

OCEAN VILLAS CONDOMINIUM RULES AND REGULATIONS

- **PARKING PASSES ARE REQUIRED FOR ALL VEHICLES.** Passes may be obtained from the specific unit owner or from your rental property management company. **VEHICLES WITHOUT OFFICIAL DECALS OR HANG TAGS CLEARLY VISIBLE THROUGH THE WINDSHIELD WILL BE TOWED.** Boats, jet skis, trailers of any type, buses, motor homes, and RVs are not allowed in the parking lot and will also be towed. Offsite commercial parking facilities are available in the area.
- The pools at Ocean Villas are for the enjoyment of all owners and guests. **THE POOLS OPEN AT 9 AM AND CLOSE AT 9 PM.** There is no lifeguard on duty. Swim at your own risk. Only child safety flotation devices, small rings and noodles are allowed in the pools. Children under 12 must be accompanied by an adult (18 years or older). FL Health Code 64e-9
- **STATE LAW PROHIBITS ANY DRINK OR FOOD IN THE POOL OR WITHIN 4 FEET OF THE POOL EDGE AT ANY TIME.** FL Health Code 64e-9
- **NO GLASS IS ALLOWED ANYWHERE WITHIN THE FENCED POOL AREA AT ANY TIME.** FL Health Code 64e-9
- **PETS MUST BE KEPT ON A LEASH WHENEVER OUTSIDE THE CONDOMINIUM. ALL PET OWNERS MUST PICK UP AFTER THEIR PETS AND DISPOSE OF PET REFUSE IN THE DUMPSTERS. PETS (OTHER THAN SERVICE DOGS) ARE NOT ALLOWED IN THE POOL AREA.** FL Health Code 64e-9
- Electronic audio equipment, musical instruments and similar devices should be used so as to not disturb others.
- Towels, clothing or bedding may not be hung from the balcony railings, planter boxes or first floor walls at any time.
- Drone operation throughout the Ocean Villas property is restricted by Florida State Legislature Chapter 934.50 Freedom from Unwarranted Surveillance Act.
- Skateboards, push scooters, go carts, roller skating and ball play are prohibited in the parking lot, sidewalks, and property entrance areas. Bicycles may transit the property when going to the beach.
- Ocean Villas owners and vacation guests may have a maximum of two (2) pets on the property. Only dogs, cats, and birds are permitted. Rental guests should check with their rental agency to confirm the owner allows pets in their unit.

Owners and guests who violate the rules and regulations will be warned in person or in writing. Further non-compliance after being notified will subject the owner or vacation guest to a fine of \$25 per day for each violation and loss of pool use privileges.

Ocean Villas at St. Augustine Beach Condominiums, Inc.

Ocean Villas at St. Augustine Beach Condominiums is a community of owners, long term lease guests, and vacation guests. We hope that you enjoy your stay or investment in Ocean Villas to the fullest. The safety of all owners/guests is our priority, and these rules are intended to educate and to insure an enjoyable experience for all:

PARKING

1. Parking passes are required for all vehicles. Passes may be obtained from the clubhouse office or from your property management company. A maximum of two passes will be granted for each vacation guest condo. Owners will also have a maximum of two guest passes per condo. Guest passes should hang from the rearview mirror and face outward. **Cars not displaying a valid parking pass will be subject to towing.**
2. Parking spaces are not reserved for individual units. Please park cleanly within the lines.
3. Designated license tags, or proper hanging tags issued by a state or county authority are required to park in a space designated for handicap parking. **Cars not displaying a valid handicap parking decal, or tag and parked in a space designated for handicap parking will be subject to towing.**
4. The parking lot and property entrance speed limit is **5 MPH** at all times. Be alert to pedestrians and children at all times.
5. Boats, trailers, buses, motor homes, and RVs are not allowed in the parking lot. Offsite commercial facilities are available for parking. Our office will provide several suggestions.
6. The parking and property entrance areas are not to be used for play activities. Skate boards, push scooters, go carts, roller skating, ball play are prohibited in the parking lot, sidewalks, and property entrance areas.
7. Only minor/emergency vehicle repairs are permitted in the parking lots. Abandoned cars will be towed.

