



OCEANS ATRIUM HOUSE RULES

ALL SIGNS ON PROPERTY ARE STRICTLY ENFORCED

1. All guests and lessees must register, providing all required information, in the registration book in the lobby and in the manager's office. It shall be the responsibility of the owner and or lessor to provide a copy of these rules to each lessee and all guests who occupy the unit in the owner's absence. A copy of these rules is posted in the mail room. Rentals are 1 month minimum. Maximum occupancy is as follows: 1 BR= 4 people, 2 BR = 6 people.
2. Entry doors to the building must not be opened for unknown or unidentified persons.
3. Guests and lessees are allowed to have pets, but not in excess of 20 lbs. Total weight. The total number of pets is not to exceed 2. Dogs are allowed through the South door only, and must be carried through the halls, side lobby, & elevators. Dogs are not allowed on the beach. (County). Dogs are not allowed in the pool areas. (State Statute). Dog owners should carry a plastic bag to bag dog waste. It should not be left on the grass (City Code). ADA Service Animals are welcome.
4. For the benefit of all, there is to be no unnecessary or disturbing noise particularly between 11:00 p.m. and 8:00 a.m.
5. A unit owner shall be liable for negligent damage to the building, equipment, or articles in the common areas caused by such unit owner, his or her guest, lessee, employee, or agent.
6. All persons 16 years of age and under will be considered children and must be supervised by an adult at all times.
7. Proper use of balconies would dictate the following: no hanging of any objects (rugs, towels, bathing suits, etc.) no throwing of any object (cigarettes, towels, water, etc.), no shaking of any objects (rugs, towels, etc.) from the balconies. Use of charcoal or propane grills is prohibited.
8. Be sure your unit door is not left open.
9. Operate sliding glass doors and screens **SLOWLY AND QUIETLY**.
10. The grocery or valet carts are available for the convenience of all. Promptly return the valet carts to the designated area (the north garage) **DO NOT LEAVE IT IN ANY OTHER AREA**. Grocery carts should be returned to the loading dock area. No carts or luggage should be brought through the front door.

SECURITY

1. The association must have a key to all units for use in emergencies. Anyone changing a lock or adding a lock must supply a key to be kept in the key vault. Never admit anyone who is not your personal guest.

COMMON AREAS

1. Loitering or playing in the stairways, halls, lobbies, social rooms, elevators or garage area is prohibited.
2. The public halls, sidewalks, driveways, and stairways shall not be obstructed or used for any purposes other than building ingress and egress. NOTHING shall be placed on the walkways to units overnight or it will be placed in the office where it can be claimed from the manager.
3. Owners, lessees, or guests shall not interfere in any manner with any portion of the lighting, heating, air conditioning, or other apparatus used for the common areas.
4. Eating and drinking is prohibited in the common areas, lobby, elevators, and hallways. Littering is prohibited on all areas. Smoking is prohibited in all indoor common areas.
5. Toys and vehicles, such as bicycles, tricycles, skates, skateboards, scooters, etc. which are ridden or propelled shall not be used on any balcony or in the common areas of the building or grounds. The operation of such equipment in the garage area is prohibited.

GARAGE AND PARKING

1. Parking space is available both in the basement of the building and on the upper deck. Owners have already been assigned one space in the basement. Vehicles must be parked only in the proper, designated space for the unit. Guest vehicles must have the appropriate guest parking pass, which is issued in the manager's office. Permission may be granted by an owner to another owner to use the parking space, but the permission must be recorded in the office. Parking for guests and a second car is on the upper deck.
2. There shall be no sleeping or changing of clothes in vehicles. No major auto repairs are to be done on the premises. No cars may be washed in the garage since an appropriate place is available on the south upper deck. The appropriate car wash days and times will be posted on the mail room bulletin board as required. Parking of over sized vehicles, boats, any kind of trailer, or any recreational vehicle is prohibited on the premises.
3. Never follow another vehicle through the opening of the garage door for that vehicle.
4. Vehicle speed in the garage must not exceed 5 MPH.
5. Bicycles may be stored only in the bike room.

POOLS, POOL AREAS, EXERCISE ROOM, SPA, AND SAUNAS

1. Pool hours are 9:00 a.m. until 10:00 p.m. *Keep noise to a minimum around the indoor pool area.*
2. Children age 16 or under must be supervised by an adult at all times. It is advised that no one swim alone.
3. Clean feet and shoes BEFORE entering the building. Do not track sand or water into the common areas. Clean all beach chairs and toys too.
4. Beach and swimming attire may be worn only with appropriate cover-up in the elevators, lobbies, and social rooms. All persons must be toweled dry prior to entering lobby area or elevators. Bare feet are prohibited in all common areas except on the pool decks. Wearing shoes in the bathrooms and around the indoor pool deck is advised.
5. Portable, battery operated radios are permitted in the outdoor pool area if the volume does not disturb others. Radios and other sound devices are prohibited in the indoor pool area. Nothing requiring electrical connection is permitted in any of the areas under this caption.
6. Infants and toddlers not toilet trained must wear certified swim diapers.
7. Persons using external medication, open sores/cuts, or contagious diseases shall not use the pools.

8. The following regulations apply to the pool, spa and sauna facilities:
 - A. Shower before entering the pools or spa to remove sand and oil.
 - B. Glass bottles or glassware is not permitted in the pool areas.
 - C. No food or drink is permitted in the pool or on pool wet deck.
 - D. Running and horseplay are not permitted in the pool areas.
 - E. Poolside furniture must NOT be taken from pool deck areas.
 - F. Place trash in the containers provided.
 - G. Cut-offs or street clothes are not allowed in the pools.
 - H. Close and tie umbrellas when not in use.
 - I. Cover lounge chairs with a towel to keep oil off them.
 - J. Sauna rooms are open 9:00 a.m. until 10:00 p.m. Children age 16 or under may not use the sauna or spa without adult supervision. Leave the sauna, spa, and workout rooms clean and turn off the lights and fans. DO NOT pour water on the sauna.
 - K. Regulations posted in all pool and sauna areas are to be observed at all times.
 - L. No pool toys in indoor pool.

SOCIAL ROOM/CARD ROOM

1. Arrangements for use of the social room shall be made through the manager. A party must be under the supervision of the sponsoring owner or lessee for the duration of the event. The party or meeting must be confined to the social room only. Cleaning of the social room must be completed by the owner or lessee at the party's conclusion. A \$50.00 deposit will be required which will be returned if there is no damage or need to clean the room. A group must not exceed the number permitted by the local ordinances.
2. Social rooms are for use by adults only. Those under age 16 must be supervised by adults.

TRASH AND GARBAGE

Never place refuse of any kind in the common areas. Use heavy duty plastic bags for garbage and tie them securely. **NO GLASS**, heavy objects, or kitty litter should be dropped into the chute. Do not dispose of grease in kitchen garbage disposal or drains. Glass objects, aluminum, and newspapers should be placed in recycle containers in the garage.

MOVE IN INSTRUCTIONS

Move in time: Monday through Friday 8:30am – 4pm
Please notify the office a minimum of two days prior to move in to allow padding of the elevator.

DO NOT USE THE GLASS ELEVATOR for moving in or out

THESE HOUSE RULES WILL BE STRICTLY ENFORCED BY MANAGEMENT