

ORMOND BREAKERS CONDOMINIUM HOUSE RULES

Revised June 1999

1. **OCCUPANCY:** Each unit is limited to six (6) persons.
2. **CHILDREN:** Children shall not play on stairways, walkways, or in the elevators, and must be supervised by an adult at all times, especially at the pool area.
3. **ANIMALS:** No pets allowed, effective June 1999. Pets must be on a leash at all times. Pets are **NOT** allowed in the courtyard. Patios are not considered to be part of the courtyard. Pets may not be walked on the common grounds, but walked in the roadways. All droppings must be picked up and disposed of.
4. **BATHROOMS:** Do not dispose of anything other than toilet tissue in the commodes. Stoppage is costly and inconvenient. Do not flush commodes when electricity is off.
5. **MUSICAL INSTRUMENTS:** No musical instrument, TV, radio, or stereo shall be played in such a manner as to offend other occupants of the building.
6. **LAUNDRY ROOMS:** Hours are from 8:00 A.M. to 9:00 P.M. **NEVER USE CANADIAN COINS.** Drying racks are provided. Rinse sand in sink before placing in washers. Clean both washer and dryer after use. Be sure to remove lint from dryer screen.
7. **WET TOWELS AND SWIMSUITS:** Do not dry towels or swimsuits on the railings, patios, or walkways.
8. **SPEED LIMIT:** Never drive over seven (7) miles per hour in the driveways.
9. **PARKING:** Double parking not allowed. "NO PARKING" signs will be observed. Mobile homes, boats, travel trailers, motorcycle trailers, oversized vehicles will **NOT** be allowed to remain on this property over six (6) hours during a 24-hour period. Vehicles violating this rule will be towed to the county compound at **OWNER'S EXPENSE.**
10. **GAMES:** Ball playing, roller skating, skate boarding, or bicycle riding are **NOT** permitted on or about Ormond Breakers common property, which includes the courtyard, walkways, and driveways.
11. **SWIMMING POOL:** Hours are from 8:00 A.M. to 11:00 P.M. Use is for residents and guests only. Shower before entering pool. Large groups are asked to use the beach. Children under twelve (12) **MUST BE ACCOMPANIED BY AN ADULT AT ALL TIMES.** No food, glassware, dishes, or bottles in the pool area. Radios must be played softly. No rafts, water guns, or snorkels. **NOODLES ARE PERMITTED.** Ice coolers are not allowed at pool area.
12. **DECK AREA:** No food, glassware, bottles, or ice coolers are allowed on the deck. Do not throw bottles, cans, papers, or cigarette butts, etc., on the deck or beach.
13. **RAFTS AND OTHER BEACH EQUIPMENT:** Under no circumstances are rafts, floats, or other beach equipment to be placed on the roof of the pool house, grass, or common areas.
14. **OUTDOOR COOKING:** **NO GRILLS** of any type are permitted on the patios.
15. **CAR RINSING:** Volusia County ordinance prohibits the use of soap. Water is provided for **RINSING CARS ONLY.** Please observe the hours and days that car rinsing is permitted.
16. **REPAIR PERSONS:** Any unit having repairs or remodeling done **WILL INFORM THE WORKERS THEY MUST CLEAN UP AFTER THEMSELVES.** This is not the responsibility of the maintenance person, but of the workers themselves. Third floor units requiring replacement of air conditioning, air handles **MUST HAVE OLD UNITS REMOVED** from attics due to weight problems.
17. **RENTALS:** No units will be rented for less than a 30-day period. **OWNERS WILL BE RESPONSIBLE FOR THE CONDUCT AND BEHAVIOR OF THEIR RENTERS.**
18. **TOOLS:** No tools or materials owned by Ormond Breakers will be loaned out or removed from the property without approval of the Board.
19. **SIGNS:** No "for sale" or "for rent" signs are permitted.
20. **EXTERIOR REPAIRS:** **ALL** exterior repairs for replacement of doors, windows, or light fixtures must be approved by the Board.

The above house rules apply equally to residents, tenants, and guests. Your compliance will help us maintain the high standards we all want for the Ormond Breakers Condominium. Your full cooperation is appreciated.

THANK YOU.

ORMOND BREAKERS BOARD OF DIRECTORS