

# Lido Surf & Sand



## **RULES AND REGULATIONS FOR OWNERS**

It is the responsibility of all owners to assist in the compliance of these Rules & Regulations. Read and become familiar with them.  
Advise the Association Manager of any repeated infractions.

Updated January 2026

# **Lido Surf & Sand**

1100 Ben Franklin Drive  
Sarasota, Florida 34236

## **Management Information:**

Judy Brown CAM  
Property Management  
jbrown@caseymanagement.com  
941-922-3391  
Casey Management  
Email: bspence@caseymanagement.com

Shane Cunningham  
Maintenance Manager

Leia Dawn Rostier  
Office Manager  
admin@lidosurfandsand.com

**Office Hours—Weekdays:**  
7:00 am to 3:00 pm

Office Phone: (941) 388-1100  
Fax: (941) 388-1036

## **After Hours and Weekends for Building Emergencies:**

941-922-3391  
State Emergency and Unit Number

**Emergency:**  
Police, Ambulance or Fire Emergency: 911  
Non-emergency: (941) 922-3391

# Table of Contents

1. Introduction.....	4
2. Emergency Procedures.....	4
3. Owner Action Before and After Arrival .....	5
Before Arrival .....	5
On Arrival .....	5
Fob Entry System.....	6
Lost Fobs.....	6
4. Common Areas .....	6
Smoking.....	6
Personal Attire .....	6
Building Surveillance .....	6
Lights .....	7
Shopping and Luggage Carts.....	7
Parking.....	7
Laundry Rooms.....	8
Recycling Waste, Garbage and Trash.....	8
Elevators .....	8
Swimming Pool.....	9
Spa .....	9
Pool Deck.....	10
Recreational Facilities.....	11
<input type="checkbox"/> Social Room.....	11
<input type="checkbox"/> Library.....	11
<input type="checkbox"/> Sauna.....	11
<input type="checkbox"/> Fitness Center.....	11
<input type="checkbox"/> Grills .....	11
<input type="checkbox"/> Portico Tables .....	12
Entry Phone System.....	12
Residence Exterior .....	12
Noise .....	13
Bulletin Boards .....	13
Bicycles.....	13
Storage Areas .....	13
Electrical Outlets.....	13

- 5. Unit Alterations .....14
- 6. Selling a Unit.....14
- 7. Leasing a Unit.....15
- 8. Children .....16
- 9. Dogs and Cats.....16
- 10. Owner Absence .....16
- 11. Hurricane Season Preparedness.....16
  - Being Prepared .....16
  - Securing The Residence .....17
  - Securing The Building.....17
  - Emergency Response .....18

# **1. Introduction**

DC - These Rules and Regulations are in addition to the responsibilities contained in the Declaration of Condominium (DC), Florida Statutes (FS), Bylaws and Articles of Incorporation. They have the same legal standing as the responsibilities in the condominium documents. In particular, they cover the responsibility to:

- Inform the office before you, your overnight guests or renters arrive at the property
- Ensure guests and renters understand they need to register with the office on arrival
- Ensure your overnight guests and renters understand emergency procedures
- Implement the key entry fob rules on both use and distribution
- Obtain Board approval in advance for any unit alterations, renting or selling the unit
- Follow the rules in respect of the use of common facilities such as the pool, spa, fitness center, social room, garages, entry lobbies, laundry rooms and storage rooms/cages
- Entry to electrical closets is limited to authorized personnel

DC - Failure to follow these rules and regulations, or any other responsibilities contained in the condominium documents, may result in either fines or withdrawal of the use of common facilities.

# **2. Emergency Procedures**

Emergency Telephone Numbers:

Fire Emergency	911
Rescue Service	941-955-5771
Medical and Ambulance	911
Police Emergency	911
Police non-emergency	941-316-1199
Management Office	941-388-1100
After Hours	941-922-3391 (you will be directed to our management company)

## **Fire**

- Acquaint yourself now with all stairwell doors marked EXIT, particularly on your floor, and location of FIRE ALARM PULL STATIONS.
- Locate the nearest fire alarm and note how to activate it.
- The sprinkler system, smoke detectors, and fire alarm system are directly connected to the Fire Department Station at St. Armands.
- In the event of fire, activate the fire alarm and then dial 911 and say:
- ‘This is an emergency, I want to report a fire at Lido Surf and Sand, 1100 Ben Franklin Drive, in apartment \_\_\_\_\_, on the \_\_\_\_\_ floor’ [or other specific location]’
- Then, proceed to your nearest EXIT stairwell and carefully descend to the ground floor and leave the building.
- **DO NOT USE ELEVATORS** since they will be needed by the fire fighters and you could be trapped in the elevator if the fire spreads rapidly and/or there is a power failure.
- **NOTE:** Only the center elevator is powered by the standby generator. In the event of a severe electrical storm, use only the center elevator to avoid being trapped by a power failure. If wind is > 35 MPH all elevators will be removed from service.

