

# Summary of Condominium Rules and Regulations for Ocean Trace

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## A. Leases :

- Leases must be filed with the property manager at least five (5) days prior to the commencement of the lease. The lease must contain the name of the lessee(s), the names of all those who will occupy the leased premises, the duration of the lease and such other information as the association reasonably requires in order to have accurate current records. In addition to a dated and signed lease, the lessee(s) must provide a dated and signed copy of this summary acknowledging they have read the document and agreed to its requirements. (Additionally, a copy of the lessee's credit report and criminal background check must accompany the lease.)
- No portion of the unit (other than the entire unit) may be rented or leased and occupancy **shall not exceed two persons per bedroom**. No lease shall be for an initial term of less than thirty (30) days.

## B. Security Deposit:

- The unit **owner** shall provide a security deposit of \$500.00 along with signed lease and all required paperwork to the management company. This deposit will be held in a non-interest account. The security deposit will be refunded to the owner within thirty (30) days after termination of the lease less any charges posted against the unit owner for damages to Ocean Trace common properties caused by the lessee.

## C. Information Regarding Pets:

- Lessee (s), their guest (s), or invitees, **under no circumstances**, are allowed to have or bring pets onto the premises.

## D. Noise:

Ocean Trace is 8 buildings in an oval shape with a lake in the center where noise ricochets' greatly in the interior of the complex. Therefore, all owners and tenants must be acutely sensitive to the noises they make in the common areas, in their unit and on their patios or balconies.

Mornings and evening are particularly problematic. Many owners and tenants use their patio to smoke, talk on the telephone, or just have a business or social conversation.

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Beware that others in the complex can more often than not hear and see you. With discretion, the owner or tenant is free to do as they please. No time is exempt from noises that affect the quiet enjoyment of the other 159 owners and tenants. In accordance with a Juno Beach town ordinance, loud noise will not be tolerated especially early in the morning before 7:00 AM or late in the evenings after 11:00 PM. Owners and tenants have been instructed to call the police, (561-626-2100) if the offending party does not cease immediately upon request.

(Assuming the source is ascertained). Ocean Trace rules provide that fines can accrue to the owner for infractions.

Construction activity is allowed from 7:00 AM to 6:00 PM during the week. Saturday construction activity is allowed from 9:00 AM to 5:30 PM. **No construction activity is allowed on Sundays or holidays.**

## E. General Items:

- Each unit may be used only as a residence.
- No solicitations are allowed in any condominium buildings for any purpose unless specifically authorized by the Ocean Trace Board.

## F. Exterior Alterations:

- Alterations may not be made to the exterior areas without first obtaining written consent of the Ocean Trace Board.
- No unit owner or lessee may affix or hang anything on the exterior walls, doors, balconies, or windows of the building without the prior written consent of the Ocean Trace Board. Only patio furniture or plants may be placed on the balconies or patios without prior written consent of the Ocean trace Board.
- No gas or charcoal grill, burners, fryers, or open flame devices may be used or maintained within the terraces, balconies, or any common areas.
- Hurricane shutters may be closed seven (7) days in advance of a storm until seven (7) days after the passage of a storm. However, the hurricane shutters may be closed continuously between August 1<sup>st</sup> and October 31<sup>st</sup>, regardless of whether a storm is forecast. If the hurricane shutters are closed beyond those dates in the absence of a storm, a fine of \$50.00 per week will be incurred to the owner of the unit.

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## G. Maintenance and Repairs:

- A unit owner shall be liable for the expense of any maintenance, repair, or replacement made necessary by the negligence of the unit owner, family member, guest, agent, or lessee including damages to neighboring unit (s).

## H. Emergencies:

- The Ocean Trace Association has the irrevocable right to access each unit when necessary to make emergency repairs in order to prevent damage to the Common Elements or to another unit or units.
- To facilitate entry in the event of an emergency, the Ocean trace Association will be provided with a key to each unit and at the expense of the unit owner.

## I. Other Requirements:

- Unit owners or lessees who are absent from their units:
  - for more than three (3) consecutive days must turn off the water to the unit;
  - For extended periods, they must :
    - Remove all materials from the balcony;
    - Maintain air conditioning at a recommended setting of 78 degrees F. to avoid the development of mold; and
    - Designate a responsible person or firm to care for the unit in the event of damage. The name and number of the person or firm must be provided to the property manager.
- Commercial work trucks or vans, boats, jet skis, boat trailers, motorcycles, storage bins, or campers are among the types of equipment that may not be parked overnight on the Ocean Trace property.
- No vehicles may be repaired within the Condominium property except in emergencies.
- All vehicles on the property must be operational, registered, and insured.
- No unit owner or lessee may utilize employees or agents of the Ocean Trace Association for personal errands, or individual repairs or maintenance activities.
- The condominium sidewalks and breezeways must not be obstructed in any way.
- All garbage is to be **placed in plastic bags** in the garbage chute or the dumpsters.

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- All recyclable materials are to be separated from the garbage and placed in the appropriate recycling bins.
- Nothing is to fall or be thrown from the windows, balconies, breezeways or unit doors, including the discarding of cigarette butts onto common areas of the Ocean Trace property.
- No radio or television installation is permitted that would interfere with the reception of other residents and no antennas may be installed without the written consent of the Ocean Trace Board.
- No signs of any nature may be displayed without the written consent of the Ocean Trace Board.

With my signature I acknowledge I have read the above Summary and I agree to comply with the Rules and Regulations outlined above and all Ocean Trace Documents.

_____	_____
Name	Date
_____	_____
Name	Date
_____	_____
Name	Date