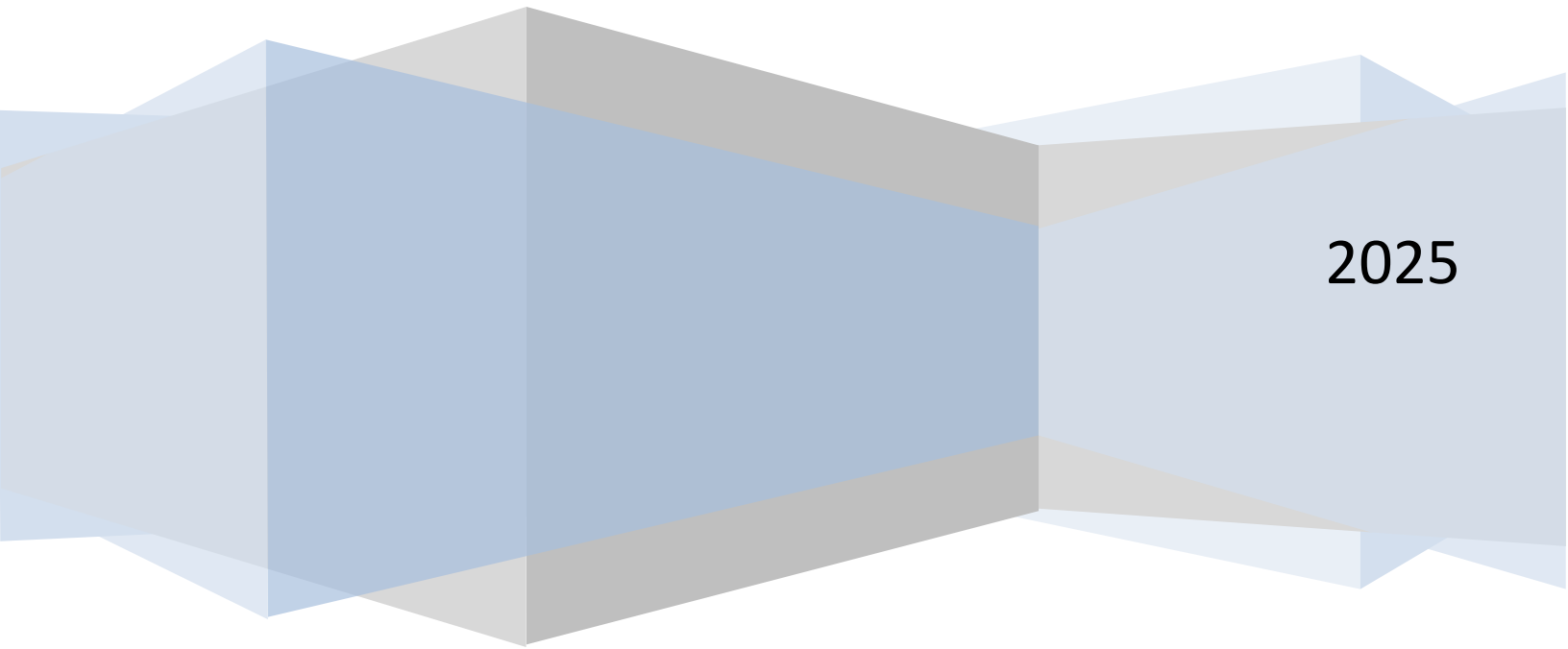


Ocean 21 – 22 Condominium

Rules & Regulations

As owners and residents of Ocean 21-22, we all have certain rights. Yet we also share certain obligations to our neighbors and to our condominium community as a whole. The principles of condominium living require that the rights of the individual yield, to some degree, to the goals of the majority. The following rules and regulations were established to preserve those rights and responsibilities and to safeguard the best interests of the Ocean 21-22 Community as a whole. Consequently, they will also help insure that life at Ocean 21-22 is pleasant, comfortable and harmonious for us all.



