

# **The Breakers Condominiums**

## **Rules and Regulations**

Revised March 2019

**These Rules and Regulations are put in place to enhance and maintain the enjoyment, value, aesthetic beauty and security of our property and its residents. They are applicable to all owners, their tenants and guests.**

**All notice of violations must be directed to the Manager in writing. Management will send one written warning for a first violation. All subsequent violations will result in fines assessed to the Owner as set forth in these Rules and Regulations.**

### **1. Common Areas**

- a) **Windows dressings shall be comprised of products intended for such use, such as blinds, curtains or shutters. Sheets, paper, aluminum foil and similar substitutes shall not be acceptable. Residents shall have 24 hour written warning to correct a violation. Uncorrected violations will result in a fine of \$25.00 per week until such time as violation has been cured.**
- b) **Signs or placards must be approved by Management before placement on Common Element. Presentable sales and/or rental information may be left at the front counter. Notices and event information may be left on the information board next to the Maid's Room.**
- c) **No outside alterations to the Building are permitted without prior approval of the Board. This applies to any personal possession or appurtenance which would require attachment to common element, such as screen doors, security bars or hurricane shutters. Owner shall submit copies of bids/plans for said alterations to the Board of Directors; the Board shall have thirty (30) days to respond to request. All costs for maintenance and repair of approved alterations shall be the sole liability of the Owner.**
- d) **No alterations to building walls, interior or exterior, shall be permitted without written authorization from the Board. Owner shall submit copies of bids/plans for said authorizations to the Board of Directors; the Board shall have thirty (30) days to respond to request. All costs for maintenance and repair of approved alterations shall be the sole liability of the Owner.**

**As a common courtesy owners/residents are required to limit the use of noisy equipment and noise producing repairs to between the hours of 9:00 a.m. and 6 p.m. None on Sunday.**

- e) **No exposed exterior television antennas, satellite dishes, transmitting or receiving devices or wiring of any kind may be placed, erected or maintained anywhere on common element without written approval from the Board. Unauthorized additions shall be removed within 24 hours of notice of violation and all changes/damages incurred by installation shall be repaired within seventy-two (72) hours of notice of violation. After 72 hours a fine of \$50 per week shall be assessed until such time as the violation has been cured.**
  
- f) **Common area furnishings shall be allowed, as outlined below. Violations shall be corrected within 72 hours of written notice.**

**Common area furnishings. Personal decorations and furniture shall be allowed in the common areas on floors 2 – 10, subject to the following restrictions, which are necessary to maintain easy and safe access to all units and an attractive harmonious décor.**

1. **Nothing shall hinder walkway access of 60” (5 ft.) from the brick wall.**
  2. **Nothing shall be placed within 60” (5 ft.) of fire response equipment or emergency exit doors and stairwells.**
  3. **Such items and furniture shall only be placed in the area adjacent to or directly across from the unit of the person who owns the items or furniture.**
  4. **Furniture permitted under this rule is limited to the following: (1) a table up to 36” maximum diameter and (2) up to (a) four chairs or (b) two benches or (c) two chairs and one bench. Such furniture must be designed and marketed for outdoor use. The furniture shall be in good condition and of tasteful style. Patio umbrellas are not permitted.**
  5. **Up to 4 live or artificial plants in up to 14” quality pots, maintained in a healthy condition are permitted. Each pot requires a water containment tray.**
  6. **Decorative items shall be neat and tasteful, and secured in such a manner that they will not become dislodged by wind.**
  7. **In order to prevent damage to the brickwork, hanging implements such as nails, screws, etc. may only be placed on doors and wood areas. In order to prevent damage to the railings, no hanging implements are permitted on the railings.**
  8. **COA assumes no responsibility for theft, vandalism or any other type of damage to items or furnishings placed in the common areas.**
  9. **Items that could become projectiles in a storm shall be relocated indoors if the residents are out of town, as staff cannot be responsible for removing. If staff does not remove items because of an impending storm after contacting or attempting to contact the owner of such items, the COA shall charge for the removal of such items at the then-current hourly rate for maintenance work performed by staff.**
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- g) **No personal property may be stored temporarily or permanently on sidewalks, lawn, parking lot, stairwells or other common element. Owners will be given 72 hours to cure such violation. After 72 hours such personal property may be removed and discarded by Management.**

- h) Owners shall be required to maintain the actual operation and visual quality of all personal property on common element. Dirt, rust, mold and excessive wear visible in common element is not permissible. Owners will have 72 hours to cure violations. If violations are not cured the property will be cleaned, repaired or removed, as is necessary, at the Owners expense.**
- i) All unit entry doors shall have a numerical identification on the door. The numerical digits are to be not less than 2" x 3" nor larger than 3" x 5" and shall be black.**
- j) No clothes, mops, towels, bathing suits or other items may be hung or placed anywhere visible from the street or parking lot. Items in violation of this rule may be removed by Management without prior notice.**
- k) All trash must be sealed/tied securely and placed in the trash rooms provided on each floor at the end of the corridors. Do not use trash bins in lobbies or parking area for personal trash bags, as they are intended to keep general debris contained.**

**Bulk items such as furniture, discarded carpeting and appliances must be disposed of by the owner, as we do not have bulk service.**

