

# ATLANTIS SHERBROOKE VILLAS EAST CONDOMINIUM ASSOCIATION, INC.

## RULES AND REGULATIONS

August, 2024

It is the purpose of your Board of Directors to operate, maintain and add to the beauty of our building and its grounds within the limits of a sensible and reasonable budget.

In order to ensure for all the enjoyment of a relaxed and gracious living, while maintaining an atmosphere of easy-going informality, it is essential that guidelines of decorum be established.

To that end, we have outlined what are considered a minimum of rules to protect the value of our property and to prevent interference with the rights, comfort and well being of ALL residents.

### 1. **Occupancy:**

Inform the Board, in writing, if your condominium is to be occupied by anyone during your absence. Furnish the names of the persons, dates of arrival/departure. Owners must supply their guests with these Rules and Regulations.

### 2. **Leasing or renting of a unit:**

No unit owner may lease or rent a unit without the approval of the Association through our Management Company, JMA Management. The owner of a unit to be leased must fill out the 'Notice of Intention to Sell/Lease a Condominium Unit' form. (a \$150 fee must accompany each application) Lease/rentals are limited to two every twelve months for a minimum period of two months each. These forms are available at JMA Management. Tenants will be required to pay their rent directly to the Association when landlord/owner fails to pay assessments when due. Association will notify the tenant by letter.

### 3. **Sale/Rental of unit:**

Seller shall give the Association notice of such intention by completing "Application to Sell/Lease Condominium Unit" form. Purchaser must complete the "Application to Purchase or Lease A Condominium Unit" form. A \$150 fee must accompany the application to purchase. These forms are available at JMA Management website.

### 4. **Children:**

Children under the age of 13 years must be accompanied by an adult in the elevator, stairways, pool and parking areas.

### 5. **Parking:**

Each unit is assigned one covered space for the sole use of the occupants of that unit. Additional cars must be parked in Association's guest parking. All vehicle must pull into space/ not backed in.

### 6. **Barbecue:**

Located on the east side of the pool house. It is gas fired and must be operated by adults with care. No other BBQ's are allowed in the building or on the property. Cleaning should be done

when finished grilling with the brush provided. After grill is cool, please cover grill after use. A spotlight is located to the left of the Ladies Room door on the outside wall of the pool house.

**7. Recreation Building:**

Room may be reserved for meetings and other social events for residents and their guests. Those using the facility should leave it in a clean and orderly condition. Children under the age of 18 must be supervised by an adult.

**8. Trash Disposal:**

All debris/trash must be placed in a LEAK PROOF Bag, securely tied and put down the trash chute or in the dumpster on the 1st floor. Do not throw any wrapped food or containers/cups with liquid as it will attract rodents. Recyclable Bins are in the storage room on every floor. Any bulk trash needs to be put by the street on Sunday. Bulk trash pick up is on Monday.

**9. Hard surface floors:**

Noise reverberates and can be very disturbing to those below you. So please limit dragging of furniture, wheeled suitcases. If you are replacing tiles, wood, marble flooring you must install a cork underlay material under such surfaces. You must obtain a Building permit from the City of Atlantis prior Condo Association approval.

**10. Signs or Advertisements:**

No notice can be inscribed, painted or affixed or placed on any part of the outside of the building or common elements in order to comply with City regulations. We have bulletin Boards in the mailroom.

**11. Workmen:**

Your Association on a contract basis employs a maintenance person. They are under supervision of the Board and Management Company. Any complaint, criticism, instructions or other matter is to be directed to the Board/Management company and NOT to the worker.

**12. Mover Damage:**

Unit owners moving in/out must cover the elevator with protective mats that are located in the Storage Room on the PH floor. If an accident occurs during moving, please contact the Board so that repair can be done. Please be careful with the walkways and elevators.

**13. Grocery Carts:**

ALL grocery carts must be returned to the 1st floor storage area. Leaving them in the hallways or outside the elevator is inconsiderate of others and a hazard.

