

OCEANS GRAND



RULES & REGULATIONS

These Rules & Regulations were approved by the Oceans Grand Owners Association, Inc. Board of Directors, in December 2010 and amended during Board of Directors meetings held on February 6, 2013, April 20, 2013, February 10, 2015, May 10, 2016 and September 13, 2016 in compliance with the provisions of Florida Statutes, Chapter 718 (Florida Condominium, Act), the Declaration of Condominium and the Bylaws of the Oceans Grand Owners Association, Inc.

These Rules and Regulations will be provided to all unit owners and tenants. They should be available in all units for guests and visitors.

This edition distributed in September 2016, and edition supersedes all previous editions.

INTRODUCTION

The Oceans Grand is an interactive community of residents living in relative close proximity, and as such, we must establish certain rules. The intent of the rules is to provide guidance and to answer common questions, for our owners or their tenants and guests, regarding use of the facilities and services. Our goals include avoidance of the necessity of evicting an occupant, the assessment of fines or the towing of a vehicle. Our strategy is to adopt clear and understandable rules and to treat our owners, other residents, and their guests with courtesy while insisting on compliance.

These Rules & Regulations contain the subjects listed below:

- Goals of our owners**
- Occupancy and Registration**
- Leases**
- Moving in or out**
- Building entrances**
- Pets**
- Unit use restrictions**
- Toys, bicycles, skate boards, etc.**
- Smoking**
- Noise and disturbances**
- Lower garage parking**
- Garage loading / unloading spaces**
- Upper deck parking**
- Vehicle washing and vehicle repair**
- Balcony restrictions**
- Use of common areas and amenities**
- Exercise room**
- Swimming pool area and spa**
- Social room and card room**
- Pool & Billiard and Library Room**
- Deliveries**
- Unit maintenance**
- Refuse and recycling**
- Storage bins**
- Severe weather alerts**
- Signs, Notices and Solicitations**
- Hold Harmless Agreements**
- Oceans Grand Owner Association meetings**
- Reporting rules violations or complaints**
- Oceans Grand Staff**
- Reference telephone numbers / Web sites attachment:**
- Oceans Grand recycling guide**

THERE ARE SIGNS AND NOTICES PERTAINING TO THESE RULES AND REGULATIONS POSTED IN VARIOUS COMMON AREAS. Your compliances are expected.

GOALS OF OUR OWNERS:

- To maintain:
 - An attractive, clean, quiet, safe and secure place to live
 - Pride of ownership
 - Our condominium as high quality real estate investment
- To develop rules and regulations that deal with common respect for the areas we share in our condominium. In the Oceans Grand we try to minimize:
 - Unwelcome strangers in our home
 - Abusive use of common area furniture and equipment
 - The requirement to clean, repair or replace common area furniture, equipment and other items before their anticipated lifetime
 - Damage to our facilities caused by negligence or vandalism

OCCUPANCY AND REGISTRATION

Each unit owner must provide the CAM with a current occupancy registration form prior to moving in. Occupancy of a unit is restricted to one (1) family.

- When a unit owner elects to permit family members or friends to occupy the unit during the owner's absence the CAM must be notified. The unit owner must ensure the arrangement is gratis, is limited to one family, identify the head of the household and ensure that the Rules & Regulations have been provided to the temporary occupant
- Overnight guests must be registered in the guest book outside the 2nd floor CAM office and provide information about their vehicle and unit they are visiting.

LEASES

- A copy of all lease agreements must be presented to the CAM for office files before occupancy
- The minimum term for leasing/rental is one (1) month. Leases are restricted for the residential use of one (1) family
- An occupancy registration form must be on file for all tenants. Tenants must also sign an acknowledgement form indicating receipt of the Oceans Grand Rules & Regulations
- Tenants must meet pet requirements
- The prohibition of dual occupancy is in effect which states that the unit is considered leased for the entire term of the lease and cannot be occupied by any other person(s), including the unit owner
- Unit owners or their representative, will provide the unit keys, fob, common area keys, and parking sensor to the tenant

MOVING IN OR OUT

- All moves must be coordinated, in advance, with the CAM
- Moving is restricted to Monday through Saturday 8:00 AM to 4:00PM
- Pads must be installed in the designated elevator to be used by the movers
- Any damages to the facilities/premises will be the responsibility of the owner/tenant. The owner/tenant must accompany movers into the building and monitor their actions

