

Ocean House Condominium Association
579 NE Plantation Road
Indian River Plantation on Hutchinson Island
Stuart, Florida 34996

The owners of Ocean House extend a warm welcome to you. We think of this property as our private retreat in paradise and we are confident that you will enjoy your stay with us. The following pages contain valuable information about our condominium that will help to make your stay at Ocean House more enjoyable.

Our property is managed by Plantation Management Company. For general information about our condominium, questions regarding Ocean House's rules and policies, and scheduling clubroom reservations, you may reach the management office at (772) 220-0005. Our property maintenance and building superintendent, James Carter, is onsite during most weekdays and may be reached at (772) 215-1929.

There may be occasions when maintenance work on the property could briefly create some noise or inconvenience to our residents. However, except in cases of emergency, most work is scheduled during weekdays and residents are given notice by postings on the bulletin boards, elevators, or by e-mail & phone calls. We ask for your understanding and cooperation should this occur during your stay.

Ocean House is the premier residential ocean front community at Indian River Plantation (IRP). As a family-style residential community, we are not to be considered as a resort or hotel. The minimum rental period at Ocean House is 1 month, and rental periods of less than 28 days are prohibited. Before arriving, renters must sign the Renters Consent Form, agreeing to take full responsibility for themselves, their family, and their guests, and to respect our property and follow our Rules & Regulations.

You are cordially invited to attend any of the Ocean House functions. To ensure the enjoyment of our amenities by both owners and renters, renters are welcome to invite no more than 4 guests to accompany you while using the pool and other amenities. Our clubroom is open to all residents for general use during weekdays unless it has been reserved for a private function. Usage of the clubroom during evenings, weekends, holidays, and for any private function is restricted and requires advance approval, reservation, and a deposit. Please contact Plantation Management.

The individual owners take pride in maintaining our property's pristine appearance, including our recently renovated pool, lobbies and clubroom. Our motto, "Courtesy is Contagious", is reflected by our congenial, peaceful atmosphere. Your cooperation in observing our policies, rules, and regulations, and showing respect for our property and the rights and privacy of other residents, is essential in helping everyone more fully enjoy the peaceful, safe, secure, private, and friendly atmosphere that our family-style residential community offers.

We thank you in advance for taking the time to review the following information and for adhering to our rules. Again, we welcome you and hope that you enjoy your stay with us.

The Board of Directors, Ocean House

OCEAN HOUSE RULES AND REGULATIONS

BALCONIES & WALKWAYS: Please note that the balconies and walkways are visible to all and must be kept neat and orderly at all times. These areas are **not** to be used for any storage, including bicycles, baby strollers, beach gear, umbrellas, chairs, mats, floats, coolers, boogie & surfboards, etc. Clothes & towels are **not** to be hung to dry on balcony or walkway railings, balcony furniture, or anyplace outside of your unit. Clotheslines, drying racks, and other objects are **not** allowed.

BARBECUING: Barbecuing, grilling, and outdoor cooking is allowed at the gazebo area Grilling Station **only** and is prohibited elsewhere, including: terraces, lawns, balconies, garages & walkways. Please use CAUTION and follow the grilling instruction rules posted on grill station. Please **turn grills off** & clean up after use. To keep pests, rodents, & animals away, please bag and properly dispose of food and food-soiled garbage in the trash rooms **only, not** in the gazebo, grill, clubroom, or pool area trash receptacles. See JAMES if you need assistance or to report any problems.

BICYCLES: Bicycles are **not** allowed on landings, stairs, lobbies, walkways, elevators, balconies, or by your unit doors, and they must be stored in the bicycle room near the lobby or bicycle storage area half way down the garage. Motorized vehicles, scooters, skateboards, roller blades, inline skates, and roller skates are all prohibited from usage anywhere on our property.

BULLETIN BOARDS: Both North & South buildings have bulletin boards for posting communications regarding activities, maintenance schedules, special notices, and other important community information.

CAR WASH: Washing of vehicles is **only** allowed at the car wash station located near the South entrance. Please turn off water, empty & return hose, and clean up area after use. Do **not** park in the car wash area except during vehicle washing.

CLEANLINESS & SAFETY STANDARDS: Decorative items, flowers, chimes, thermometers, and/or, any other articles, are **not** allowed to be affixed to the building. In addition, these **items**, as well as, **beach gear, chairs, shoes, bicycles, baby strollers, etc., are not to be placed outside the front entry to units or on any outside floor/wall surface, including unit balconies.** Please do **not** sweep or throw dirt, debris, water or any other materials or items off of, or onto, any stairways, walkways, corridors, awnings, or from the unit balconies. Inflammable or hazardous fluids are **not** to be brought into units. Fireworks are illegal. **NO** sparklers or fireworks of any kind are allowed anywhere on the property.