2025

Record of Amendments

Date	Section	Modified
5/30/13	The Board of Directors reserves the right to approve all new	Added owners and/or new tenants
5/30/13	Safety and Security	Added pool gates and leaving them propped open when not in actual use is strictly prohibited
5/30/13	Balconies	Added bicycles, etc. to the list or placed on railings. Added water is not to be swept off balconies.
5/30/13	Disturbing noise	Added should be avoided at all times and strictly not permitted after 10pm (ET). Consideration is to be given...
5/30/13	- Removed paragraph on unit owners are responsible for damages caused by plumbing or other water intrusion. - Under review: Unit owners are responsible for damage(s) caused by plumbing leaks	- This is under review and will be clarified and added back in at a future date. - Under consideration: Unit owners are liable for damage done to other units as the result of their plumbing leaks.
5/30/13	Use of Common Areas	Added other than designated storage areas; service representatives are to clean up... and in the case of work occurring over multiple days, at least on a daily basis at the end of each day; unit owner involved will be held responsible in the event such rules are not followed.

Last Amended Rules & Regulations – July 21, 2022

7/1/18	Lobby: Doors	Added the electronic doors must not be propped open. Any damage sustained will be charged to the unit owner and/or vendor held responsible.
5/30/13	Vehicles	Added no vehicles larger than a pick-up except when making deliveries
5/30/13	Playing	Added breezeways
5/30/13	Smoking	Added prohibited in lobbies, stairways or anywhere else inside the buildings.
5/30/13	Swimming pool	Added and their; or other adult supervision
5/30/13	Club House	Added in the event the clubhouse is not left in clean and undamaged condition, the Association will have it cleaned and/or restored and will bill the responsible owner, accordingly.
5/30/13	Pets	Added - leash at all times while anywhere outside the units and on the premises.
5/30/13	Garbage	Added Make a reasonable effort to package garbage/ trash. Garbage/trash must be placed in plastic bags and securely sealed before being placed in the garbage chute or dumpster. Residents should use heavy-duty garbage bags designed to stretch instead of break, whenever possible. Bags containing heavier contents that may break when dropped down the chute should instead be taken down stairs and placed in front of trash room door.
5/30/13	Moves or deliveries	Added and/or the manager
5/30/13	Maximum number of occupants	Changed penthouse to 2 people per bedroom
5/30/13	Parking	Added no more than one motor vehicle per parking space

Last Amended Rules & Regulations – July 21, 2022

5/30/13	The clubhouse usage fee	Usage fee of \$50.00
7/1/18	Swimming pool	All glass containers are prohibited from the pool area.
8/17/21	Swimming Pool	Line 4. Age requirement Line 6. No bodyboards Line 7. Safety line rope & Life Ring Line 9. No Glass of any kind
7/1/18	Garbage	Residents should use heavy-duty garbage bags whenever possible designed to stretch instead of break. Bags containing heavier contents that may break when dropped down a chute should be taken downstairs and placed in front of the trash room door.
4/16/20	Vehicle Parking: Owner Decals and Guest Tags.	Handwritten notes are NOT permitted as a proper identification. Owners Decals – 2 per unit.
9/17/20	Revised Pet Rules and Regulations	The entire sections of the pet rules were modified and amended. Approved by the board of directors at the board meeting 9/17/2020.
9/17/20	Entry Doors	Flat Flush panel with a fire rating of 20 minutes.
9/17/20	Hurricane Shutters	Color must be light beige
7/21/22	NSF: Fee Condo Questionnaire Fee Estoppel Fee Increased from \$100.00 to	\$50.00 \$150.00 \$250.00 Added to the rules and Regulations
7/21/22	Pool Hours	Dawn to Dusk

Rules & Regulations

Ocean 21–22 Association, Inc.

The Rules & Regulations hereinafter enumerated as to the condominium property, the common elements, the condominium units, and the condominium, in general, shall be deemed in effect until amended by the Board of Directors of the Condominium Association and shall apply to and be binding upon all condominium parcel owners who shall, at all times, observe said Rules & Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, contractors, lessees and persons for whom they are responsible and person(s) over whom they exercise control and supervision. Violation of these Rules & Regulations may subject the violator to any and/or all remedies available to the Condominium Association and other condominium parcel owners, pursuant to the terms of the Declaration of Condominium, the by-laws of the Condominium Association, and Florida law.

Violations of Rules & Regulations:

- Violations should be reported to the manager in writing.
- The manager shall call the violation to the attention of the violating owner and the Board of Directors.
- Disagreements concerning violations will be presented to and judged by the Board of Directors, who will take appropriate action.

