

THE RESIDENCES AT OCEAN DRIVE
CONDOMINIUM ASSOCIATION, INC.

Rules & Regulations

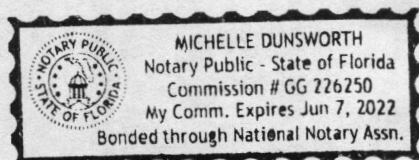
After Recording Please Return to:
James Howe, President
The Residences At Ocean Drive
Condominium Association, Inc.
5800 Overseas Highway, Suite 17
Marathon, Florida 33050

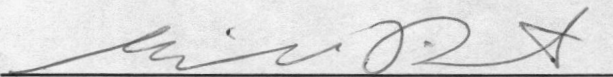
I, certify that I am duly elected, qualified, and acting as the Secretary of **The Residences At Ocean Drive Condominium Association, Inc.**, a Florida non-profit corporation, and this is a true and correct copy of the "Rules & Regulations" adopted by The Residences At Ocean Drive Condominium Association, Inc. Board of Directors, during a duly called meeting November 19, 2021.


Stephen Cole, Secretary

22 Nov. '21
Date

This instrument was acknowledged before me on Nov 22, 2021 by **Steve Cole**, in his capacity as Secretary of **The Residences At Ocean Drive Condominium Association, Inc.**, a Florida nonprofit homeowners' association, on behalf of said association.




Notary Public Signature

Michelle Dunsworth

This document is cross referenced with the **Amended And Restated Declaration of Condominium of The Residences At Ocean Drive, Key Colony Beach, Florida**, a condominium in Monroe County, Florida, filed of record **Document #** _____ **of the Official Public Records of Real Property of Monroe County, Florida.**

THE RESIDENCES AT OCEAN DRIVE
CONDOMINIUM ASSOCIATION, INC.

Rules & Regulations

Rules & Regulations apply equally to owners, their families, guests, housekeepers, service workers, construction workers, and lessees. Additional restrictions are contained in Association Bylaws and Declaration of Condominium.

1. **Antennas.** No exterior radio, television, or data reception antennas may be installed without prior written consent of the Board.
2. **Balconies** shall be used in such manner as to respect the rights of others. The Association Board may regulate balcony use.
3. **Common Elements.** Owners are financially responsible to the association for damage to Common Elements caused by them, their tenants, guests, and family members. Modification of Common Elements must receive prior approval of Association Owners. Modification of Limited Common Elements must receive prior Association Board approval.
4. **Fence Gates.** The grounds fence enclosure limits swimming pool access as required by code. Owners, their families, guests, and workers are responsible for keeping fence gates closed.
5. **Fines.** The Board may impose a \$200.00 fine for each violation of these rules or condominium documents. Such fines may be levied daily for violations uncorrected within allotted time.
6. **Flags.** Unit Owners may display one portable, removable United States flag in a respectful way. On Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day Owners may display in a respectful way, portable, removable flags, not larger than 4 ½ feet by 6 feet representing the United States Army, Navy, Air Force, marine Corps, Coast Guard, or Space Force.
7. **Garbage, Trash & Recyclables.** Disposal of trash and recyclables shall be in respective dumpsters. Fish, fish cleanings, and bait are not to be placed in the dumpster or dumpster area. Paper and cardboard containers must be broken down or flattened to preserve space in the recycle dumpster.
8. **Insurance.** Owners shall not permit activities or materials in their unit or in the Common Elements that will increase insurance premiums or cause cancellation of insurance on the building, property, or building contents, or that would violate any law or building code.
9. **Laundry.** Placing of laundry items, swimsuits, towels, etc., on condo railings is not permitted.

THE RESIDENCES AT OCEAN DRIVE
CONDOMINIUM ASSOCIATION, INC.

Rules & Regulations

10. **Noise & Nuisance.** Nuisance, of any type, is not permitted on condominium property. Disturbing noise from radio, TV, musical instruments, players, dog barking, and loud parties avoided.
11. **Occupancy & Use.** As stipulated in the Association Declaration of Condominium, maximum unit occupancy is two persons per bedroom, and restricted to residential use.
12. **Parking.** Owner, and tenant parking is restricted to unit assigned spaces. Use of another owner's space requires prior consent. Housekeepers and service personnel shall park in respective owner spaces, guest parking, or open driveway space (without blocking traffic). Parking of boats, trailers, campers, motorhomes, and trucks is not permitted for extended periods onsite. Onsite car washing is permitted except during water-use restricted periods.
13. **Pets.** In addition to Association Declaration of Condominium pet restrictions, dogs weighing more than 50-pounds, when fully grown, are not permitted without prior Board approval, which shall not be unreasonably withheld. Approval consideration shall be given to a dogs demeanor. Lessees may not bring pets onto the condominium property or keep them in their rented unit.
14. **Rentals.** Unit leasing, for less than 3-months (actual number of days dependent upon the months of the year in which the unit is leased), is not permitted. The Board may modify or waive this limitation, for extenuating circumstances or undue hardship. All leases must comply with requirements set forth in the Declaration.
15. **Smoking.** Smoking is not permitted in the pool area or other Common Elements. Smoking is permitted in units and on balconies.
16. **Swimming Pool & Ocean Swimming.** Swimming and snorkeling are permitted however, there are no lifeguards therefore swimming is at each person's own risk. Swimmers must shower before entering the pool, avoid bringing sand to the pool area, and comply with posted "Pool Rules". An adult, who can swim, must accompany, and constantly supervise children under ten and elderly frail adults. When departing the area, chairs and tables are to be straightened, umbrellas lowered and secured, and personal items removed.
17. **Unit Access.** Pursuant to statutory right of access, Owners shall provide the Association with a current entry door key or combination. Owners failing to provide a current key or combination shall bear all damage repair cost resulting from emergency forced entry.