FIRE ALARM: For your safety, leave your unit if alarms sound off. Only the Fire Department is allowed to silence the alarms. System tests and unit inspections by the Fire Marshall are conducted periodically.

LOCKED GATES: Locked gates are required for security, liability, & by State and County regulations TO PREVENT CHILD drowning. All gates, including those to the beach boardwalk & courtyard pool entrances, **must be kept closed & locked at all times.** Climbing on or over any gates or rails is prohibited. Check with the owner or rental agent for a gate key.

LUGGAGE & GROCERY CARTS: Each North & South building has a cart for luggage use **only** which must be returned to the mezzanine elevator area **immediately** after use. Grocery carts must be returned to each floor's trash chute room.

NEIGHBORLY RESPECT-PRIVACY & NOISE: Disturbing noises, within the units or in any of the common elements, which interfere with the rights, comforts or conveniences of others are **not** permitted. The Association must be advised of expected overnight guests and visiting groups of more than four guests. No contractors or workmen are allowed to work between 6pm and 8am. All service, work & contractor personnel must check in with our superintendent before any service.

OCEAN & BEACH WARNING: SWIM & USE AT YOUR OWN RISK – NO LIFEGUARD. Specific hazards at the public beach / ocean are posted on public boards, including: **rip-tides**, sharks, man-of-war, sea-lice, debris, and tar. There is a shower & a box of Tar-off wipes at the beach boardwalk entrance. Please remove tar & sand from feet, footwear, & chairs, etc. before using our boardwalk entrance.

Gates must be kept locked at all times. Beach chairs & umbrellas are designed for beach use ONLY, do not use them on the boardwalk, pool, lawn, clubroom, or elsewhere. Please do not leave these items unattended at the beach, remove sand and return the chairs and umbrellas to the storage rooms immediately after use.

ONSITE PROPERTY MANAGER: Our Property Maintenance & Building Superintendent, James Carter, is here during most weekdays for maintenance, security, & general operations. He is not your personal handyman, but may be available during weekdays to assist you. If available, his services and other off-hour requests may require an additional fee.

PARKING: Limited parking space allows for two vehicles per rental party and requires that everyone **first use their unit's designated/ numbered space**, leaving guest spaces available for other guests & residents. Marked guest spaces are located in both upper & lower garages, & throughout the North & South buildings. Please pull vehicles well-forward in the spaces & well within the lines. **Do not park in any numbered spaces belonging to another unit.** Report violations to our Property Manager or call Leighton Security. Trucks, including pickup trucks, as well as, motor homes, motorcycles, motor scooters, boats, campers, trailers, any recreational vehicles, or any unserviceable vehicles, are **not allowed at Ocean House.**

PARTY ROOM / CABANA CLUBROOM: Clubroom near the pool is open to residents during weekdays unless it has been reserved for a private function. Usage of the clubroom during evenings, weekends, holidays, and for any private function is restricted and requires advance approval, reservation, and a deposit. After use, please clean up & dispose of trash in the trash room dumpsters, turn off TV/VCR/DVD, lights, fans and close doors. Please **do not change** equipment settings. **Wet and/or sandy feet, towels, swimsuits, footwear, or other gear are not allowed in the party room!**

PEST CONTROL: Pest control services are performed inside each of the units on the 3rd or 4th Friday of the month by Baker Pest Control. If you are going to be absent from your unit for more than a few days, please dispose of food items before you go, or store them in the fridge.

POOL (also see page 4 and the POSTED pool rules): **WARNING: NO LIFEGUARD ON DUTY. SWIM & USE AT OWN RISK.** An emergency phone is located by the pool rules sign. Hours are **Dawn to Dusk.** Follow posted pool rules. Due to size limits, use by guests is limited to 4 accompanied guests per rental party. All children under 12 must be with an adult. Babies and toddlers not toilet trained must wear rubber training pants in the pool ("little swimmers" are available at WalMart). **No diapers or pampers** allowed in the pool.* **No glass,** food or drinks are allowed in the pool or the pool deck.* Only noodle floats allowed. No diving, running or jumping in pool. Please take showers before entering pool. Please cover pool chairs with your towel when using lotions or oils, and clean up & straighten furniture after use. **To prevent child drownings, all gates must be kept closed.** Dripping **wet** feet, swimsuits, towels, & water gear are **not allowed beyond the pool area**-NOT in the party room, lobbies, elevators, or walkways. ***SPECIAL NOTE:** Failure to comply with these* rules could result in pool closings for chemical treatment lasting 1-3 days. If glass gets into the pool system, the pool would have to be drained & could possibly be closed for more extended time periods. Violators will be held responsible for any and all associated costs.