The Rules & Regulations are as follows:

- a. General conduct regarding responsibilities of the Board of Directors, Ocean 21-22 Association, owners, renters, tenants, and guests.
 - a. The Association has a fiduciary responsibility, under applicable Florida law, to maintain the common elements of the condominiums. Those elements include the **common** plumbing, common heating, common ventilation, and common air conditioning (HVAC) systems. The Association has an irrevocable right to access a unit in the event of any failure of one or more of these systems within an unoccupied and/or locked unit. The sole purpose of the access is to ascertain damage(s) and to repair as needed to prevent further damage(s) to the common elements or to that or other units. To ensure access to a unit in case of such an emergency, each condominium owner shall be required to provide a key to their unit to the manager. *(The Rules & Regulations were amended to reflect this change at the Board of Director's meeting on June 7, 1999.)*
 - b. The minimum term for any unit rental, however, obtained, shall be for a minimum of six (6) months and one (1) day. There shall be no more than one (1) lease on any unit in a twelve (12)

month period from the beginning of the lease. *{The Rules & Regulations were amended to reflect this change at the Board of Director's meeting on April 17, 2000}.*

- c. The Board of Directors reserves the right to approve all new owners and/or new tenants, and new owners and/or tenants must meet with the Association representative prior to sale or rental. New owners and/or new tenants are required to sign a statement of understanding of the Rules & Regulations and agree to abide by such. Sub-leasing is not permitted.
- d. A security deposit in the amount of \$500.00 is required to be paid to the Association prior to occupancy to cover potential tenant damages to the common areas. This deposit will be held in a non-interest-bearing escrow account.
- e. At the termination of a lease or prior to any sale, management or appointee will inspect the common elements of a unit prior to refunding the security deposit. The cost of repair(s) to common elements of the unit will be deducted from the security deposit. *(The Rules & Regulations were amended to reflect this change at the Board of Director's meeting on October 9, 1995.)* If the security deposit does not cover the total damage, the owner is responsible for full restitution.
- f. The Association accepts no liability or responsibility to the unit owner for failure to collect rent damage to the owner's unit or furnishings therein, or for any other causes whatsoever in connection with the rental of the unit. Any security deposit in addition to that for damages to the common areas is between the unit owner and the tenant.
- g. Residents will be given Association parking permits for their vehicle(s) when signing in at the office.
- h. In accordance with the State Condominium Law, a transfer fee for a sale or lease of a unit will be paid to the Association unit owner. The amount of the fee is \$50.00 for a family or \$50.00 for a person if the applicants are unrelated. Failure to pay will result in a lien against the property for transfer fee FS 718.11.
- i. Owners who rent their unit relinquish their right and their families' right to use the common elements (clubhouse, swimming pool, etc.).
- j. All moves, furniture, and/or appliance deliveries and contractors are to be scheduled in advance with the Association manager:
- k. Moves or deliveries are not to be scheduled on weekends or holidays without prior approval from the condominium manager and/or the Board of Directors.
- l. The Association manager must be notified prior to the move-in/move-outs.
- m. The unit owner or person in charge of the move shall pay for any damage sustained to the buildings, common areas, and/or property as a result of the move-in/move out.

- n. The maximum number of occupants permitted to stay in a rental unit is
 - a. Two Bedroom Unit -4 People
 - b. Three Bedroom Unit -6 People
 - c. Penthouse -2 People per bedroom
- o. Safety and security are issues that all persons residing at Ocean 21-22 must concern themselves with. It is absolutely imperative that all exterior doors remain closed and not propped open when not in actual use. Propping open exterior doors, pool doors, and pool gates and leaving them propped open when not in actual use is strictly prohibited and could result in costly damage to the equipment.

2. Rules Regarding Financial Fees

- a. NSF Fee - \$50.00
- b. Condo Questionnaire - \$150.00
- c. Estoppel Fee – 250.00
- d. New Ownership Application Fee - \$50.00
- e. Rental Application Fee – \$50.00 for a family or \$50.00 for a person if the applicants are unrelated.
- f. Rental Security Deposit Fee - \$500.00 (Refundable after no longer renting the unit out).