PETS

1. Ocean Villas owners and vacation guests are allowed to have a maximum of two (2) pets on the property. Only dogs, cats, and birds are permitted on the property. Guests who are leasing should check with their leasing company to see if the company or the specific unit owner allows pets.
2. Pets must be kept on a leash whenever outside of the doors of the condominium.
Pets (other than service dogs) are not allowed in the pool area.
3. All pet owners must pick up after their pets and dispose of said pet refuse in designated containers or the dumpsters.
4. Cats and dogs must be licensed and have up-to-date rabies and other vaccinations.
5. Cats and dogs must wear collars with up-to-date identification at all times.
6. All owners and vacation guests must register their cat or dog upon arrival on the premises. Copies of the registration sheet may be obtained from the MAY MANAGEMENT or your RENTAL AGENCY .
7. Service dogs must have an ID and service vest kit. Florida law prohibits any person from incorrectly posing their pet as a service animal when that animal is not. There is a difference between service animals and comfort and support animals.
8. The following breeds of dogs are not permitted in Ocean villas Property at any time: **Doberman, German Shepherd, Pit Bull, Rottweiler, Chow Chow, and Akita.** In addition, dogs that are noisy or disturbing the peace, will not be allowed to remain on the Ocean Villas property.

POOL SAFETY

The pools at Ocean Villas are for the enjoyment and comfort of all owners and guests. Please display courteous and safe habits toward family and friends when using these facilities.

1. **Please read the rules displayed poolside.** If you have any questions regarding those rules, please contact our MAY MANAGEMENT office.
2. **Pool swimming opens at 9 am and closes at DUSK daily. Please be sure all members of your family or group are aware of these hours. The closing time is by order of St. Johns County.**
3. There is **no lifeguard** on duty. **Swim at your own risk.** Do not leave children unattended.
4. Children under 12 must be accompanied by an adult (18 years or older). Children in diapers must wear plastic swim pants while in the pool area or on the pool deck.

5. Running and diving are strictly prohibited. Ball playing, throwing objects or rough play in the pool or around the pool deck are prohibited.
6. Please shower prior to entering the pools. A shower area is provided at each pool.
7. Glass is a danger in and around the pool and deck areas. No glass is permitted. Liquid refreshments must use a plastic or paper container. **This is for your safety and the safety of all.** Food and/or drinks are not permitted in the pool water or on the edge of the pool.
8. Floats, rafts, surfboards, and inner tubes are not permitted in the pools. Approved safety flotation devices for children 6 years of age or younger are permitted.
9. Restrooms and showers are located at each pool. Please utilize these facilities.
10. Pool decks and lanai (lagoon pool) are available for organized functions with the prior written approval of the Board or designated Association manager. Facility request/reservation forms may be obtained at the clubhouse office or on the Ocean Villas website (owners). The pools close for swimming at dusk (1 hour prior to darkness) and re-open at 9 A.M. The deck area remains open until 10 pm.

COMMON AREA FACILITIES

1. Please read and obey all posted signs on the property. The snake signs are for your safety as our property is bordered by sand dunes and vegetation with "critters".
2. Please do not play in the landscaped bedding and hedge areas. Parents, please be sure your children and guests are aware of this prohibition. Ocean Villas condominium Association assumes no responsibility for injuries or accidents.
3. Skateboards, roller blades/roller skating, go carts, push scooters, Hover Boards, and toys are prohibited in the parking areas, on premise sidewalks, pool areas and wooden walkways. Bicycles may transit the property and through the beach pool area when going to the beach. Bicycles may not be parked in the beach pool area or on sidewalks/building walkways. Personal golf carts of owners or guests must remain in the parking lot.
4. Defacing or the destruction of Ocean Villas property is prohibited, and violators will be subject to criminal prosecution.
5. The pool gates and the gazebo beach gate door must remain closed at all times after entering or exiting. Do not prop open the door or pool gates. This is for your safety and the safety of your family and guests. The security of your valuables and possessions is at risk should unauthorized trespassers gain unlawful entry to our property. Please report suspicious activity or persons to the local police.

Dwelling Units

1. Our condominium units and property are an investment. Your personal safety and security are paramount. If you see unsafe activities, please notify our clubhouse office or afterhours number (904-461-9708) or the local police (904-471-3600).
2. Do not sweep or throw anything from 2nd and 3rd floor balconies, porches or upper walkways.
3. Towels, clothing or bedding may not be hung from the balcony railings or first floor walls.
4. Exterior walls may not have art, fans, topiaries, hanging flower pots, etc. affixed to the wall. This includes all balconies and patios. Exterior holiday decorations are permitted for the day or weekend of the holiday. The exception is the December through January City "Night of Lights" celebration.
5. Electronic audio equipment, musical instruments and similar devices should be used in such a manner as to not disturb others. Sound levels should conform to the county and local laws and stipulations. (See attached).
6. Only electric grills may be used on the second and third floor patios and balconies by order of the Fire Marshal. **No exceptions.** Ground floor units may use charcoal and gas grills providing they are 10 feet away from the dwelling walls.
7. Garbage dumpsters and separate recycling plastic containers are provided at the west end of the north and south parking lots. Please ask our maintenance staff for assistance or questions. We encourage recycling!!

