



## 2625 PLAZA MANAGEMENT CORPORATION, INC.

d/b/a Peck Plaza  
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# Peck Plaza Condominium House Rules

Peck Plaza is a private residential Condominium Building, and is home to many of our Owners who live here year-round. Non-owners are Guests in our home, so please treat this Building as you would expect a Guest to treat your own home.

The following House Rules have been adopted by the Board of Directors to assure that all Owners and Guests are able to safely and quietly enjoy their Condominium Unit, Amenities, and Common Areas at Peck Plaza.

It is Management's responsibility to strictly enforce all Rules without exception. **Non-compliance with the following Rules may, and if deemed necessary by Management, will result in your entire party being expelled from the Building.**

Under Florida Law, Owners are responsible for the actions of their family members, children, guests, and lessees. Everyone is expected to conduct themselves in an orderly manner so as to not disturb others. Please contact Building Management if you see a violation.

Association Office Hours: Monday-Friday 9 AM to 4 PM, and Saturday 9 AM to Noon

Club Level, Pool Deck, and Ocean Deck Hours are from 7 AM to 11 PM

Building Quiet Hours are from 9 PM to 8 AM

**Please be respectful of Owners, Building Staff, and other Guests during your stay.**

**There is no substitute for common courtesy, respect for others, and good manners!**

### Security

1. Our property is secured by an electronic key system, known as an "Access Fob" system. Do not hold outside doors open for anyone attempting to gain entry into the Building unless you know them personally. The cooperation of every Owner and Guest is necessary to maintain proper security in the Building.
2. Everyone staying in the Building must meet Guests or deliveries in the Lobby for admittance. Owners and Guests have the ability to admit people into the Building using Call Boxes at the Lobby and Club Level Pool Entrances. The identity of people being admitted into the Building using the Call Boxes should first be verified before they are buzzed-in.
3. Owners who are in-residence part-time and Guests are required to sign in upon arrival at Peck Plaza. In case of an emergency, it is important to know which Units are occupied. If you arrive when the Association Office is closed, please sign-in on the roster in the Lobby on the next day that the Office is open.
4. Please remember that there is 24-hour video surveillance throughout the Building for your safety and security.

5. The number of Owners, Guests, and Visitors must not exceed a Unit's maximum occupancy under the City of Daytona Beach Shores Fire Codes. Additional Visitors to the Pool and Sun Deck may be allowed at Building Management's discretion, but should be kept at a reasonable level.

## **Pets**

1. Pets are not allowed anywhere on the Peck Plaza premises.
2. For an Assistance Animal under the Fair Housing Act, or a Service Animal under the Americans with Disabilities Act, please request an accommodation with Peck Plaza Management prior to bringing an Animal to the Building.

## **Common Areas**

1. Children under the age of twelve (12) are not allowed in Common Areas of the Building, including the Elevators, Hallways, Club Level, or Lobby, without a Parent or Guardian.
2. Games, playing, or running are not allowed in the Corridors, Lobby, Elevators, Walkways, or Stairwells.
3. Use of Skateboards, Scooters, Rollerblades, Hover-Boards, Remote Control Toys/Vehicles, Drones, and the like are prohibited anywhere on the property.
4. Smoking is not permitted in any of the Interior Common Areas including the Lobby Level and Lower Garage Parking Areas. Smoking is permitted in designated areas on the Pool and Ocean Decks. Properly dispose of cigarettes by placing them in the provided receptacles. **DO NOT THROW CIGARETTE BUTTS OR ANY OTHER OBJECT FROM THE BALCONIES.**
5. Please limit noise in the Common Areas and Hallways between the hours of 9 PM and 8 AM.
6. **All sand must be removed from yourself and your belongings, and you must completely dry off before entering the Building. Do not track sand or water into the Building.** Shoes and cover-ups, such as a robe, shirt, shorts, etc. over bathing suits must be worn in all Common Areas including the Elevators, even if just passing through to the Pool Deck and/or Beach. Just towels alone are not acceptable as coverups.