3. Rules Regarding Use of Units:

- a. Corporate leases and individuals leasing as roommates must be approved by the Board of Directors.
- b. Balconies will be used for the purpose intended. Nothing will be hung or thrown from the balconies. No articles, signs, lines, bicycles, etc. are to be hung from the balconies or placed on railings. There will be no feeding of the birds. Rugs will not be shaken from balconies, in the stairwells or corridors. Debris or loose water is not to be swept off balconies. Balcony terrace areas will be maintained so as not to detract from the buildings.
- c. No hibachi, gas-fired grill, charcoal grill, or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony or under any overhanging portion or within 10 ft. (3 m) of any structure. Listed electric ranges, grills, or other similar electrical apparatus shall be permitted. *(The Rules & Regulations were amended to reflect this change at the Board of Director's meeting on July 16, 2008.)*
- d. Disturbing noise should be avoided at all times and is strictly not permitted in the buildings or on the premises after 10 pm (ET). Consideration is to be given so as not to infringe upon the rights, comforts, or convenience of other residents.
- e. Work hours for, maintenance, and heavy traffic of workmen shall be restricted to normal business hours of Monday-Friday, 8:00 am-5:00 pm (ET). However, this rule is not meant to restrict emergency repairs when necessary.
- f. Individual satellite dishes, television, or radio antennas may not be installed on a common area such as a walkway, hallway, community garden, exterior wall, or the roof. *(The Rules & Regulations were amended to reflect this change at the Board of Director's meeting on July 16, 2008.)*

- g. No flammable oils or fluids, explosives, or articles deemed hazardous will be stored on the premises.
- h. General services, such as pest control, plumbing, etc. must be done when scheduled and access to all units is required. All unit owners and occupants will be notified in advance.
- i. Children under eighteen (18) years of age shall not occupy a unit unless a parent, guardian, or adult is in residence at the same time.
- j. Use common sense when for flushing toilets. Kleenex, Band-Aids, Q-Tips, paper towels, sanitary products, dental floss, etc. should not be flushed down the toilets.
- k. Owners will maintain their units and equipment in good condition and repair. **Everything inside the unit and exterior windows and doors of each unit is the responsibility of the owner.** Alterations and repairs of the exterior of the condominium buildings including painting the exterior of unit doors are the responsibility of the Association.
- l. The **backside of window treatments** shall be a solid, neutral color. Stained drapery linings should not be visible from the outside. Awnings are not permitted.
- m. **Hurricane shutter installation** must comply with guidelines as set forth by the Board of Directors. Color must be light beige. **ARB application and the approval by the Board of Directors is required prior to any installation.** *(The Rules & Regulations were amended to reflect this change at the Board of Director's meeting on September 17, 2020.) ARB application and guidelines is attached to the back of the R&R.*
- n. **Exterior window replacement** must be submitted to the Board of Directors for approval and decisions made by the Board must be adhered to. The intent is to keep the exterior appearance of the buildings as uniform as possible. The windows to be installed shall be bronze on the exterior of the window, so the color is uniform for the two condo complexes. The glass should be brown turtle-tinted in color. It is recommended by the association that the windows be rated for 120 mph winds, as the property is ocean front and the risk for strong storms, including hurricanes is high. The interior color of the windows (the color that will be seen from the inside of the unit is up to the discretion of the unit owner as it does not impact the look of the exterior of the building. **ARB application and the approval by the Board of Directors is required prior to any installation.** *ARB application and guidelines is attached to the back of the R&R.*
- o. **New Entry Door** must comply with guidelines as set forth by the Board of Directors. Solid panel with a fire rating of 20 minutes. **ARB application and the Board of Directors' approval is required before installation.** *(The Rules & Regulations was added at the Board of Director's meeting on September 17, 2020.) ARB application and guidelines are attached to the back of the R&R.*
- p. The Association has adopted a reasonable **sound control policy for the installation of sound absorbing material** in conjunction with installation of all hard surface flooring in the residential units of Ocean 21-22. The policy is offered to the owners for their protection against future claims by their neighbors. The specification policy is on file in the Association office. **ARB application and the approval by the Board of Directors is required prior to any installation.** *ARB application and guidelines is attached to the back of the R&R.*

4. Rules Regarding Use of Common Areas:

- a. The common areas such as halls, sidewalks, stairways, elevators, and parking areas shall not be obstructed or used for any other purpose than for an entrance to and an exit from units.
- b. By order of the Fire Marshall, stairways, hallways, and other common areas other than designated storage areas will not be used for the storage or placement of articles including surfboards, shoes, and beach items.
- c. Residents are not permitted to put their names in any entry, passageway, vestibule, hall, or stairway of the building, except in the proper place or in the mailbox provided for use of the units occupied.
- d. Repair or installation service representatives are to clean up common areas upon completion of work and in the case of work occurring over multiple days, at least on a daily basis at the end of each day. The unit owner involved will be held responsible in the event such rules are not followed.

