

339 Ocean Boulevard Condominium
Homeowners' Association

Renter Rules and Regulations

for guidance in the common and limited common areas

These units are our homes. What happens in units with vacationing guests affects us all. We strive to make it a positive experience for you while respecting the remaining unit owners and their families as well. If you have problems, please follow the procedures explained to you in your orientation manual. It is this association's desire to welcome you and hope that you return another season.

Have fun! You are responsible above all else to enjoy this beautiful beach. Relax and get some sun!

Parking: Renters are allowed use of space(s) designated in your rental contract. No other space is open for your use. Not the visitor's space or the handicap space. **You have been given a parking placard. It needs to be visible on your vehicle driver's side dash at all times.** If the placard is not visible, you risk having the vehicle *towed* at your expense.

Smoking: The 339 property is a non-smoking property. This not only includes your unit, but the ocean facing decks, the west facing decks and all of the common areas of the property. Smoking includes cigarettes, cigars and use of any illegal substances. Use of all types of smoking devices, including but not limited to e-cigarettes, vaping devices are not allowed. This regulation is designed to meet the strict insurance guidelines of this building and be respectful to non-smokers.

Pets: Renters or their visitors are NOT allowed to have pets on the premises. There will be no verbal permission granted.

Minor children: You are responsible to look after all minor children while in any of the common areas of the property. They must be accompanied by an adult, especially in the elevator. Children playing with the entrance door keypad, handicap button or the elevator button will not be tolerated. Playing with such things as but not limited to balls, Frisbees, skateboarding, rollerblading, bike riding, water hose in the parking lot or any of the common areas. Jumping or hanging on the railings and running on the back decks will not be allowed. Chaining of bicycles to any part of the property or building is prohibited. Safety is our concern.

Offensive activities: No noxious or offensive activities shall be carried on in any unit or in the Common Areas or Limited Common Areas, nor shall anything be done therein which may become an annoyance or nuisance to the other unit owners.

Storage: Any chairs, bikes, etc. on the rear decks or any part of the stairwells and lobby are a safety hazard and are prohibited. Owners, renters, and guests are responsible for keeping walkways clear & unobstructed.

Harsh chemicals: (bleach, etc.) shall not be used to clean the front decks as runoff is uncontrolled and affects lower units.

Clean up after yourself: Please clean up after yourselves and treat the property appropriately. Common areas (parking lots, decks, elevator, lobby) are not play areas. As much as possible --- try to avoid tracking in sand and water. It's hard. We know. Thank you for trying.

Loud noises: are not allowed between the hours of 10pm and 8am.

Public view from the Units: No sign of any kind, towels, blankets, bathing suits, beach towels laundry shall be displayed to the public view on or from any residential unit.

Trash: There are 2 trash room located in front of the parking lot. They are kept locked. All garbage and trash must be placed in bags that are tied. There are bins designated for garbage and bins for recycling. Two signs are posted in the trash rooms and also on the bulletin board in the lobby that indicate what things are and are not recyclable. The BODs will make sure the posters are posted in these areas. We encourage you to take a few moments to recycle! Boxes must be broken down. Please make sure the lids of the trash cans are closed.

Fireworks/Firearms: Fireworks are prohibited on the premises. Firearms on the premises are prohibited for people renting or visiting the 339 property.

Hoverboards: are prohibited in the building or on the property.

Entrance to the building: Do NOT allow strangers to "piggyback" access to the building as you are entering or exiting. If they are visiting, they must use the entrance bell to be buzzed in by the owner or in the case of a renter, the renter who has entered into a contract with an owner.