

OCEAN RITZ RULES AND REGULATIONS 2019V2

The following rules and regulations have been adopted by the Ocean Ritz (OR) Owners' Association and are designed to ensure that all unit owners, guests and renters have a safe and pleasant stay at our resort as well as preserve the value of the property. Unit Owners are responsible to ensure that everyone they allow on the property understands their requirement to comply with these rules and regulations.

PARKING (All vehicles parked on OR property must display proper parking passes)

- Only park in assigned spaces and display a unit unique parking pass designated for that space. From the last Saturday in May until the second Saturday in August one extra vehicle per unit is allowed in unassigned parking spots in our overflow lot on a first come/first served basis. At all other times, unassigned parking in overflow lot is first come/first served. Additional and/or oversize vehicle parking is available in the Churchwell city lot for \$5/day or free if properly displaying an annual city parking pass, which is provided by many owners, on the upper left portion of the dashboard.
- All vehicles parked on Ocean Ritz (OR) property must clearly display a unit unique parking pass or HOA issued owner parking sticker. Multiple motorcycles may occupy a single parking spot providing at least one is displaying a proper parking pass and they do not impede access to adjacent spots.
- Rental guests should obtain unit unique parking passes from whomever manages the unit they are renting. Owner parking stickers are available from the HOA at no charge
- Noncompliant vehicles will be towed at the expense of the vehicle's owner. If the vehicles operator's information is clearly displayed on the parking pass, security will attempt to contact them before towing.
- There are 2 1st come 1st served handicapped parking spots at OR. Both OR parking pass and proper state issued documentation must be displayed if using these spots.
- Oversize vehicles and trailers may NOT park on condominium property. 4-wheel rental carts are allowed when displaying proper parking passes.
- Rental scooters, skate boards and skates may not be used anywhere on Ocean Ritz Property.
- Car top carriers are prohibited in parking garage. They will not fit and will damage building plumbing.

RECREATIONAL FACILITIES AND USE OF COMMON ELEMENTS

- Pool Hours are 10:00 AM to 10:00 PM. Quiet hours are from 10PM to 10AM
- Everyone who uses OR facilities and common areas is expected to respect the rights of others. Take care not to damage or litter the property and comply with all signage. Clean as you go!
- Rental guests may not extend the privilege of using OR facilities to others.
- There is no lifeguard on duty. Swim at your own risk.
- Wristbands must be with you at all times when using OR facilities
- Please retract beach umbrellas on pool deck when you are through using them.
- Everyone must shower before entering the pool, spa and sauna.
- Removal of equipment/furniture from our pool deck is prohibited.
- Guests are welcome to use the grills in our picnic area from 8AM to 10PM. Please clean up after yourself.
- Owners are encouraged to provide storage boxes in front of their units for guest's beach equipment in order to reduce clutter.

SMOKING/VAPING is not allowed in pool area, elevators, hallways and elevator lobbies. Unit smoking policies are established by individual owners.

CRIMINAL BEHAVIOR: Criminal Behavior such as throwing objects off balconies, disorderly conduct, disturbing the peace, use of illicit drugs or underage consumption of alcohol should be immediately reported to PCB police. (911 or (850) 233 5000). Individuals vandalizing or stealing Ocean Ritz property will be prosecuted to the full extent of the law.

BEACH RULES: Ocean Ritz HOA exercises control of the beach front of its property. Shade canopies and tents are not allowed on the beach side of the line of chaises set up by beach services. There are gaps left in the lines of chaises to accommodate privately owned beach equipment. **CAUTION!** High winds are common on the beach and tents and other beach equipment blown away by the wind have caused many injuries. Unattended items on the beach between 7PM and 7AM are subject to being removed and discarded. Guests are encouraged to rent an overnight storage space from the beach vendor for their beach equipment. This will reduce elevator crowding and clutter in the hallways and be more convenient for guests.

BALCONIES

- Throwing anything from balconies is a Class 2 FELONY. Violators face prosecution and/or eviction.
- Throwing, pouring, sweeping or shaking any item from the balcony is strictly prohibited. This includes cigarette butts.
- The use of Charcoal or gas grills on balconies is prohibited. Owner provided electric grills are allowed.
- DO NOT wash off balconies with water hose; they may be mopped.
- Balconies may not be used to hang garments and/or towels out to dry.
- DO NOT feed birds from the balcony; Florida State Law and common sense prohibits this action

ELEVATORS AND STAIRWELLS

- Elevators have sensors that will stop them between floors if the weight limit is exceeded or passengers are jumping. It is recommended that no more than 8 adults occupy an elevator at one time (Monitored by video). It may take 30 minutes or longer for rescue service personnel to arrive and violators identified by on-board cameras may be charged for the emergency service call.
- Please dry off before entering elevators. Wet floors present a slipping hazard.
- Please do not allow children to play in the elevators or stairwells.
- Do not attempt to jam or push elevator doors, or drop sand in elevator doorways. This damages the equipment and reduces reliability.
- Stairwells may not be used for storage, disposal of trash or rubbish or "walking " dogs.

QUIET TIME is from 10:00 pm to 10:00 am

- Any noise that can be heard outside of your unit will be considered a violation of quiet time.
- The PCB Police Department and /or Ocean Ritz Security are used to enforce this policy.

PLUMBING RESTRICTIONS: Unit owners are responsible for all plumbing issues within their unit. Please do not flush feminine products or excessive toilet tissue and/or dispose of grease, rice or other items that can congeal inside building plumbing. This can cause building wide backups and create an unhealthy and expensive situation for all.

LUGGAGE CARTS

- Return carts to level P1 or P2 after each use.
- DO NOT take luggage carts into units or stairwells.
- No horseplay on carts.

OWNER PETS

- Only owners are allowed to have pets on the property.
- Pets must be kept under control at all times. A pet that becomes a nuisance or a danger to others or to others' pets may be removed from the property at the owner's expense.
- Owners are responsible for disposing of pet waste and may be fined for failure to do so.
- Pets are not allowed in the pool and spa areas.

OCCUPANCY

- Maximum limits on number of guests is set by applicable statues and owner policy
- Lessees must be at least the age of 25 and present during the duration of the lease
- Owners and guests are responsible to ensure their families and guests are properly supervised

TRASH

- Please pick up after yourself. Do not leave trash on pool deck, parking areas, hallways or elevators.
- Unit trash should be bagged, securely tied and be deposited in the trash chutes on each floor.
- Oversized trash not properly bagged must be put in the dumpsters in the front of the building.
- Construction and/or packing materials of any kind must be removed by the vendor and taken off the property. **DO NOT** place this material in the Association dumpsters.
- Do not put tile and other heavy construction material in trash chutes it damages them and presents a hazard to personnel. Individuals in violation may face fines and be liable for cost of repairs.
- Discarded Furniture and large oversized trash must be removed from the property by its owner. Violators will be billed by the HOA for required removal

STAY OFF SAND DUNES

SECURITY CAMERAS RECORD ALL ACTIVITIES IN COMMON AREAS OF THE OCEAN RITZ PROPERTY

Violators of Ocean Ritz Rules and those participating in criminal behavior are subject to immediate eviction, will forfeit all rents and security deposits, and will be restricted from Ocean Ritz property. Non-compliant owners may be subject to fines by the HOA