BUILDING ENTRANCES

Most entrances to the Oceans Grand are equipped with sensors to gain access via the use of a fob. Each new unit owner will be provided, by the unit selling party, two (2) fobs plus vehicle sensors for lower parking garage access. The cost of replacing a fob is \$50.00. Unit owners will also be provided the unit entrance key and two (2) common area keys at the time of purchase. Residents and their accompanied guests entering on foot are requested to enter the lower parking garage via the single door beside the vehicular double entrance gates. Please be sure this door closes and locks behind you

The cooperation and assistance of all residents in making the Oceans Grand a safe and secure facility is expected, and never prop open a door unless being supervised by the unit owner, such as for moving or deliveries.

Do not open entrance doors to strangers, or allow them to follow you into the building

PETS

- Before an owner or tenant brings any pet onto the Oceans Grand property, he or she must obtain the written approval of the CAM. There is a limit of two (2) pets per unit. The weight of each pet cannot exceed twenty-five (25) pounds
- Pet owners must complete the Pet Registration Form and obtain a pet identification tag from the CAM office. The registration tag must be attached to the leash of each pet
- Pets are **NOT** permitted in certain common areas. This specifically includes the 2nd floor lobby area, mail room, social room, game room, exercise room, card room and pool areas
- Pets are **NOT** allowed on the Oceans Golf Club course property
- Guests/Visitors are **NOT** allowed to bring any pet into the building, or onto the Oceans Grand property
- Pet owners are responsible for the pick-up, bagging and proper disposal of pet droppings. Waste receptacles and pet waste bags are located at strategic points. Do **NOT** place pet waste (sand box waste) in the trash chutes
- Outside the owner's/tenant's unit, pets must be leashed.

UNIT USE RESTRICTIONS

The Oceans Grand units are restricted to residential use only. They may not be used as a business or as a commercial/retail office.

TOYS IN COMMON AREAS

Frisbees, balls, skate boards, or scooters are not to be used anywhere on the property. Bikes, skates and roller blades are not allowed to be used indoors, on the upper ramp or parking deck, or lower garage parking area

SMOKING

All common elements, including the parking garage and the pool area in Oceans Grand have been designated as SMOKE FREE. Do not throw cigarettes or cigars off the balconies.

NOISE AND DISTURBANCES

Any noise or action which creates an undue disturbance, extensive alterations or repairs which create substantial noise is restricted to the hours from 9:00AM to 5:00PM, Monday through Saturday. Owners who have contractors performing such work will ensure, prior to the start of the work, contractor personnel have met with the CAM to obtain instructions. See Hold Harmless Agreements section.

LOWER GARAGE PARKING

- Each unit has one (1) assigned parking space that may contain one (1) street legal vehicle. All vehicles must have a valid license plate and an Oceans Grand parking sticker placed on the lower left side of the rear window. The Oceans Grand parking stickers are available in the CAM's office
- No vehicle can exceed the size of one parking space
- Motorcycles must be properly licensed and parked only in designated areas.
- Bicycles must have an Oceans Grand identification sticker and parked only in designated areas. Bicycles that have clearly been abandoned will be confiscated
- Guest's motorcycles shall NOT be parked in the lower parking garage.
- The lower parking garage has only six designated spaces for handicapped parking. We therefore request your cooperation of using handicapped parking spaces.
- Do not park your vehicle in a handicapped space if you are going to be away for an extended time
- Do not use a handicapped space as a method of parking a second vehicle in the lower garage.
- There are additional handicapped parking spaces available on the upper parking deck
- None of the electrical receptacles in the parking garage are suitable for charging plug in electric vehicles. Any attempt to use them for charging purposes may damage the building's electrical circuits and your hybrid electric vehicle.

GARAGE LOADING/UNLOADING SPACES

- Do not leave your vehicle in a designated loading/unloading parking space for longer than the posted limits of thirty (30 minutes).
- Contractor vehicles may be able to obtain a permit from the CAM to park in a loading/unloading space for longer than 30 minutes. The permit must be displayed on the vehicle windshield.

WARNING: Vehicles not properly licensed/tagged, parked in the wrong parking space, over-parked in the loading/unloading space, illegally parked in a handicapped space or in violation of other rules, are subject to being towed at the owner's expense.