5. Specifics Regarding

Lobby:

- a. Those in wet bathing attire are required to use the pool entrance when entering the building.
- b. No one is permitted to adjust the air conditioning, heating, or lighting in the lobbies, except maintenance personnel.
- c. All carts are to be returned to their designated places on the first floor immediately after use. Residents use only! Not to be used by contractors.
- d. The electronic doors must not be propped open at any time. Any damage sustained will be charged to the unit owner and/or vendor associated with the action.
- e. Parking is not permitted in front of the building except for loading and unloading (5-minute limit). This area is designated for emergency vehicles.

Parking:

- a. Owners/residents are assigned parking spaces and no more than one motor vehicle at a time can occupy any parking space. Association decals must be placed on owners' vehicles. Additional parking for family/guests is available in the overflow parking lot. Guest vehicles must have a guest card attached to the rear-view mirror. Guests are to park in the west overflow lot.

Owner's Decals: Due to the limited parking spaces. Parking decals are limited to two per unit. **Guest Tags:** Handwritten notes are **NOT** a proper identification. NO HANDWRITTEN

NOTES or COPING OF A GUEST TAG IS NOT ACCEPTABLE! *(The Rules & Regulations were amended to reflect this change at the Board of Director's meeting on April 16, 2020.)*

- b. Residents may take such legal action as they choose against trespassers or violators of their spaces. The Association recommends that the violation first be reported to the Association manager or maintenance supervisor who will attempt to resolve it promptly. Illegally or improperly parked vehicles may be towed away by an individual owner at the violator's expense.
- c. Blocking of the ramp is prohibited.
- d. Recreational vehicles (including boats) or trailers are not permitted at any time in any of the parking areas. No vehicles larger than a pick-up truck may be parked in any of the parking areas, except as required when making an actual delivery.
- e. Repairmen are to park their vehicles in the overflow parking lot except when loading and unloading equipment.
- f. Parking is not permitted in front of the building except for loading and unloading (10-minute limit). The area is designated for emergency vehicles. All others will be towed at owner expense.
- g. Vehicles should not be parked in such a manner as to impede or prevent ready access to any other parking space.
- h. Residents should refrain from blowing horns or racing motors.
- i. No resident shall use or permit family or guests to use parking spaces of another resident without specific permission of said resident.
- j. Garage doors are to be kept closed at all times.
- k. Skateboarding, skating, bicycle riding, ball games, or other playing is not permitted in the garage, breezeways, parking areas, pool area, or sidewalks.
- l. Bicycles can be stored in the bicycle room or individual units. Bicycles that are stored in the bicycle room must have the unit number on them. Bicycles that are stored in the bicycle room are the responsibility of the individual and not the Association.

Elevators:

- a. Smoking is prohibited in the lobbies, elevators, stairways or anywhere else inside the buildings.
- b. Elevator telephones are to be used for emergencies only.

- c. Playing on the elevators is prohibited. Children under ten (10) years of age are to be accompanied by an adult.
- d. Movement of pets by the elevator must be done without inconvenience to owners. Pets may travel in the elevator only when the car is free and other owners or guests are not awaiting its use.

Swimming Pool:

