

OCEAN SHORE CONDOMINIUM, INC.
Rules & Regulations - General
Adopted

PREAMBLE: Ocean Shore is a condominium and as such, rules for the common good are established to guard the safety, health and well being of individuals, to protect property, and to eliminate annoying nuisances that are contrary to good conduct. These rules are designed to make living in our community pleasant and comfortable. In living together all of us not only have certain rights but also obligations to our neighbors. We must remember that the restrictions we impose upon ourselves are for our mutual benefit and comfort of everyone. The Ocean Shore Board of Directors has hired management to enforce these rules. Please help through you cooperation to make our condominium a great place to live.

Each owner, including family members and their guest are expected to comply with all rules and regulations.

- 1. Voices and noise carry, particularly in the elevator, common areas and balconies. The playing of loud music and excessive noise is not allowed on balconies, common areas or the pool area. Head sets are recommended. Excessive noise from audio equipment such as but not limited to TV's and Stereos, or other sources (except those caused by repairs to the building) is prohibited at all times.**
- 2. Do not admit anyone into the building unless you know them. Callers at the front door may be viewed on Cable Channel 2.**
- 3. Be sure all doors are left securely closed and locked after entry or exit of building.**
- 4. Stairwell doors must be kept closed at all times and not propped open.**
- 5. All garage doors must remain closed, unless the occupant is present.**
- 6. All guest are required to sign in the guest register, except for guests attending a special occasion affair, which does not exceed four (4) hours.**

7. Permitted animals shall be “walked” only on the grassy area west of the condo parking lot.

8. Each unit owner who will be absent during hurricane season shall properly prepare the unit before leaving and designate a local contact, friend or relative to make repairs if necessary. The Management Company and the Board of Directors must be furnished with the name and phone number of the designated individual.

9. Waterbeds are not permitted.

10. No drilling, screws, bolts or similar items shall be inserted in any concrete slab floor or ceiling as this can damage the integrity of the building.

11. All garbage/refuse should be placed in a suitable plastic bag before depositing in trash chute.

12. Do not hang rugs, towels, bathing suites, ect. from balconies or throw anything over the railings.

13. Cooking on balconies is permitted with electric grills only (no gas, charcoal, or other open flame grills). Grills shall be removed from the balcony after each use.

14. In the event an owner desires to rent his unit, he shall obtain a written lease for a min. term of six (6) months, and present a copy of the lease agreement to the President of the Association at least ten (10) days prior to the day of occupancy.

15. No smoking in common or limited common area’s which includes the balconies, patio, pool deck and lobby areas.

POOL RULES

Each owner, including family members and their guests are expected to comply with all rules posted in the pool and spa areas.

Swim at your own risk

No diving

No running on pool deck

Children under the age of 14 MUST be accompanied by an adult

Infants must wear “swimmers” or leak resistant plastic coverings over diapers

The pool gates must be keep locked at all times

Climbing over the pool fence is not permitted

All drinks must be in non-breakable containers

No animals are permitted in the pool area

Before entering the building dry off and make certain your shoes are clean

There should be no noise in the pool area from 10:00 PM to 8:00 AM

There is no smoking in the pool area