### **3. Owner Action (When not in Residence) Before and After Arrival**

#### **Before Arrival**

- Owners - You must advise the office of the dates that you will be in residence
- Guests and Renters - You must advise the office of the dates and the names of any overnight guests or renters arriving with your approval

#### **On Arrival**

- Owners - Confirm with the office that you are in residence

- Overnight Guests and Renters - Register with the office, collect a copy of the Rules and Regulations and collect a parking permit

### **Fob Entry System**

- Entry to the building uses an electronic fob system
- The fob software records the date, time and location of each use of a fob

### **Lost Fobs**

- Inform the office if a fob is lost so that it may be de-activated to protect the security of the building
- Fobs are available for purchase from the office at a cost of \$50

## **4. Common Areas**

### **Smoking**

- Smoking is not permitted in any interior common area, which includes the atriums in the 1100 and 1104 buildings
- Smoking and vaping is permitted in all exterior areas except the pool deck and surrounding areas where it is permitted on the beach side of the pool deck only after 5:00 pm and before 10:00 am each day.

### **Personal Attire**

- Footwear and cover ups must be worn at all times in common areas, including the garage
- A towel is not adequate coverage

### **Building Surveillance**

- The exterior of the property and the garages are equipped with cameras for the purpose of identifying behavior not consistent with these Rules and Regulations or provisions of the condominium documents
- Any incidents of bad behavior reported to the office by owners, renters or guests will be followed up by the Association

## **Lights**

- Please turn off lights to conserve energy when leaving laundry rooms, personal storage areas, the social room, the library, washrooms, the sauna and fitness center

## **Shopping and Luggage Carts**

- These are available in the designated areas near the elevators on the first and second floor garages. The carts are not to be possessed by individuals; they are community property.
- They should be returned immediately after use and not left near or on the elevators.
- They must not be used by vendors/owners or contractors for carrying work tools, equipment or trash

## **DC - Parking**

- All parking spaces in the garages are assigned to a specific unit
- All owners, renters and overnight guest vehicles must display a parking permit available from the office
- All overnight vehicles in the north parking lot that are not displaying parking permits are liable to be towed at owners' expense
- Six of the undercover parking bays below the 1104 building are not assigned and may be used on a first-come, first served basis for a maximum of 3 continuous days
- Overnight parking of trailers, campers, boats, motor homes, motorcycles and commercial type cars, trucks and vans is not permitted
- Vehicles may only be washed at the northwest corner of the parking lot using the water hose provided
- Vehicles must observe a 10-mph speed limit on the property
- No vehicle may be parked in the same location in the north parking spaces for more than 7 continuous days
- The owner of any vehicle that causes damage to the paver surface of the north parking spaces will be charged with the cost of repair and/or cleaning
- Vehicles that are not licensed are not allowed on the property

- No unsightly vehicles, storm damaged vehicles and no vehicles with flat tires
- All vehicles must be operational, and routine maintenance should not be completed on the property
- Failure to follow any of the rules above may result in the vehicle being towed by the Association's contractor at the cost of the vehicle owner

### **Laundry Rooms**

- Are located near the 1102 elevators on floors 3 through 8
- No tints, dyes or chlorine bleach to be used
- Remove shells, sand and other foreign matters before washing
- Clean washer tub tops and dryer screens after use
- Remove laundry promptly from washers and dryers
- Turn lights out and close hallway doors when leaving laundry rooms
- Notify the office of any problems with equipment
- Set a timer to ensure that the machine is emptied immediately after use to enable other residents to use.