- a. This swimming pool is for the exclusive use of residents and their guests. Residents are responsible for the conduct of their guests.
- b. Pool Hours: Dawn to Dusk. *(The Rules & Regulations were amended to reflect this change at the Board of Director's meeting on July 21, 2022.)*
- c. The number of guests should be limited so as not to monopolize the facilities. Private pool parties are not permitted.
- d. Anyone using the pool does so at his or her own risk.
- e. An adult must accompany children under ~~ten (10)~~ thirteen (13) years of age. Parental or other adult supervision is required for any child. *(The Rules & Regulations were amended to reflect this change at the Board of Director's meeting on August 19, 2021.)*
- f. Appropriate bathing attire is required at all times. Cut-offs, wet suits, etc. are not permitted in the pool. Infants should be suitably attired in swim pants (no diapers) for the pool.
- g. No balls, skateboards, rafts, or any type of bodyboards are permitted in the pool or pool area. *(The Rules & Regulations were amended to reflect this change at the Board of Director's meeting on August 19, 2021.)*
- h. Please DO NOT REMOVE OR JUMP ON THE SAFETY LINE ROPE or play with the life ring. *(The Rules & Regulations were added at the Board of Directors' meeting on August 19, 2021.)*
- i. Running, splashing, or rough play is not permitted. Consideration for the comfort and safety of others must be observed.
- j. Beverages must be in plastic containers or cans; glass (NO GLASS OF ANY KIND) containers are prohibited in the pool area. *(The Rules & Regulations were amended to reflect this change at the Board of Director's meeting on August 19, 2021.)*
- k. Chairs and lounges should not be removed from the pool area or sun deck. Protect lounges with a towel when using tanning oils or lotions.
- l. Pets are not permitted in the pool or pool area.
- m. Pool water balance and machinery are sensitive to sand, oil, and lotions. Please shower off before using the pool.

- n. An individual not obeying the rules governing the use of the pool is subject to removal by the manager, maintenance supervisor, or any member of the Board of Directors.

Club House:

- a. The clubhouse is intended for the owner's community activities but can be reserved for private functions for a usage fee of \$50.00. Association functions have precedence over private functions.
- b. Owners and tenants with valid leases only may reserve the clubhouse for private functions.
- c. The individual reserving the clubhouse must be present for the function.
- d. Individuals reserving the clubhouse are responsible for providing all supplies including paper products.
- e. The individual reserving the clubhouse is responsible for providing an attendant to monitor guests' parking. The overflow parking area is for the use of all owners and may not be monopolized by guests at private functions.
- f. The pool may not be reserved with the clubhouse. Guests should be reminded of this.
- g. Children under eighteen (18) years of age must be under the supervision of the adult individual responsible for the function.
- h. Users must guarantee to leave the clubhouse in the same condition or better than found are encouraged to arrange for a professional cleaning service. In the event the clubhouse is not left in clean and undamaged condition, the Association will have it cleaned and/or restored and will bill the responsible owner, accordingly.
- i. Reservations for the clubhouse must be made in advance by completing a reservation form and including a security deposit of \$200.00. There is a usage fee of \$50.00 per day that is paid in advance. Checks must be in the name of the - individual making the reservation. The deposit will be refunded; however, expenses to cover cleaning or damages will be deducted. Damages exceeding the amount of the deposit will be the responsibility of the unit owner. Air conditioning/heating must be turned off or a \$25.00 charge will be deducted. If there is a breach of the security rules, a penalty of \$25.00 for each violation will be deducted.
- j. The Board of Directors through the Association manager will approve all reservations.
- k. Wet bathing suits are not permitted in the clubhouse.
- l. Pets are not permitted in the clubhouse.
- m. Music outside of the clubhouse is not permitted.
- n. Smoking in the clubhouse is not permitted.

- o. Individuals using the clubhouse will monitor the security gates. The gates will remain locked throughout the use of the clubhouse. Prior to departure, the individual reserving the clubhouse will ensure that all doors and gates are locked.
- p. If an individual does not observe the rules, the Board of Directors may make a determination to deny the use of the clubhouse in the future.

Bicycle Rooms:

- a. Bicycle rooms are for the storage of bicycles and beach chairs only.
- b. Bicycles and beach chairs must be clearly marked with owners' names.
- c. Bicycle rooms will be inspected [at least monthly] and all items not meeting the above criteria will be discarded.

Rules Regarding Pets: *(The Rules & Regulations were amended to reflect this change at the Board of Director's meeting on September 17, 2020.)*