**14. Records Request:**

Owners have the right to inspect the official records of the Condominium under Florida Statute. The request to inspect the official records of the Atlantis Sherbrooke Villas East Condominium Association, Inc. shall be made in writing via email to JMA Management Co. The records will be made available for inspection within 5 working days. There will be a fee of \$.25 per page for any copies requested.

**15. Satellite Dishes:**

Subject to Association guidelines and approval of the Board.

**16. Mailbox Keys:**

Owner must contact the US Postal Service to replace lost keys. The mailboxes are not the property or responsibility of the Association.

**17. Cable Service:**

As part of the Association dues, bulk cable service is included to each residential unit within the Association. The service included in the Association's Agreement is Xfinity Digital Starter Service. In order to receive service, each resident must establish an account. They will provide you with 1 standard digital converter and 2 digital adapters if requested, as part of our Bulk Service Agreement. Each resident is responsible for the equipment within their unit, closing their account and returning the equipment to Xfinity. If the equipment is not returned, Xfinity will charge the resident for the unreturned equipment. This service can be terminated by the Association.

**18. No Pet Policy:**

**All pet requests must be approved by the Board.** Dogs must be on a leash at all times. **Walk your dog on the street and pick up after your dog.** JFK Dr, has a grass area by the carports/street. No dogs allowed in the back or side of the building or pool area. Dogs should not be walked on the grass area around the building.

**19. Balconies/patios:**

No carpeting, tiles or area rugs are permitted on the balconies.

**20. A/C Drain line:**

It is recommended that you clean the drain line by using a solution of vinegar or bleach and water (1 cup of solution to 1 cup of water) on a monthly basis. This will keep the lines clear of the gunk/mildew that accumulates and help prevent clogs in the lines.

**JMA Management Company information:**

1. **Website - [jmamanagement.net](http://jmamanagement.net)**  
All forms and documents are on the website.
2. **Property Manager - Jean Adolphe**  
[jean@jmamanagement.net](mailto:jean@jmamanagement.net)  
(561) 440-7854

# SHERBROOKE POOL

## PRIVATE POOL

**RESERVED FOR MEMBERS OF THE SHERBROOKE  
ASSOCIATIONS AND THEIR GUESTS**

**NO LIFEGUARD ON DUTY  
USE THE POOL AT YOUR OWN RISK**

**CHILDREN UNDER 12 MUST BE ACCOMPANIED BY AN ADULT**

**SHOWER BEFORE ENTERING THE POOL**

**COVER CHAIRS & LOUNGES WITH BEACH TOWELS BEFORE USE**

## NO

**DIAPERS, OF ANY KIND, IN THE POOL**

**FOOD, DRINK, OR GLASS IN THE POOL AREA**

**PETS IN THE POOL AREA**

**RUNNING OR ROWDY BEHAVIOR IN THE POOL AREA**

**LARGE TOYS, BALLS, OR RAFTS IN THE POOL**

## NO DIVING

**HOURS: DAWN to DUSK  
BATHING LOAD: 15 PERSONS**

**EMERGENCY PHONE IN 145 ELEVATOR**

# **BULK TRASH** **PICK-UP**

**IF YOU HAVE LARGE PIECES OF ANY KIND YOU WISH TO DISCARD, CALL THE CITY OF ATLANTIS ON FRIDAYS AT 965-1744 SO THAT THEY CAN MAKE ARRANGEMENTS FOR PICK UP ON MONDAYS.**

**ALL BULK PICK-UP IS ON MONDAY AND THE ITEMS NEED TO BE PLACED OUTSIDE BUILDING 250 ON THE SWALE NO EARLIER THAN 5 P.M. SUNDAY.**

**PLEASE DO NOT PLACE BULK ITEMS IN THE STORAGE ROOMS OR IN THE GARBAGE ROOM ON THE FIRST FLOOR. ALSO NO BULK ITEMS MAY BE PLACED INSIDE THE DUMPSTER. IT WILL PLUG THE GARBAGE CHUTE.**

***THANK YOU!***