SECURITY: Indian River Plantation is patrolled by Premier Security Management, Inc. at all times, 24/ 7. **Call (772) 201-6036.** For emergencies, call 911 from your phone, or from the emergency phone located near poolside restrooms next to the pool rules sign.

SMOKING: Smoking is **prohibited** in lobbies, elevators, walkways, stairways, clubroom, gazebo, pool and other common property areas. Please be courteous of others while smoking elsewhere. Properly dispose of cigar/cigarette butts, **do not** grind them out or throw them on the pool deck or anywhere on the property, including the boardwalks, walkways, lawn, landscaping, dune, or beach areas.

STORAGE LOCKER ROOMS: To comply with safety and fire regulations, all items must be stored inside the locker designated for each unit, not in the storage room hallways or the unit balconies or entryways. Please close storage room door.

TRASH, GARBAGE & RECYCLABLES: Garbage chute rooms are located on each floor across from elevators. These chutes are for use **between 9 am & 9 pm only**, and are restricted to disposal of small, bagged trash only. **DO NOT use the chutes for bottles, glass containers, pizza boxes, or any other boxes or large items which may damage or clog the chutes.** All glass, boxes, large bags, other trash items, & recyclables must be properly disposed of inside the dumpsters & recycling containers provided in the trash rooms, located outside the lobby towers, around the corner from the lobbies on the ground floors. Please **break down all cardboard boxes** & dispose of them in the dumpster. Please **do not leave anything on the trash room floor, in the trash chute rooms, walkway, lobby, or elsewhere on our property.**

NO PETS ALLOWED FOR RENTERS.

NO PLAYING IN ELEVATORS, GARAGES, STAIRS OR WALKWAYS.

NO SKATEBOARDING, ROLLER SKATING OR BLADING ANYWHERE ON THE PROPERTY.

“COURTESY IS CONTAGIOUS”

Important Note:

The association reserves the right to delete, add, or modify these rules and regulations, to establish and impose fines for noncompliance, and, in the most extreme cases, to initiate legal action for violation. Owners are accountable for any violation of rules by their family members, guests, tenants, agents, employees, and any other invitees.

OCEAN HOUSE POOL RULES

- * NO LIFEGUARD ON DUTY - SWIM AT YOUR OWN RISK
- * LEAVE POOL ON HEARING THUNDER OR LIGHTNING
- * PARENTS MUST WATCH CHILDREN UNDER 12 YEARS OLD
- * NO DIAPERS - TODDLERS MUST WEAR "LITTLE SWIMMERS"
- * NO SAVING CHAIRS OVER ONE HOUR
- * LOWER UMBRELLAS & STRAIGHTEN CHAIRS ON LEAVING
- * NO CLEANING FEET, FLIP-FLOPS OR CHAIRS IN POOL
- * NO SMOKING AROUND POOL OR ON PROPERTY
- * NO INFLATABLES IN THE POOL - ONLY FOAM NOODLES
- * NO HORSEPLAY, RUNNING, JUMPING, DIVING INTO POOL
- * NO BALL THROWING, LOUD NOISE OR RADIOS
- * PERSONS USING SUNTAN LOTION MUST COVER CHAIRS
- * NO DRIPPING BATHING SUITS IN ELEVATORS
- * REPORT VIOLATIONS TO MANAGER OR PREMIER SECURITY

FLORIDA STATE RULES

- * POOL HOURS DAWN TO DUSK - BATHING LOAD 21 PEOPLE
- * CLOSE & LOCK POOL GATES ON ENTERING & LEAVING
- * SHOWER BEFORE ENTERING POOL TO REMOVE SALT & SAND
- * NO GLASS OR ANIMALS INSIDE POOL FENCED AREA
- * NO FOOD OR BEVERAGE IN POOL OR ON WET DECK

NO DIVING
FOR EMERGENCIES DIAL 911

OCEAN HOUSE CONDOMINIUM ASSOCIATION, INC.
RENTER'S CONSENT FORM

RENTER'S CONSENT:

I have read and understand the rules and regulations of Ocean House Condominium Association as disclosed to me in pages' 1 through 4 of this document. I agree to follow these rules and regulations and accept all responsibility for myself, my family, guests, and invitees. I also agree that everyone in my party will respect Ocean House's property.

I also understand that failure to abide by these rules and regulations could violate the lease and may result in eviction, partial or complete forfeiture of my security deposit, and that I may be held liable for any costs associated with liability and property damages. My consent to abide by these terms is indicated by my signature herein.