## **Balconies**

1. Towels, articles of clothing, etc. must not be dropped from balconies or hung on balcony railings.
2. Be considerate of those above and below you – open and close sliding doors slowly and gently.
3. Do not leave sliding glass doors open while the A/C is running, as this wastes energy.
4. Do not feed birds from your balcony.
5. Do not allow young children on your balcony unattended.
6. Cooking or grilling is not permitted on balconies, except with an electric grill. A gas grill is available on the Ocean Deck on a first come, first served basis.
7. **DO NOT THROW OR DROP ANY OBJECTS FROM BALCONIES. PECK PLAZA IS MORE THAN 300 FEET HIGH. THROWING OR DROPPING OBJECTS FROM BALCONIES IS EXTREMELY DANGEROUS, AND WILL RESULT IN EXPULSION FROM THE BUILDING, AND CRIMINAL PROSECUTION.**

## **Club Level**

1. The Club Level is open from 7 AM to 11 PM.
2. All Recreation Rooms on the Club Level are under 24-hour video surveillance and are accessible using a Fob-based Access Control System. Each Fob has a unique code associated with it, and a record is kept of the time and date that each Fob is used for access.
3. Children under the age of fourteen (14) may not use any of the Club Level indoor amenities, including the Exercise Room, unless accompanied by a parent. Children under the age of eighteen (18) must be accompanied by a Parent or Guardian in the Club Room.
4. Please keep in mind that the Manager's Apartment is on the Club Level and limiting noise on this level is greatly appreciated.
5. Use of the amenities on the Club Level is at your own risk. Glass containers and alcoholic beverages are only permitted in the Club Room.
6. For everyone's safety, and the safety of our Building, the Club Level doors to the Pool Deck may be closed during inclement weather, at the discretion of Building Management.
7. The Club Room is normally open for use between the hours of 7 AM and 11 PM, and may be reserved for private events through Building Management. A \$300 Security/Damage Deposit is required to reserve the Club Room for private events. Please contact the Association Office to reserve the Club Room.

## **Pool, Deck, and Beach Access**

1. Pool and Ocean Deck hours are from 7 AM to 11 PM. The Beach Gate and Club Level Doors from the Pool Deck lock automatically and Access Fobs stop working at 11 PM. If you find yourself locked out of the Building at the Pool Deck entrance after 11 PM, you can use your Fob to enter the Upper Garage at the west end of the Ocean Deck, and re-enter the Building through the Lobby using your Fob.
2. There is no life guard on duty. Swim at your own risk
3. Children under the age of twelve (12) must be accompanied by a Parent or Guardian at all times.
4. No diapered children are allowed in the Pool under Florida State Law. Swim diapers are acceptable in the Children's Pool. Please monitor, and change diapers in the bathroom, as appropriate.
5. Children under the age of fourteen (14) are prohibited from using the Hot Tub unless accompanied by an adult. Children under the age of six (6) are prohibited from using the Hot Tub even if accompanied by an adult, in accordance with CDC Guidelines.
6. Only swimming apparel is to be worn in the Pool, Children's Pool, and Hot Tub.
7. If you would like to listen to music on the Pool or Ocean Deck, the use of headphones is encouraged. The volume of any device that emits audible sound must be kept at a low, reasonable level.
8. No glass of any type is permitted anywhere on the Pool Deck, or on the Club Level outside the Club Room.
9. No boogie board or large floats are allowed in the Pool.
10. No running, diving, or rough play is allowed in or around the Pool area.
11. Please shower before entering the Pool, Children's Pool, or Hot Tub.

12. Do not take deck chairs, umbrellas, tables, carts, or any other item belonging to the Building to the beach.

13. **All sand from the beach must be removed from yourself and your belongings before walking on the Ocean Deck, or entering the Building.** A foot wash and shower are provided at the Beach Gate. Water to wash your feet off is provided at the Pool Deck entrance to the Club Level, and the south entrance of the Lobby Level along Florida Shores Boulevard.

14. If you have a mobility restriction, please contact the Office for assistance.

15. There are Men's and Women's Bathrooms that can be accessed from the Pool Deck without entering the Building. There are also Men's and Women's Bathrooms that can be accessed from within the Club Level.

## **Vehicles and Parking**

1. All vehicles parked at the Building in Parking Spaces other than the one(s) assigned to your Unit must display a Parking Pass. The Parking Pass should either be hung from the vehicle's rear-view mirror, or displayed on the vehicle's dash. Only two (2) vehicles per Unit are allowed to be parked at the Building – the first vehicle must be parked in the Parking Space assigned to your Unit, and the second vehicle must be parked outside in the North Parking Lot, with a Parking Pass displayed. Up to four (4) motorcycles and/or scooters may be parked within the painted lines of a given Parking Space.

