shoes required.
- iii. Playing time is limited to 1 hour if others are waiting.
- iv. Children under the age of 12 must be accompanied by an adult
- v. No glass containers or food allowed on tennis court
- vi. Bicycles, skateboards, inline skates, or any object or activity that will mar or damage the surface are not allowed on the tennis courts or recreation deck.
- vii. Trash receptacles are provided.

XV. BALCONES AND CORRIDORS

- a.** Spitting or throwing / dropping any object or liquid, including cigarette butts, from a balcony is prohibited.
- b.** Balcony railings must not be used to dry clothes or towels.
- c.** Damp mop or vacuum balconies. Hosing a balcony with water or fluid is prohibited as it causes spillage onto the balconies beneath.
- d.** Do not sweep or shake rugs, towels, etc. from your balcony as this could cause dirt and debris to disturb your neighbors.
- e.** Electric Grills only that are less than 200 square inches are allowed on balconies under Pelican Point rules. Grills that have a flame including pellet, hibachi, gas and charcoal grills or other similar device used for cooking, heating, or any purpose are NOT allowed.
- f.** Corridors must remain as a clear path of egress in case of emergency.
- g.** Child safety nets must be approved by the Association.
- h.** No glass table tops, ashtrays, etc. allowed on balconies.
- i.** Any furniture is to be brought inside or anchored in the event of high winds or during periods of prolonged vacancy.

XVI. ANIMALS

- a.** Only animals weighing 25lbs or less, at adult size, are permitted. Weight certification or confirmation may be requested by the Association.
- b.** Only domestic dogs, cats, and small caged birds are permitted.
- c.** Documentation for service animal or emotional support animal is required. Forms are available in the office.
- d.** Animals must be kept on leashes and under control at all times when outside your unit.

- e. New owners or renters must provide evidence of their animal's current vaccination records for rabies and other diseases as required by law.
- f. Pet owners are responsible for all actions of their pets.
- g. An animal's demeanor must be such that it does not create a nuisance by excessively barking, biting other animals or people, growling, jumping on other animals or people, engaging in aggressive or destructive behavior, or infringe upon the rights of other residents.
- h. **Animal owners are required to clean up after their animal.** Waste bags are provided in the designated areas.
- i. Animals must be relieved off Pelican Point property or in the designated areas.
- j. Florida law prohibits animals in the pool area.

XVII. SHOPPING CARTS

- a. Must be returned to cart room near service door immediately after use.
- b. Must not remain on upper floor, in corridors, or in units.
- c. Must not be parked in elevator.
- d. Black shopping carts are for resident use only. Contractors are to use grey carts located in the compactor room.

XVIII. ELECTRIC OR NATURAL GAS VEHICLES

- a. Electric vehicles of all types, including golf carts, are not allowed to be charged on property under any circumstance unless a private electric vehicle charging station has been installed and approved by Pelican Point Board of Directors and complies with all state, local and federal laws.

****Violation of these rules may result in fines
being assessed to the unit owner****