UPPER DECK PARKING

- All guests/visitors parking is on the upper parking deck. All guest/visitors vehicles, including motorcycles, being parked overnight should be registered in the guest book outside the CAM's office. Include the vehicle license plate number, vehicle make, name of owner, and the unit number being visited, in the registration book.
- **No** pickup trucks, vans and or other type trucks in excess of one-ton capacity and/or exceeding twenty (20) feet in overall length shall be parked overnight on the upper parking deck
- **NO** trailers of any size or configuration shall be parked overnight on the parking deck
- Large delivery trucks are not allowed on the upper deck at any time
- Owners of trailers parked overnight in violation of this rule can expect them to be towed at owner's expense

VEHICLE WASHING AND VEHICLE REPAIR

- Vehicle washing is permitted only in the designated area on the upper parking deck. Vehicle detailing is **NOT** allowed anywhere on the Oceans Grand property.
- Vehicle repair is **NOT** allowed anywhere on the Oceans Grand property except in the event of an emergency. Such emergency repairs must be coordinated in advance with the CAM

BALCONY RESTRICTIONS

- No articles, other than patio-type furniture and accessories, may be placed on balconies.
- Charcoal, gas-fired or other grills that produce a flame are not permitted to be utilized on any balcony. Electric grills are permissible.
- **DO NOT** leave pets unattended on balconies
- **DO NOT** drape towels, clothing, signs, etc. over balcony railings
- **DO NOT** use balconies as a sleeping area

BALCONY RESTRICTIONS, cont.

- **DO NOT** cover balcony floors with tile or carpet
- **DO NOT** sweep dust, dirt or other debris off the edge of balconies.
- **DO NOT** place glass top tables on balconies. Owners/tenants will be liable for damages and cleanup costs if the glass shatters on roof areas, grounds, swimming pool area or other sections of the Oceans Grand property
- **DO NOT** throw any objects off the balconies. This includes cigarettes or cigars.

USE OF COMMON ELEMENTS AND AMENITIES

- Common elements and Oceans Grand amenities are reserved for the exclusive use of unit owners, tenants and their registered guests. Guests must be accompanied by the unit owner/tenant
- Parents and guardians of minor children, regardless of age, are responsible for the minor's conduct and behavior within all areas of the property belonging to the Oceans Grand.
- Users of any common elements, especially the exercise room, swimming pool, and spa use these facilities at their own risk. Damage to all person property or personal injury is the user's responsibility
- Unit owners are responsible for the expenses of cleaning, replacing or repairing any part of the common elements and furnishings created by the negligence of their unit's occupants, tenants, or guests
- Frisbees, balls, roller skates or roller blades, scooters bicycles, skate boards, and similar toys may not be used anywhere on Oceans Grand property including the parking garage
- Loitering is not permitted in any common element

EXERCISE ROOM

- Exercise room use is not recommended for children under the age of thirteen (13)
- Children under the age of thirteen (13) must be escorted by an adult
- Hours are 6:00 AM to Midnight
- Do not use exercise room equipment in wet clothing
- Do not consume food items, soft drinks or alcoholic beverages in the exercise room. Only bottled water or sports energy drinks are permitted
- Always wipe off all equipment after use. Sanitizing spray and paper towels are available in the exercise room for this purpose
- When you complete your work out, return all free weights to the racks, move other devices to locations where they do not constitute a tripping hazard
- Turn off the television and place the remote control on the shelf beneath the television set. Turn off the air conditioning system and overhead lights

SWIMMING POOL AND SPA AREA

- **Read and abide all posted signs**
- Pool and spa hours are 9:00AM until 11:00PM; these hours will be strictly enforced. Use of the pool and spa are at your own risk, no life guard provided
- Anyone under the age of sixteen (16) must be accompanied by an adult
- Please shower before entering the pool or spa
- Toys in pool: read postings at the pool area
- Suitable water proof swimming diapers must be worn at all times by ALL persons, Including infants, children, teens and adults who require such protection while using the swimming pool or spa
- Keep music volume for your own ears
- Do not take glass ware of any kind into the pool and spa areas
- Close umbrellas before leaving the pool area
- Completely dry off before entering the building. Wet floors can are a safety hazard
- Cover-ups and foot wear must be worn by ALL persons in the common areas before entering the building after you leave the swimming pool and spa area or returning from the beach. A towel is not recognized as an appropriate cover-up
- The pool area cannot be reserved or used for private parties
- **Read and abide all posted signs**

