

**RULES AND REGULATIONS  
OCEAN WATCH CONDOMINIUMS**

**Owners and Agents of Owners shall notify the Association or Management in writing, of the arrival of guest. Guest information should include the following: Names of Occupants, Relationship to Owner, Ages of children, if any, Expected date of arrival and departure. All Guest will need to check in at the office during regular office hours.**

1. AMENITIES ROOM - Located next to the office. No one under the age of 18 permitted without supervision.
  2. SAUNA - Located next to the office. ADULTS ONLY Do not leave heater on unattended. Turn off before leaving. Do not use water over the heater.
  3. CLOTHES DRYING - ALL outdoor drying prohibited. Do not drape towels or personal items over rear railings, front balconies or bushes.
  4. OUTDOOR COOKING - Fire safety regulations prohibit cooking of any nature on balconies or patios. Outdoor cooking is restricted to our designated areas.
  5. DRESS CODE - Shirts and Shoes must be worn at all times in the amenities room, elevators and lobby. PLEASE NO WET CLOTHING in the amenities room.
  6. CARTS - Please return carts immediately after use to the level one entrance.
  7. NUISANCES - Residents and guests shall exercise care and consideration with respect to noise that may disturb other residents either in their condominium or in the common areas of the complex. This includes: radios, stereos, amplifiers, TV and any musical instrument.
- QUIET TIME BEGINS AT 10:00 PM**
8. OBSTRUCTIONS - Sidewalks driveways, hallways, unit entrances and common areas of travel must not be obstructed in any manner. This means NO lawn chairs, boogie boards, surf boards, air mattresses, clothes rack, patio furniture, planters or any personal items are to be placed or left outside a unit or in the way of passage of others.

9. PARKING AND VEHICLES - There are 190 parking spaces through out this complex

**A. Parking is by permit only. All vehicles must have a parking permit clearly visible at all times . Parking permits may be obtained at the office during regular office hours. Vehicles without the proper permits will be towed at the expense of the occupant.**

B. Six (6) spaces are designated disabled parking. If no disabled tag is displayed in or on the vehicle and is parked in a disabled space it will be towed away.

C. There are four (4) loading and unloading parking spaces and should only be used a maximum of 15 minutes. No overnight parking is allowed in these spaces. These spaces are clearly marked "15 Minute and with a sign."

D. Each unit is entitled to two (2) parking spaces, one assigned and one not marked.

E. If you park in an assigned parking space that is not yours and have not received written permission (a copy must be on file in our office) you will be towed away. If you are not sure where to park come to the office and we will assist you.

F. No parking in driveways or grassed areas.

G. No campers, boats, trailers, or RV's are allowed to park on the property without approval from Association or Manager. Advance notice is required.

10. SKATEBOARDS, SCOOTERS, AND SKATES - are not to be used anywhere on the property.

11. PETS - Sorry "NOT ALLOWED" - An exception for pets owned at time of purchase from Developer. There shall be no replacement of said pets (see Condominium Documents).

12. POOL -

A. The pool is open from 9:00 a.m. to 10:00 p.m. daily.

B. NO TRESPASSING. Unit owners - Tenants - and Guest only.

C. No glass in the pool area.

D. No food, drinks or smoking in the pool.

E. No running or horseplay.

- F. No surfboards, boogie boards, balls, large floatation rafts, large inner tubes or frisbees allowed in the pool.
- G. No pets allowed in the pool or pool area.
- H. Only radios with ear phones allowed in pool area.
- I. No reserved chairs.
- J. Children under 12 "MUST" be accompanied by an adult while at poolside.
- K. No lifeguard on duty.
- L. Use our pool at your own risk.
- M. No Diving

For everyone's safety and enjoyment, we do strictly enforce "ALL" pool rules.

13. TRASH - We ask that you please refrain from throwing trash on the common areas of the complex. Trash shutes are provided on each floor (almost next to the laundry room). Please tie trash in bags before dropping in shute. Please do not save cardboard and paper bags, they attract bugs.

14. RECYCLING - Recyclable materials (list available in office) should be deposited in the containers located outside of each elevator lobby near the trash room (outside). Please break down or crush any boxes before putting them into the container, if we all do this the container will hold more.

15. OFFICE HOURS - The office is open from 8:30 a.m. until 4:30 p.m. on Monday, Tuesday, Thursday and Friday and 8:30 a.m. until 12:30 p.m. on Wednesday and Saturday. We are closed on Sunday.