**Paints, oils and like dangerous or chemical materials shall also be disposed of off property by owners.**

- l) Do not throw anything off of balconies. No liquids, food, trash, cigarettes or items of any sort. Keep personal possessions on balconies secured so they do not blow off of balconies. Violations shall incur a fine to the owner of \$75.00 per violation after first written warning.**
- m) Do not feed the birds. Violations will incur a fine of \$75.00 per violation after first written warning.**
- n) No skateboards, bicycles, scooters, tricycles or wheeled toys may be used anywhere on Common Element.**
- o) Children are not to play in elevators, lobbies, common area walkways or breezeways or in parking lot.**
- p) Shopping carts and luggage valets are supplied for your convenience for loading and unloading only. They must be returned to the downstairs maintenance hallway immediately after use. Violations will incur a \$25.00 fine after first written warning.**
- q) No garage, patio or estate sales are permitted.**

r) **No soliciting is allowed. No political literature may be distributed or posted.**

**2. Vehicles**

- a) **Speed Limit is 5 mph on property.**
- b) **Vehicles may be rinsed in the designated space on the southwest corner of the parking lot. This space may not be used for parking. Vehicles may not be washed anywhere on site.**
- c) **Covered spaces are assigned. Park only in your assigned space or in any open, uncovered space not specifically listed as assigned for another use (such as for rinsing, manager or handicap use).**
- d) **Boats, trailers, travel trailers or mobile homes are NOT permitted in the parking lot.**
- e) **No parking at red curbs areas. The red zone at front entrance is for loading and unloading and has a 5 minute time limit.**
- f) **No vehicle repairs may be performed on site. Any leaking fluids must be cleaned by the owner of the vehicle and the cause of the leak must be repaired. Failure to complete repair within 48 hours of notification shall result in a fine of \$100.00 per week until such time as repair is complete.**
- g) **No car parts of any kind may be disposed of on property.**
- h) **All vehicles on site must be road worthy, legally tagged and have a current safety inspection.**
- i) **The Board reserves the right to declare any vehicle a nuisance, hazard or annoyance and require said vehicle to be parked off property.**
- j) **Any vehicle in violation of above parking rules may be towed at the vehicle owner's expense. Damage to the property caused by any vehicle shall be repaired at the owner's expense.**

**3. Pool/Beach**

- a) **The swimming pool is for the exclusive use of owners, their guests and tenants.**
- b) **Additional Rules, as posted at the Pool, must be strictly observed.**
- c) **Children 13 and under must be accompanied at all times by an adult who can swim.**
- d) **Swim at your own risk, there is no lifeguard on duty at any time.**

- e) **NO DIVING.**
- f) **Pool opens at 6:00 a.m. for those who wish to do laps or exercise and 9:00 a.m. for general use. Pool closes at 10:00 p.m.**
- g) **A shower is located at the rear entrance to the building and another in the pool area. Upon returning from the beach, please rinse off any sand before entering the building or the pool.**
- h) **Please dry off before entering the building.**
- i) **There is NO smoking allowed within the pool enclosure area.**
- j) **Any violation of these Rules, or those posted at the Pool, after first written warning, will result in a fine of up to \$50.00, as the Board deems reasonable.**

5. **Lanai Room**

**Reservations are allowed to be made for owners use only. We don't rent to non-owners except for the North Beach Community Association's monthly meetings which some of our owners attend.**

6. **Elevators**

**No smoking, loitering, playing or posting of personal notices in elevators. Do not deface any elevator surface.**

7. **Exercise Room**

**Please observe posted Rules. Exercise with care and at your own risk. Please report any problems/malfunctions with machines to the office immediately.**

8. **Pets**

**No pets are allowed on property, except service or support animals. No pets may visit the property. Exceptions are caged birds (limit two) and aquariums. Violations will incur a fine of \$100.00 on the first day, to be followed by \$10.00 per day. The \$100/\$10 fines shall continue on a monthly basis until such time as the pet has been removed. Fines are payable on demand.**

9. **Barbeque Grills**

**All grilling must be in compliance with City Code which states no grilling shall be done on balconies, in stairwells, on decks or verandas or within 10 feet of any structure or combustible property. Therefore, there shall be no grilling anywhere on property except in pool area. Grilling in pool area must be at least 10 feet from the building or pool area structures.**

10. **Public Statutes**

All City, County, State and Federal Statutes such as (but not limited to) curfew, narcotics, public indecency, public nuisance and quiet enjoyment statutes must be observed throughout the Breakers common areas. For violations of those statutes not specifically spelled out in these Rules or our Governing Documents, the Board reserves the right to levy fines and, if deemed needed, legal action. Fines will be set by the Board of Directors according to the severity of the violation.

11. **Nuisances**

The Board reserves the right to declare the actions of any resident on common element or within the confines of their unit which may be in violation of these Rules, Governing Documents or Governmental statute a Nuisance and act as they deem appropriate and as allowable by law to cure such Nuisance.

12. **Maximum Occupancy**

No more than two people per bedroom shall reside in any Unit. Violations will incur a fine of \$200.00 per month until such time as violation has been cured.

13. **Operational Relations – Owners**

Owner/Contractor Relations: Owners/Residents should address any requests, complaints, questions or concerns to Management or the Board of Directors. Any interference with scheduled maintenance operations causing delayed or improper completion of work order or increase in material or job cost shall be assessed a fine of \$75.00, plus actual expenses incurred.

*Except in emergency situations no owner, resident, contractor or visitor shall enter The Breakers Office without a request from or permission of the Manager, Site Manager or Board Member for a specific need or purpose.*

Emergency Phone: A phone has been provided to Management so that emergency situations can be dealt with on an immediate basis. Emergency concerns encompass any situation wherein immediate intervention on the part of Management would be required. Acceptable situations include, but are not limited to, R&R violation *in progress*, electric or elevator failure, fire or flood. Use of emergency phone for non-emergency concerns shall incur a fine of \$25.00 after first written warning.