DRONE OPERATION

Ocean Villas recognizes Florida State Legislature Chapter 934.50 – Freedom From Unwarranted Surveillance Act. Drones are not allowed to be used on or above. Ocean Villas Property including common areas, owner units' personal airspace, or Parking lots. Specific exclusions to this rule are the following:

- Drones operated by an FAA licensed drone pilot for governmental Purposed including St John's County, City of St Augustine Beach and/or City of St Augustine, and State of Florida.
 - Drones operated by an FAA Licensed drone pilot for the purpose of Making pictures associated with the Real Estate sale of an Ocean Villas Condominium unit.
 - Drones operated by an official map service such as Google Maps, etc.
- Approval for the above exclusions must be obtained from the Ocean Villas

Board President or his/her designee for a specific date and time and the purpose.

Approval or rejections will be sent via e-mail to the requestor.

Drone operators will be held responsible for any and all damages caused by their drone.

+OCEAN VILLAS AT ST. AUGUSTINE BEACH CONDOMINIUM ASSOCIATION, INC.

Owner and Contractor Rules for Remodeling Your Condo

1. Please read the St. Johns county Guide for Hiring Contractors. Only licensed contractors and repair companies should be utilized in your condominium. This is for your safety and the safety of your fellow owners. You should request the following documentation for any job:
 - a. Consult your Association Documents and Rules prior to starting any remodeling project. Provide all contractors and subcontractors with a copy of the Ocean Villas Rules and Regulations. We request that owners consult our Community Association Manager (CAM) or the chairperson of the Architectural Review Panel for guidance and recommendations.
 - b. **Approved working hours are Monday through Saturday, 8 a.m. to 6 p.m. No noise generating remodeling or similar activity will be permitted on Sundays or holidays (New Years Day, Easter Sunday, Memorial Day weekend, Fourth of July, Labor Day weekend, Thanksgiving, Hanukkah, Yom Kippur, or Christmas).** Emergency “noise making” repairs required during prohibited times are allowed with the prior approval of the CAM or Board v member.
 - c. Request a copy of your contractor’s state or county license. It is against the law to knowingly employ an unlicensed contractor, and you may be responsible for any damages. The Association may also require an owner to remove any changes or unapproved remodeling that is performed by an unlicensed company or contractor or that is found to be in violation of our Association documents.
 - d. Request a copy of and verify your contractor’s worker’s compensation and general liability insurance.

- e. Contact the City of St Augustine Beach Building Department regarding the required permits and documentation needed prior to starting and completing any project.
- f. Be sure to read your contract and contact an attorney if necessary.
- g. All contractors and repair companies must haul all refuse and debris including cabinets, sheet rock, lighting and electrical materials, and plumbing parts away from the property.
- h. Our Association dumpsters are not provided for remodeling refuse. We encourage the use of remodel refuse dumpsters. Contact our CAM for placement, approved locations, and time limits. Refuse dumpsters and PODS are prohibited on the property during the peak times of Memorial Day weekend, Fourth of July week, and Labor Day weekend.
- i. Owners and contractors will be held responsible for damages to parking lots, sidewalks, stairwells, landscape and other Association property.
- j. .
- k. Flooring removal or installation inside a unit must have the approval of the Board and underlayment must meet noise suppression and sound transmission decibel coefficients of 50 db or higher. The exception is the installation of carpeting with padding.
- l. Air Conditioning units located on the second and third floors must have a system shut-off for the condensation line should there be an overflow.
- m. Obtain parking passes (1 week per pass) for contractor and worker vehicles. Overnight parking of contractor/worker vehicles is prohibited unless said contractor/ worker is renting or staying in an Ocean Villas condo unit.
- n. Provide our CAM or DESIGNEE with copies of permits, contractor contact numbers, and examples of noise suppression materials proposed for your project. The OV CAM or designee will inspect the work progress at each phase of the project; START, DEMOLITION, INSTALLATION, and FINISH. Specific attention will be paid to rubbish disposal. The Owner or Contractor, will phone the CAM or DESIGNEE to schedule the related inspection. These will be kept in your Association file.
- o. Common element access such as the attic, first floor slab, or landscape areas requires the approval of the Architectural Review Panel and/or the Board.

IMPORTANT EMERGENCY NUMBERS

Police, Fire, Ambulance-----911
St. Augustine Beach Police-----904-471-3600
Florida Power and Light (Electricity)-----800-468-8243
Flagler Hospital-----904-819-5155
May Management-----904-461-9708
Water Department-----904-209-0655
Cheshire Towing----- 904-687-5062