SOCIAL ROOM / CARD ROOM

- Unit owners/tenants may reserve/schedule a maximum of two (2) private parties in the Social Room or Card Room per calendar year
- Reservations are on a first come, first served basis
- Events open to all owners and scheduled by the Oceans Grand Social Committee have precedence over private parties
- Reservation requests are made with the CAM by submitting an application along with a check in the amount of \$50.00, made payable to Oceans Grand. After the application is approved, a second check, payable to Oceans Grand in the amount of \$200.00, for a clean-up deposit, will be required. This amount will be refunded in full or partially, in a reasonable time after inspection of the area, and dependent upon the condition of the social room or card room, including the kitchen area, after the function
- The unit owner/tenant sponsoring the social function is responsible for the set up. After the function is over, the unit owner/tenant is responsible for taking down decorations, clean-up and other tasks to restore the room to a proper condition
- Remove all trash through the kitchen entrance on the upper level parking and do not attempt to transport it through the lobby or to the elevators.

SOCIAL ROOM / CARD ROOM, cont.

- Visitors and guests attending functions are not allowed to access other common elements without an owner escort.
- Private parties held in the Social Room or Card Room must be for non-commercial use only.
- The Social Room has a capacity of 115 persons

POOL & BILLIARD ROOM AND LIBRARY

- Please return all pool cues and balls to their proper place when finished
- Be sure all table tennis paddles and balls are returned to their proper position
- Children under the age of eighteen (18) must be escorted by an adult
- Please make sure the room is as neat as you found it
- When returning or donating books please place them in the basket as directed
- Maximum occupancy is thirty (30) persons

DELIVERIES:

- Owner/tenant should meet the delivery personnel (pizza deliveries, messengers, etc.) at the Lobby entrance on the second floor.
- For security reasons, we ask that you DO NOT SIMPLY 'BUZZ' THEM IN
- Furniture and appliances or contractor materials must be delivered via the lower parking garage vehicle entrance
- **NO** deliveries from the upper deck parking area entrances
- All deliveries must be monitored by the resident

UNIT MAINTENANCE

Owners are responsible for maintaining their units to an acceptable standard and for not allowing any conditions that will create damage to any other unit or to the Oceans Grand property. The CAM can provide owners with approved maintenance guides, and how to prepare the unit if you are going to be away for an extended period

- Replace components and mechanisms if toilets leak
- Contact the CAM for assistance if your toilets run continuously
- Shut off the water main switch to your unit in the event of a water line leak
- Contact the CAM in the event of insect or vermin infestations in your unit

REFUSE AND RECYCLING

- Double bag all garbage when refuse is being placed in the trash chutes.
- Obey the sign posted in the trash rooms regarding the hours that refuse may be placed in the trash chutes
- **DO NOT** dispose of boxes, building materials, pet waste, glass, kitty litter, paints, or hazardous materials by placing them in the trash chute
- Take all recyclable materials to the bins inside the lower parking garage. There is a recycling guide furnished as an attachment to Rules & Regulations

REFUSE AND RECYCLING, cont.

- There are receptacles in the lower parking garage to collect kitty litter, oils and grease generated by cooking
- Other items too large for the trash chutes are to be placed in the large trash receptacles in the lower parking garage area and not in the recycle dumpsters. Examples, A/C filters, styrofoam packing, etc.
- **DO NOT PUT COOKING GREASES OR OILS DOWN THE KITCHEN SINKS DRAINS**

STORAGE BINS (CAGES)

- Keep your storage bins securely locked
- Do not store items outside of your storage bins, on the floor or on top of the cage
- Do not store any hazardous materials in your storage bin

SEVERE WEATHER ALERTS

- Be vigilant for severe weather alerts, including high wind conditions and, especially during Hurricane Season (June 1st through November 30th)
- If you plan to be away from your unit for an extended time, remove all items from your balcony
- **NOTE:** Oceans Grand Management Staff has the statutory authority to enter units, during severe weather conditions, for the purpose of clearing and securing the balconies to prevent damage to the Oceans Grand property or other units