### **Recycling Waste, Garbage and Trash**

- Paper, cardboard, plastic, metal and glass waste should be deposited in the re-cycling bins located near the elevator lobbies in the garages on the first and second floors. All boxes must be flattened.
- All other waste should be deposited in plastic bags down the trash chutes next to the 1102 elevators on floors 2 through 8
- The large trash bins located outside the door in the center of the garage on the first floor are for the deposit of owners heavy and large items and are not for the use of contractors or vendors

### **Elevators**

- Children must not play in elevators nor tamper with the controls
- When using the elevator for the transfer of furniture or large sharp objects, the wall and floor covers must be used and the office must approve any exclusive use of an elevator

- Owners are responsible for removal of the pads
- In case of fire, do not use elevators since they will be needed by fire fighters and a fire-related power failure could trap riders between floors – WALK DOWN
- In the event of an electrical event, use the center elevator, it is the only unit powered by the standby generator
- The wearing of wet dripping swimwear is not permitted in the building

### **FS - Swimming Pool**

- Usage hours are 8:00 am to dusk. Florida Statutes define dusk as 30 minutes before sunset and the pool is not permitted to be used after dusk.
- For late night or early morning trespassers, LS&S management asks that if anyone is observed using the pool or spa after dusk, residents should call the Sarasota Police using the non-emergency phone number of: 941-316-1199 and report the activity and also advise the office during normal business hours.
- Swim at own risk - no lifeguard on duty
- Anyone needing diapers must wear a swim diaper
- No food, beverages or animals in the pool
- Shower before entering
- No diving or jumping into the pool
- Maximum capacity is 27 persons
- Emergency assistance 911 (emergency phone located in garage)
- Noodles and water wing floats only
- No throwing objects, body boards or other floats
- The wearing of wet dripping swimwear is not permitted in the building

### **FS - Spa**

- Usage hours are 8:00 am to dusk. Florida Statutes define dusk as 30 minutes before sunset and the spa is not permitted to be used after dusk.
- Anyone who needs diapers must wear a swim diaper
- Use at own risk - no lifeguard on duty

- Children under 12 years of age must be accompanied by an adult
- Children under 3 years of age must wear a swim diaper
- No food or beverages in the spa
- Shower before entering
- No diving or jumping into the spa
- Maximum capacity is 11 persons
- Maximum duration of use 15 minutes
- It is recommended pregnant women, small children, people with health problems, and people using alcohol, narcotics or other drugs should not use the spa
- The wearing of wet dripping swimwear is not permitted in the building

### **ES Pool Deck**

- No food or beverages (except water for hydration) in ‘wet deck area’ of the pool deck. “Wet deck area” means the **4-foot-wide (1219 mm)** unobstructed pool deck
- No glass or eating is permitted on any part of the pool deck
- No pre-reserving loungers, tables and chairs in advance of arrival. Unattended tables and chairs are available for use by anyone present. Loungers, chairs and tables left unattended for 30 minutes may be used by others and any possessions left by previous users removed.

NOTE: in the spirit of respect and a desire for everyone to have a pleasant experience, we ask that all pool deck visitors limit themselves to using just one lounge chair or one table chair at a time. Please do not hoard chairs.

- No running or throwing objects
- Remove sand from footwear before entering the pool, spa and the building
- Any personal trash should be deposited in the bins provided
- Close all umbrellas when leaving any table
- Any personal items left in the storage area immediately before entering the pool from the garage will be removed
- A telephone for emergency use only is located inside the door from the pool to the garage

## **Recreational Facilities**

- **Social Room**
  - The room is located on the first floor in the 1100 building and is open from 8:00 am to 11:00 pm for residents use except when Association Meetings and other events with advance notice are taking place
  - The room is available to owners for approved private parties on application and payment of a fee to the office and the signing of the terms and conditions of use
- **Library**
  - The library is located in the social room and is available to all residents
  - Donations of gently used books are welcome
  - Please return all items borrowed in a timely manner for others to use
- **Sauna**
  - The saunas are located inside the pool restrooms
  - Users under 15 years of age must be accompanied by an adult
  - Use of the sauna is at the user's own risk
  - No water to be placed in the heating element as it is for dry heat only
- **Fitness Center**
  - Use of the fitness center is at the user's own risk
  - The fitness center is located next to the office on the second floor
  - Users under 15 years of age must be accompanied by an adult
- **Grills**
  - The grills located on the beach side of the pool deck are for use by residents between the hours of 8:00 am and 9:00 pm
  - The gas supply must be turned off when cooking is finished
  - The grill cover should be installed after the grill has cooled down

