

**OCEAN CLUB 1 CONDOMINIUM ASSOCIATION, INC.**

**11 Dondanville Road , St. Augustine, Florida**

**RULES AND REGULATIONS EFFECTIVE February 22, 20**

*The following Rules and Regulations have been approved by past Board of Directors and thus govern Ocean Club 1 and its residents*

**OCCUPANCY:**

**A unit may not be occupied by more than six (6) people**

**Renters: Only the lessee or renter may occupy rental unit**

**A minimum of 7 days for all rentals**

**Commercial, Subletting or third-party occupancies are not permitted**

**PARKING:**

**Park in garage or parking spaces provided at the end of the buildings**

**Parking is prohibited in front of units: if no parking spaces are available, park parallel to lawn or stone area on East and South driveway.**

**Trailers, recreational vehicles of all types, any type of towed vehicle, boats, commercial vehicles, unlicensed vehicles, vehicles 25ft or longer are not permitted to be parked overnight on the property**

**TRASH DISPOSAL:**

**Household trash is picked up once per week**

**Dumpsters are for household trash ONLY, no electronics, chemicals or construction materials are to be disposed in dumpsters.**

**Flatten all boxes**

**Bag all household garbage (including food items)**

**COURTYARD AREA:**

**Games and/or activities that could create excess noise that is offensive to residents or that could potentially damage the property are not allowed. Ball playing is restricted to nerf-type balls.**

**Use of Drones is prohibited anywhere on the property**

**BBQ'S GRILLS:**

**All grills must have grease receptacles or a grease pan**

**Cooking allowed on grills in the driveway area only. Grills are not permitted on the pool side of the units**

**For safety reasons, do not let grills remain outside of the condo at night**

**PATIOS:**

**Only suitable patio/furniture and plants are permissible. Patios are not to be used for the storage of surfboards, bikes or grills.**

**All patio floors, exterior walls or ceilings are not to be painted or altered without prior permission from Board of Directors**

**BALCONY/DECK AREAS:**

Railings should remain free of clothing, towels and rugs

Do not shake rugs, etc. from these areas

Only suitable patio/outdoor furniture and plants should be balcony and/or deck

**PETS:**

Owners may only have ONE dog

Cats are not allowed to roam the property, must be kept in owners unit.

No pets are allowed in the courtyard at any time all dogs must be leashed when on the property.

The Association has restrictions regarding certain breeds of dogs and other pet restrictions

Aggressive breeds, i.e. Doberman Pincher, German Shepard, Pitbull and Rottweiler are NOT permitted. Unusual or exotic pets are not permitted, i.e. snakes, iguanas, pigs, etc.)

A Dog walk area is provided at the Southeast corner of the property, please clean up after your pet.

Service or "Support" dogs may be allowed subject to Declaration of Condo Rules.

**RENTAL UNITS:**

Pets of ANY kind are NOT permitted in (Long Term or Short Term) Rental units

**POOL:**

The pool is open from 9:00AM to Dusk. Dusk is defined as 30 Minutes Before Sunset-FL Admin Code Chapter 64E-9006(s)(c)\*\*\*

No lifeguard on duty. Swim at your own risk

Babies must wear "swim diapers" designed for pool use

Children under 12 years of age must be accompanied by an adult over 18 years of age

No rafts, surfboards, glassware or large flotation devices are permitted in pool.

Wipe off table and furniture when leaving pool area, close umbrella and remove all personal belongings, leave pool area clean.

All residents and guests are expected to READ and OBSERVE printed rules posted in the Pool Area.

**NOISE:**

Any loud noise that can be heard outside of unit or in common area is NOT allowed

No construction before 8:00AM or after 6:00Pm without permissions of Association.

**UNIT ENTRANCE AREA (APRON)**

Do not leave hoses attached to exterior faucets, unless they are a 3 feet or less white hose

All flower pots should be uniform with appropriate foliage and placed between the two entrance doors

No entrance mats are allowed on Apron in front of unit.

**\*\*MANAGEMENT AND THE BOARD OF DIRECTORS RESERVE THE RIGHT TO ENFOCE ALL RULES AND REGULATIONS\*\***

**Condominium living is not the same as private home ownership because we all own our common element property collectively. Therefore, we all have a legal obligation to abide by our rules and be respectful of our neighbors, guests and property. A pleasant, clean and quiet community in which to live and visit requires the respect of all individuals.**

**We appreciate your cooperation.**