SIGNS, NOTICES and SOLICITATIONS

- No signs, bulletins, advertisements or notices of any type may be posted or displayed without the specific approval of the CAM.
- No soliciting of any kind without the approval of the CAM

HOLD HARMLESS AGREEMENTS

All contractors, vendors, third party providers and moving companies performing work for the Oceans Grand Owners Association, Inc., and/or any Oceans Grand unit owner or tenant shall be licensed, insured and further will execute a hold harmless agreement indemnifying the Oceans Grand Owners Association Inc., from all acts of the contractor, vendor, third party provider, or moving company caused by negligence or omission. The Community Association Manager (CAM) shall be authorized to sign such agreements on behalf of the Oceans Grand Owners Association Inc.

All contractors, vendors, third party providers, and moving companies engaged to perform work activities in or around Oceans Grand shall, prior to commencing such work, report to the CAM and provide a copy of the permit for the work, issued by the City of Daytona Beach Shores if required, and provide evidence of a valid license and insurance along with executing a hold harmless agreement. The parties will then be issued instructions related to contractor, vendor, third party provider, and moving company's activities. Further the Oceans Grand CAM is authorized to develop such instructions regarding the days and times that such activities can be performed.

OCEANS GRAND OWNERS ASSOCIATION INC. MEETINGS

All unit owners are members of the Oceans Grand Owners Association, Inc. and, as such, are entitled and encouraged to attend all association meetings including annual meetings, Board of Directors meetings, special meetings and appointed committee meetings. Closed Board of Directors meetings, held under the auspices of the Florida Condominium Act, are the sole exception to these policies.

- The Mail Room door is the primary location for posting meeting notices.
- Unit owners are authorized to tape record or video tape all association meetings, with the exception of closed meetings, provided that the taping or recording does not interfere with the conduct of the meeting. Such taping or recording shall be at the individual owner's expense.

REPORTING RULES VIOLATIONS OR COMPLAINTS

Forms for reporting rules violations are available in the CAM's office, mail room and by the exterior door leading to the pool area. These forms may also be used for submitting complaints. Anonymous complaint/violation reports will not be accepted.

Violators will be contacted by the CAM via letter or email and be transmitted to the unit owner and/or tenant involved, without disclosing the complainant's name.

In the event that the violation is not corrected or continues a fine may be required. The CAM may assign the violation complaint to the Review Committee. The Review Committee will examine the violation and determine if a fine is to be levied.

A hearing may be held for an appeal by the violator. The Review Committee will report back to the Board of Directors with a recommendation. The Board of Directors will conduct a special meeting to process the Review Committee report.

Oceans Grand Staff

Pam Pope – Licensed Community Association Manager (CAM)
 Julio Medina - Lead Condominium Engineering Technician
 Yanis Bushmeisters - Condominium Engineering Technician

Office Hours: Monday through Friday, 9:00 AM to 12:00 Noon and 1:00 PM to 5:00 PM

Address: 2 Oceans West Boulevard
 Daytona Beach Shores, FL 32118

Telephone : (386)944-2600 After Hours Emergency: (386) 214-7493
 Fax 386-944-2604
 CAMs office Email: oceansgrand@outlook.com

Oceans Grand Web Site: www.oceansgrand.net

REFERENCE TELEPHONE NUMBERS/WEB SITES

AGENCY/BUSINESS	WEB SITE – www.	TELEPHONE
Daytona Beach Shores Police, Fire & Medical Non-emergency		386-763-5321
Daytona Beach Shores City Hall	dbshores.org	386-763-5353
Daytona Beach Shores Senior Center		386-763-7598
Port Orange Urgent Care 1690 Dunlawton Avenue, Suite E	portorangeurgentcare.com	386-271-2273
Halifax Health Port Orange (ER) 1041 Dunlawton Avenue	halifaxportorange.com	386-322-4700
Veterinary Emergency Center of East Volusia in Port Orange 3506 South Nova Road, Suite 1	emergencyvetvolusia.com	386-761-1911
Oceans Golf Club	oceansgolfclub.com	386-798-2998
Oceans Racquet & Recreation Club		386-761-4088
Publix (nearest super market)		386-756-3482
Walgreens (nearest pharmacy)	www.walgreens.com	386-788-6344
Votran (Bus service)	www.votran.org	386-756-7496