- a. Guests or others may not bring their pets onto the property for an overnight stay. A unit owner must be present for a pet visit during the day. If an unapproved pet is found to be on the property, the owner or guest must board the pet or leave the property immediately.
- b. Domestic pets are allowed on the premises provided they do not disturb or annoy other occupants. Any inconvenience, damage, or other unpleasantness caused by a domestic pet is the responsibility of the resident and if the resident is a renter, then the owner of the unit in which the pet resides has ultimate responsibility. In the event the Association or any unit owners or residents incur costs or other monetary damages as the result of the actions of pets owned by other unit owners or residents, then the owners or residents who own the offending pets will be responsible for reimbursing the Association or other unit owners or residents for their costs or damages, accordingly. Owners are limited to two domestic pets (defined below) on the Condominium Property provided they do not disturb or annoy other occupants. Domestic pets shall mean: two domesticated dogs no more than 100 lbs. each when fully grown, two non-exotic domesticated cats. No other pets shall be permitted on the premises except one bird per unit and fish in tanks no larger than 100 gallons.
- c. Residents may have up to two dogs, two cats, or a dog and a cat. Pit bulls, Rottweilers, Dobermans, and Wolf Hybrids are not permitted on the premises. Wild animals, reptiles, amphibians, or other non-domestic or exotic pets also are not permitted on the premises.
- d. Owners and residents must at all times while on the premises observe and obey pet ordinances of the City of Jacksonville Beach with regard to their pets.

- e. Dogs and cats must always be on a leash and fully restrained and under the control of the handler while outside their resident units.
- f. Movement of pets by the elevator must be done without inconvenience to owners. Pets may travel in the elevator only when the car is free and other owners or guests are not awaiting its use.
- g. Pets are to be kept away from planting areas and off the lawns. Owners shall immediately clean up after the pets.
- h. Cat litter is to be double bagged in plastic, securely fastened, and placed in the dumpster rather than disposing of via the garbage chute(s).
- i. Pets are not permitted in the clubhouse, pool, or pool area at any time.
- j. In the event of violations or non-compliance with the Association's rules, the Board of Directors may act to correct the violation or non-compliance as is reasonably called for under the circumstances. The Board of Directors may instruct the Association Manager to issue warnings, levy fines, or in extreme cases, take appropriate steps to have the dangerous and/or habitually nuisance pets removed from the premises. In the event the Board of Director's levies fines, they will be administered and collected in accordance with Section (F.S.) 718.302 of the Florida Condominium Law. In extreme cases involving serious and/or habitual violations, the Board will instruct the Association Manager to contact the City of Jacksonville Beach Animal Control or Police, as appropriate under the circumstances, to affect the removal.

Rules Regarding Trash and Garbage:

- a. Make a reasonable effort to package garbage/ trash. Garbage/trash must be placed in plastic bags and securely sealed before being placed in the garbage chute or dumpster. Residents should use heavy-duty garbage bags designed to stretch instead of break, whenever possible. Bags containing heavier contents that may break when dropped down the chute should instead be taken downstairs and placed in front of the trash room door.
- b. Small objects, un-bagged trash, and/or newspapers are not to be thrown down the chute.
- c. Trash chutes are only to be used between the hours of 8:00 a.m. and 10:00 p.m. (ET).
- d. Items too large for the trash chute (small boxes, pizza cartons, etc.) are not to be left in the hallways. Residents should use heavy-duty garbage bags whenever possible designed to stretch instead of break. Bags containing heavier contents that may break when dropped down a chute should be taken downstairs and placed in front of the trash room door.

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- e. Remove these items to the dumpster in the overflow parking lot. All boxes and cartons are to be emptied of packaging materials and trash, flattened, and placed in the dumpster in the overflow parking lot. Appliances and household discards are not to be left in the garbage room. Excessive amounts of cartons are the responsibility of the owner who will dispose of the cartons. Arrangements for an extra garbage pickup can be made through the Association manager for a nominal fee.
- f. Recycling. Bins for newspapers, cardboard, cans, glass, and plastic are in the overflow parking area behind the maintenance cottage.
- g. Trash chutes, dumpsters, and recycle bins are for the use of owners and tenants. Contractors must remove all debris from the premises in a timely manner and are not allowed to use Association dumpsters.

The Rules & Regulations of Ocean 21-22 Condominium Association, Inc. are designed and written with the express intent of enhancing the ambient livability for owners, tenants, and guests alike. A spirit of cooperation and consideration is necessary to ensure the reasonable tranquility and efficiency of everyday life.

To ensure that each owner and/or tenant is aware of the most current Rules & Regulations, please fill out this receipt and return it to the office as soon as possible.

This is your confirmation of receipt of the Rules & Regulations of Ocean 21-22 Condominiums dated 2021 and acknowledgment of your responsibility to observe and follow such Rules & Regulations.

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Sign: _____

Unit No: _____ Date: _____