- Portico Tables
  - The tables under the portico adjacent to the Social Room may be used for eating snacks, lunch or dinner and are available on a first come first served basis
  - All beverages must be in plastic glasses/containers or cans, no glass is permitted

### **Entry Phone System**

- Entry phone systems are located at each of the three main entrances to the building
- The registered telephone will ring when a visitor places a call to the owner's unit number
- To let the visitor enter press 9 on your phone, hold it down for a second and the entry lobby door will open
- Do not let anyone into the building unless they are visiting you

### **Residence Exterior**

- The exterior of a unit, including the residence door, may not be changed in visual appearance
- Any requested addition of storm shutters, glass on lanais or similar exterior changes require approval by the Board of Directors
- For fire safety reasons personal property must not be left in hallways or common areas
- Patios, decks and unit open lanais must not be used for storage or use of any electrical appliance
- No charcoal broilers or similar products are permitted for use on patio decks or lanais
- No gas generators
- No storage of gasoline inside LS&S or in the parking lot

### **Noise**

- The noise from televisions, radios, dogs barking, etc. must be contained within a unit so that it does not permeate into common areas such as hallways or to other units

### **Bulletin Boards**

- The bulletin boards are for two purposes only - association business and social committee events

## **Bicycles**

- A bicycle rack is available for use in the first-floor garage below the 1104 building
- All bicycles must have ID stickers that are available from the office
- All bicycles must be stored in the bicycle rack or in the owner's unit
- Any bicycle that does not have a LS&S ID sticker will be removed from the rack and disposed of
- Ebike batteries must be safely stored in the owner's airconditioned unit and not in the bicycle. The optimal temperature for the owner's unit should be 77 degrees Fahrenheit
- Each battery must be stored and charged in a Lipo fire and explosion proof bag
- Lithium batteries must be disposed of properly. The batteries are prohibited from being disposed of in LS&S trash chutes or dumpsters

## **Storage Areas**

- Storage units must not be used for the storage of any combustible material such as gasoline, turpentine, oil and oil-based paints or for storing foodstuffs or consumable products
- All items must be placed within the confines of the caged area and should be no nearer than 18 inches from the ceiling

## **Electrical Outlets**

- Outlets in common areas are for the exclusive use of association staff and are not for the use of owners, renters or guests for any purpose

## **5. DC - Unit Alterations – Refer to Documents in Office**

- Toilets and hot water tanks can only be replaced by licensed plumbers. Unit owners are not allowed to perform their own replacements.

- All alterations that require a permit and any alterations to plumbing, electrical installations, walls, ceilings and floors need the prior approval of the Board of Directors
- A full list of the alterations that require approval is available from the office and should be consulted before any work is planned
- Owners who require approval must complete the application forms that are available from the office
- Contractors and owners must sign and abide by the Association ‘Unit Alteration Rules for Contractors and Owners’ before any work commences
- Contractors are required to sign in at the office each day they are on site
- A deposit is required before work commences for any work in excess of one day duration from all contractors and owners to cover any damage to common areas, details of which are in the ‘Unit Alteration Rules for Contractors and Owners’
- Working hours are 8:00am to 4:30pm Monday to Friday only
- Protective wall pads must be used by contractors who use elevators and must be removed by the contractor who installed the pads at the end of each working day
- Contractors who set off the buildings fire alarm system for any reason will be required to pay the fire authority call out charge
- All individual unit work is restricted to a maximum of 10 days during the January 1-April 30 period each year

## **6. Selling a Unit**

- The sale of a unit may only be made with the approval of the Board of Directors who will carry out an interview with the prospective buyer
- Application forms for the sale of a unit are available from the office
- An application fee of \$150 must accompany the application form to cover Association costs
- Realtor “open houses” are not permitted

- A fob key entry procedure for realtors is available from the office for owners who are not in residence during the selling process
- Following a sale, all fobs will be cancelled and 2 new fobs will be issued to each unit