2. Any vehicle which does not display a Parking Pass, or which is not parked in a Parking Space assigned to your Unit may be towed at the vehicle owner's expense. Call Daytona Wrecker Services at (386) 255-7800 if you did not follow this rule, and your vehicle is missing.

3. Working on vehicles (for example, doing oil changes) is not permitted at the Building.

4. **The Lower Garage has a Strict Vehicle Height Restriction of Six (6) Feet, and the Upper Garage has a Strict Vehicle Height Restriction of 6'9" due to Low-Hanging Fire Sprinkler Systems – DO NOT ATTEMPT TO ENTER THE GARAGES IN AN OVERSIZED VEHICLE.** All vehicles which exceed these height restrictions must be parked in the North Parking Lot. Any damage in the Upper or Lower Garages, including to sprinkler systems, due to oversized vehicles which exceed these height restrictions will be repaired at the vehicle owner's expense.

5. All vehicles parked at the Building must be insured, and have current tags, registration, and inspection.

6. Trailers, watercraft, and RVs cannot be parked or stored anywhere at the Building, including the Upper and Lower Garages. If you need to park one of these special purpose vehicles, please call George at (386) 868-8354 (e-mail: [vigstoys@gmail.com](mailto:vigstoys@gmail.com)) with Last Trailer Parking at 2735 N. Atlantic Ave in Ormond Beach, or Larry at (386) 275-9342 with Spruce Creek Storage at 4485 Spruce Creek Road in Port Orange. Other places to park special purpose vehicles are listed at: <https://officialbikeweek.com/content/bike-week-trailer-parking/>

## **Grocery Carts and Luggage Racks**

1. For your convenience, grocery carts and luggage racks are available in the Upper and Lower Garages. Please be considerate of your neighbors and promptly return the carts and luggage racks to their designated areas when you are done using them, so that others may use them.

2. Do not leave grocery carts or luggage racks in the Elevators, Stairwells, Hallways, Lobby, or in your Unit.

3. Do not remove grocery carts or luggage racks from the Building. Do not use grocery carts or luggage racks to take items to the beach.

## **Hallways, Exit Signs, and Fire Safety**

The internal Hallways that lead to individual Units and surround the Elevator and Stairwell core within the Building are part of our Common Areas. Fire Safety Regulations prohibit the placing of any items in these Hallways. Please do not decorate the Hallways with furniture, vases, pictures, etc. and do not leave shoes, beach carts, or any other items in the Hallways. Do not store any items in closet areas outside of Units, like the Meter Rooms. Each Hallway has two Fire Exits marked with Exit Signs and identified as "Occupant Stairs" and "Responder Stairs". The Hallways also have Fire Sprinklers installed, and you must be very careful not to hit the Sprinkler Heads which could flood the Hallways. Individual Units all have annunciators/speakers installed that should never be removed. If a Fire Alarm sounds in your Unit, and you can verify there is not a Fire Emergency, please contact your Rental Agent or Building Management. Do not contact the Fire Department unless there is an actual Fire Emergency.

## **Trash and Recycling Disposal**

1. All trash and garbage should be placed in bags, and tied securely before disposal in the Trash Chute. Do not put any construction debris down the Trash Chute or into the drains in your Unit. Trash Chutes are located on each floor to the left as you exit the Elevators, where there is brown tile on the Hallway floor.
2. Do not put the following items down the Trash Chutes: pizza boxes or any other cardboard, glass bottles, lightbulbs, metal objects, appliances, or grease, even if it is in a sealed container.
3. All recyclable items (newspapers, cardboard, plastic, glass, and metal cans) should be taken down to the Lower Garage and placed in the provided recycling containers for proper disposal.
4. Items too large for the Trash Chutes must be placed in the outside garbage dumpster.
5. Please do not use the Trash Chutes during Building Quiet Hours which are from 9 PM to 8 AM.

## **Keys and Lockouts**

1. Fobs to access the Building and Amenities, and Keys to Units and Mailboxes may be purchased by Owners through the Association Office.
2. Lost Fobs must be reported to Building Management as soon as possible. A lost Fob may be replaced for \$25, but only upon authorization of the Unit Owner.
3. If you find yourself accidentally locked out of the Building or your Unit, please call your Rental Agent or Building Management for re-entry.