



SANDCASTLE CONDOMINIUM RULES FOR A PEACEFUL COEXISTENCE

1. The maximum number of rental or lease occupants permitted in a two or three bedroom unit is six.
NO subleasing permitted NO ONE UNDER 21 YEARS OLD ALLOWED TO LEASE.
2. Tenants shall be subject to all rules, regulations and obligations of other unit owners.
 - A. Renter or guest must sign in with the manager when arriving at the Sandcastle. Anyone with children under 13 years old must be accompanied with an **ADULT AT ALL TIMES ON PROPERTY!**
 - B. Renter or guest must have a parking pass when parked on Sandcastle property.
 - C. One parking space per unit is assigned for the underground-parking garage, (unless otherwise noted). Other vehicle must be parked on the upper parking deck.
 - D. Only conventional passenger cars or vehicles used for private passenger conveyance will be allowed to park on the premises. The following are **NOT ALLOWED: BOATS, MOTOR HOMES, TRAILERS and TRUCKS** other than pickups.
3. **NO** pets are allowed.
4. There is **NO** smoking allowed in the units. On common property, we ask that you respect our property and dispose of smoking materials properly.
5. All trash must be bagged and tied. Do not throw loose garbage or boxes down the chutes. **Recycle items** are to be taken down to the dumpsters on the ground level. The dumpsters are located on the backside of the entry. The recycle bin is on the left.
6. Grocery and baggage carts are in the garage for your use. Please return promptly. Do not leave the carts in the elevators, halls, or lobby.
7. To comply with State Fire Laws: **No** objects of any kind are permitted to be stored or left in the public corridors, stairwells or walkways. Barbecuing is not permitted on the common walkways. The only outside barbecuing permitted is on the private balconies and only with an **ELECTRIC GRILL**.
8. Towels, bathing suits, rugs or other garments may **NOT** be shaken from or hung over the balcony railings, doorways or windows. Nothing is to be placed in hallways, including door mats, shoes, etc.
9. Occupants shall exercise care to minimize noise (radio's, TV's, musical instruments, etc.), **especially between 10 p.m. and 9 a.m.**
10. **Pool hours are from 9 A.M. to 10 P.M. No lifeguard is on duty and a parent must supervise children in or around the pool area. Only noodle floats are allowed in the pool. Please do not hang on the divider ropes in the pool. No glass is to be brought on to the pool deck area. Please dry off thoroughly before entering the building.**
11. Any items taken down to the pool or beach are not to be left by the pool, on the beach or on the dunes. They are to be stored in your unit or in your below ground parking space. Please stay off the dunes.
12. Motorized vehicles may be rinsed but not washed on common property. No bikes are allowed in the elevators. Bikes should be stored in the garage. Padding must be in place on the walls before transporting any item or items that could mark or damage elevators.
13. Please instruct children **NOT** to play in the elevators and stairwells. Do **NOT** tamper with controls, service equipment, emergency equipment, security phone and elevator phone.
14. Management reserves the right to ask tenants to vacate premises if rules are not obeyed.

4445 S. Atlantic Ave. #104 Ponce Inlet, FL 32127

P: 386.761.1072 F: 386.761.8384

E-mail: sandcastlecondo@cfl.rr.com Website: www.the-oceans.com/Sandcastle

Sandcastle Condominium is serving as an agent to the owner 1/19/09



S.C. Condominium, Inc.
"SANDCASTLE CONDO"
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Ponce Inlet, Florida 32127
(386) 761-1072
email: sandcastlecondo@cfl.rr.com

Date: _____

SAMPLE VIOLATION NOTICE

Name: _____

Address: _____

City: _____

State/ Zip: _____

Re: Sandcastle Rules

Unit: _____

Dear Owner,

Enclosed is a copy of the Sandcastle Association Rules and Regulations. Purchasing at the Sandcastle Condominium is conditional on a prospective owner's agreement to abide by the rules.

During your stay with your guests, you were notified of several Rules violations, sometimes more than once: Please review the following house rules:

_____ Owners are responsible for the action of guests and children

_____ All Guest, including relatives, MUST register in the office and get a parking permit.

If office is closed please get a temp. Parking permit off the office door/ fill out and place on vehicle dash then come to office to obtain a permanent permit when open

_____ Unit owners are responsible to ensure that family and guests comply with the

Rules and Regulations

_____ No jumping over the beach gates, must use your key or side fences

_____ Follow Fla. State rules posted at the pool and pool area at all times

_____ Floats, surfboards or Styrofoam products not allowed in pool

_____ No metal furniture on the patios

Our Condominium is a home, not a motel.

Florida Statute 718.303(3) and the Declaration of the Condominium give the Board and Association authority to assess fines for failure to abide by the Sandcastle Rules and Regulations. Assigning fault or fines is an unpleasant task and one we hope to avoid by bringing these things to your attention.

Sincerely,