## **7. DC - Leasing a Unit**

- Leasing a unit is the sole responsibility of each owner, the Association does not participate in leases
- An individual unit may be leased twice per calendar year for a minimum period of one month each time
- Lease of a unit may only be made with the approval of the Board of Directors
- Application forms for the lease of a unit are available from the office and on the website and must be registered with the office at least 30 days before the commencement of the lease.
- An application fee of \$150 must accompany the application form to cover Association costs
- A copy of the signed lease must be deposited with the office before any lease commences
- Sub leasing and rent sharing are not permitted
- Owners must ensure that renters are provided with a copy of the Renter Rules and Regulations before the lease commences
- Owners are responsible for any violation of the Declaration of Condominium and the Rules and Regulations by a renter
- Guests of renters are not permitted overnight in the absence of the renter
- Renters are not permitted to have pets

## **8. Children**

- Children must not play, run, make loud noises or be objectionable in their behavior in any common area
- Any damage or violation of the Rules and Regulations by a child will be the responsibility of the unit owner, parent or legal guardian as appropriate

## **9. DC - Dogs and Cats**

- Only Owners are permitted a dog or cat which has an average adult weight for the breed of 25 pounds or less
- Dogs and cats must be on a leash when outside the unit
- There is a designated exercise area under the south west driveway ramp to the second-floor garage and owners are responsible for cleaning up
- Dogs or cats are not permitted by Statute within 50 feet of the pool and in the fitness center, social room or office

## **10.Owner Absence**

- Turn off the water when leaving LS&S in advance of a hurricane evacuation, or any absence exceeding 10 days
- Turn off the water heater electrical power
- Set the unit AC between 75 - 80 degrees. 77 degrees is optimal for storage and charging of ebicycle batteries.
- For any vehicle left on site, leave a key with the office
- Remove all furniture and loose objects from open lanais and decks during Hurricane season

## **11.Hurricane Season Preparedness**

### **Being Prepared**

- In Florida, the Hurricane Season lasts from early June through November, with most storms occurring in September
- The National Weather Bureau classifies potentially severe weather systems into various categories
  - Gale Warning: winds from 39 – 54 mph, danger of flooding
  - Storm Warning: winds from 55 – 73 mph
  - Hurricane Watch: winds exceeding 74 mph; threat to immediate area
  - Hurricane Warning: expected to strike 24 hours
- Sarasota officials may recommend evacuation prior to an actual ‘Hurricane Warning’ and residents should be prepared to leave quickly

- LS&S residents who choose to remain on site must notify the office of their intent to disregard a legal and mandatory evacuation order
- LS&S residents who choose to remain on site and disregard the legal and mandatory evacuation order do so at their own risk

### **Securing The Residence**

- Remove furniture and loose objects from open lanais and decks
- Close storm shutters
- Reset your refrigerator to the coldest setting and keep it closed
- Stay away from windows and glass doors during the storm
- Keep the radio tuned for Civil Defense instructions
- Owners who plan to be absent during the Hurricane season must prepare their unit and balcony prior to departure
  - Remove all furniture, plants, etc. from open balconies
  - Lock sliding glass doors
  - Close all windows and storm shades tightly
  - Set the thermostat between 75 and 80 degrees
  - Disconnect TV's and other electrical equipment
  - Turn off water at the entry point to the unit
  - Turn off the ice maker in the refrigerator
  - Turn off the hot water heater
  - Do not leave flour, sugar, cookies, etc. in the pantry, not even in sealed boxes

### **Securing The Building**

- In the event of a threat of possible flooding, due to the risk of fire, all eVehicles and hybrids must be moved off-site
- If an owner wishes to move a vehicle to the second floor garage, prearrangements must be made with a trusted party who is authorized to move the vehicle. The owner or the trusted party must coordinate with the LS&S office staff. No vehicles assigned to the first floor can be moved to the second floor without prior approval from the LS&S office staff. LS&S is not responsible for moving any owner vehicles.

- Vehicles belonging to non-residents will not be allowed on the property either indoors or outdoors.
- Guest vehicles will not be allowed on the second floor parking deck
- For vehicles that remain on the LS&S property, while the owner is away, must leave a vehicle key in the LS&S office
- Prior to departing the premises, the Association staff will make sure that all exterior doors are secured
- During a mandatory evacuation, all elevators will be removed from service
- When winds exceed 35 MPH, all elevators will be removed from service

### **Emergency Response**

Following an emergency declaration, the board is granted emergency powers, and may need to remove people and possessions from the property. If the building requires repair or remediation, the board is empowered to require all vehicles to be moved. Any owner who ignores the order will have their vehicle towed off of property at the owner's expense.