

Lido Surf & Sand



RULES AND REGULATIONS FOR GUESTS AND RENTERS

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

Updated December 2018

Lido Surf & Sand

1100 Ben Franklin Drive
Sarasota, Florida 34236

Management Information:

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Property Manager
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Shane Cunningham
Maintenance Manager

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Administrative Assistant
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Office Hours—Weekdays:

8:00 am to 4:30 pm

Closed for lunch between 12:30 pm and 1:00 pm

Office Phone: (941) 388-1100

Fax: (941) 388-1036

After Hours and Weekends for Building Emergencies:

941-312-5287

Emergency:

Police, Ambulance or Fire Emergency: 911

Non-emergency: (941) 316-1199

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1. Introduction

These Rules and Regulations are for the use of renters and guests. 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
Service Only	941-955-7171
Management Office	941-388-1100
After Hours	941-388-1100 (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 case of power failure. In the event of a severe electrical or wind storm, use only the center elevator to avoid being trapped by a power failure.

3. 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
- Inform the owner of the unit and the office if a fob is lost so that it may be de-activated to protect the security of the building
- Replacement 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 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
- They should be returned to these areas immediately after use
- They must not be used by vendors/contractors for carrying work tools, equipment or trash

Parking

- All parking spaces in the garages are assigned to a specific unit and are for owner, guest and renter use
- All owner, renter and guest vehicles must display a parking permit available from the office
- All overnight vehicles in the north parking lot that are not displaying a parking permit are liable to be towed at owners' expense
- All vendor and contractor vehicles are to be parked in the exterior north parking driveway in areas designated by the Maintenance Manager and further rules for contractors are contained in the 'Contractors and Owner unit Alteration Rules' copies of which are available from the Management Office
- 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
- In accordance with the provisions of the Declaration of Condominium overnight parking of trailers, campers, trucks, boats, motor homes, motor bikes, motor scooters and commercial type cars, trucks and vans is not permitted
- Vehicles may only be washed at the north west 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 on the north parking driveway for more than 7 continuous days
- The owner of any vehicle that causes damage to the paver surface of the north parking driveway will be charged with the cost of repair and/or cleaning
- Failure to follow any of the rules above may result in the car being towed by the Association's contractor at the cost of the vehicle owner

Laundry Rooms

- They 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 matter 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 other waste should be deposited in plastic bags down the trash chutes next to the 1102 elevators on floors 3 through 8

- Heavy and large items should be deposited in the large trash bins located outside the door in the center of the garage on the first floor

Elevators

- Do not keep elevator doors open longer than necessary
- Children must not play in elevators nor tamper with the controls
- When using for furniture or large sharp objects, the wall and floor covers must be used and the office must approve any exclusive use of an elevator
- In case of fire, do not use elevators since they will be needed by fire fighters and a fire-related power failure could trap you between floors – WALK DOWN
- In the event of high winds or an electrical storm, use the center elevator...it is the only one powered by the standby generator

Swimming Pool

- Hours are 8:00 am to dusk
- Swim at own risk- no lifeguard on duty
- Children under 10 years of age must be accompanied by an adult
- Children under 3 years of age must wear a swim diaper
- No food, beverages or animals in the pool
- Shower before entering
- No diving or jumping into the pool
- Do not swallow pool water
- Do not use pool if you are ill with diarrhea
- Maximum bathing load 27 persons
- Emergency assistance 911 (emergency phone located in garage)
- Noodles and water wing floats only
- No throwing objects, body boards or other floats

Spa

- Hours are 8:00 am to dusk
- Swim 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
- Do not swallow spa water
- Do not use spa if you are ill
- Maximum bathing load 11 persons
- Maximum use 15 minutes
- Pregnant women, small children, people with health problems, and people using alcohol, narcotics or other drugs must not use the spa

Pool Deck

- No glass or eating is permitted on the pool deck
- No pre-reserving loungers and chairs in advance of arrival
- No running or throwing objects
- Loungers, chairs and tables left unused for 60 minutes may be used by others and any possessions left by previous users removed
- Remove sand from footwear before entering the building
- The wearing of wet dripping swimwear is not permitted in the building
- Any personal trash should be deposited in the bins provided

- Close all umbrellas when leaving any table
- A storage area for personal beach furniture is available in the garage immediately on entry from the pool
- Any items left on the floor of the storage area are liable to 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 books and DVDs are welcome
 - Please return all items borrowed in a timely manner for others to use
- Sauna
 - The saunas are located in the in the pool restrooms
 - Use is restricted to adults 16 and over at the users own risk
 - No water to be placed in the heating element as it is for dry heat only
- Fitness Center
 - The fitness center is located next to the office on the second floor
 - Use is restricted to adults 16 and over at the user's own risk
- Grills
 - The grills located on the beach side of the pool deck are for use by residents between the hours of 9:00 am and 9:00 pm
 - The gas supply must be turned off when cooking is finished
 - The grill cover should be replaced after use when 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 Phones

- Entry phones are located at each of the three main entrances to the building
- Your telephone will ring when a visitor places a call to you
- To let the visitor in press 9 on your phone, hold it down for five seconds and hang up and the entry lobby door will open
- Do not let anyone into the building unless they are visiting you

Residence Exterior

- 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

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

Plantings and Grounds

- No changes may be made to the grounds, plantings or any other common area without approval from the Board of Directors

Bulletin Boards

- Bulletin boards are located in first floor lobby of each building and in the first and second floor garages next to the elevator entrances
- The bulletin boards are primarily for the use by management for important resident notices such as Board of Directors Meetings
- Renters may not post any notices on the bulletin boards

Bicycles

- A bicycle rack is available for use in the first floor garage below the 1104 building
- All bicycles must have ID stickers which are available from the office

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

5. Specific Renter and Guest Rules

- Owners are responsible for any violation of the Rules and Regulations by a renter, although a renter may have use of common facilities withdrawn
- Guests of renters are not permitted overnight in the absence of the renter
- Renters are not permitted to have pets
- Rent sharing or sub leasing are not permitted

6. 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 renter, parent or legal guardian as appropriate
- Children under 10 years of age must be accompanied by an adult in the pool and may not use the spa

7. Renter and Guest Action When Leaving for Any Reason

- Turn off your water (It is a violation of the Declaration to leave the water on after an absence exceeding 10days)
- Turn off your water heater
- Set the unit AC at between 75 and 80 degrees
- Remove all furniture and loose objects from open lanais and decks during Hurricane season

8. Hurricane 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 in 24 hours
- Sarasota officials may recommend evacuation prior to an actual ‘Hurricane Warning’ and residents should be prepared to leave quickly
- Hurricane brochures issued by Sarasota County are available in the office for local shelter information

Securing Your Residence

- Remove furniture and loose objects from lanais and decks
- Tape large windows and glass doors diagonally to minimize breakage hazards or 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 your radio tuned for Civil Defense instructions

Securing The Building

- In the event of a threat of severe weather, and perhaps even before a 'Hurricane Watch' is issued, all vehicles will be moved to the second floor garage
- Keys for vehicles on the property during hurricane season must be left either in the unit or in the office
- This 'Watch' period should also be utilized to remove all furniture from the pool area for storage in the garage
- This period should also be utilized, time permitting, to make a visual survey of the porches and terraces of the individual apartments to determine whether furniture and other loose items have been left exposed to high winds
- Prior to departing the premises, the Association staff will make sure that all exterior doors are secured, and all three elevators are raised to the 8th floor and locked in place.