Authorized Renter's Signature: _____ **Date:** _____

RENTER / RESPONSIBLE PARTY INFORMATION:

Print Renter Name _____

Signature of Renter _____

Date _____

Arrival Date _____ Departure Date _____

Address _____

Email _____

Current Phone Number _____ Phone Number While in Residence _____

Number of Adults in Rental Party _____ Number of Children _____ Ages _____

Note: Pick-up Trucks and other Trucks, Motorcycles/scooters, Boats, and Recreational Vehicles are Prohibited.

Number of Vehicles _____ Color, Make, Model(s) _____

Information on Renter's Guests (if any expected):

Number of Adult Guests _____ Number of Children _____

Children's Ages _____ Number of Guest's Vehicles _____

Color, Make, Model(s) _____

Approximate Dates Guests Expected to be in Residence _____

REAL ESTATE COMPANY / UNIT OWNER REPRESENTATIVE'S INFORMATION:

Print Company/Owner Name _____

Print Agent / Owner Contact Name: _____

Signature of Agent / Owner Contact _____ Company Address: _____

Agent / Owner Contact Phone Number _____

E-Mail _____

RENTAL PERIOD: From _____ To _____

Building (N or S) and Unit # _____ Unit Phone Number _____

Other Information Pertaining to renters and/or Their Guests: _____

NOTE: Please remit copies of this completed and signed form to the Unit Owner or Contact/Agent, **AND to the Ocean House Condominium Association,** c/o Plantation Management Company, 625 SE Central Parkway, Stuart, FL 34994

Phone (772) 220-0005 or Fax (772) 220-4244

James Carter, Cell (772) 215-1929, Property Maintenance & Building Superintendent

Ocean House at Indian River Plantation Condominium Association, Inc.

Application for Approval of Lease of an Ocean House Condominium Unit / Apartment
By Owner's Authorized Rental Agency

Please return to: Ocean House at Indian River Plantation Condominium Association, Inc.

c/o

Plantation Management Company

625 SE Central Parkway

Stuart, FL 34994

772-220-0005 (P) or 772-220-4244 (F)

Please Note: This application for the Association's approval of the leasing of an Ocean House Condo Unit must be completed and submitted to the Association for approval 30 days prior to the effective date of the expected lease period, or as soon as is otherwise known. Owner's authorized Rental Agency is responsible for giving prospective tenants a copy of the Association's 5 page rental packet, which explains the rules and regulations at Ocean House and includes a Renter's Consent Form. Upon approval by the Association, within two weeks prior to the arrival of the tenant (or as soon as is otherwise known), the Owner or their agent must submit a copy of a signed Renter's Consent Form to the Association. A \$100.00 Lease Transfer Fee payment, made payable to: "Ocean House Condo. Assoc.", must be submitted to the Association by the Owner or their rental agent prior to, or upon, each tenant's arrival.

APPLICATION:

As the Ocean House Unit Owner's authorized Rental Agency, our Agency is aware of and agrees to comply with the leasing policies of the Ocean House Condo Association as noted above and explained in the Rental Packet. Our Agency is responsible for furnishing prospective renters with copies of the Association's Rental Packet and informing them of their responsibility to adhere to the rules and regulations of our community listed therein. Our Agency will then provide the Association with this completed application. Upon receipt of the Association's approval of this application, the Agency will obtain the signature of the responsible rental party representative on the Renter's Consent Form, and return the signed form to the Association.

Name of Authorizing Unit Owner: _____ Unit #: _____

Name of Owner Authorized Rental Agency: _____

Agent's Name: _____ Ph. #: _____

Date of Application: _____

Expected Rental Period: Arrival Date _____ Departure Date _____

Has the party rented an Ocean House Unit before? _____

If yes, most recent date and unit rented: _____

Name(s) of Renter: _____

Renter's Home Address: _____

Renter's Home Ph. #: _____ Cell #: _____

Cell #: _____

E-Mail: _____ E-Mail: _____

Number of Adults in Rental Party _____ Number of Children _____ Ages _____

Number of Vehicles _____ Make, Model, Color(s) _____

(Note: Trucks, Motorcycles/scooters, Boats, and Recreational Vehicles are Prohibited at Ocean House)

Information on Renter's Guests (if any expected):

Approximate Dates Guests Expected to be in Residence _____

Number of Adult Guests _____ Number of Children _____ Ages _____

Number of Vehicles _____ Make, Model, Color(s) _____

OTHER INFORMATION PERTAINING TO RENTERS AND/OR THEIR GUESTS:

FOR OCEAN HOUSE CONDOMINIUM ASSOCIATION USE ONLY

This application for rental has been:

Approved _____ Disapproved _____

Date _____

Authorizing Officer or Agent _____