

## **OCEAN RITZ RULES AND REGULATIONS 2021**

The following rules and regulations have been adopted by the Ocean Ritz (OR) Owners ' Association and are designed to ensure that all unit owners, guests and renters have a safe and pleasant stay at our resort. Unit Owners/Property managers are responsible to ensure that everyone they allow on the property understands their requirement to comply with these rules and regulations. These rules **SHOULD BE SHARED** with the guests (**preferably** a signature noting they have read and understood these rules) before they arrive on site.

**NOTE: JUMPING off any level but the pool (ground) level into the pool will be grounds for immediate eviction and lawful prosecution in the Bay county as a CLASS 2 FELONY.**

**NO throwing objects from any level above ground (balconies and P2) also a CLASS 2 FELONY.**

**PARKING: (All vehicles parked on OR property must display proper parking passes)**

● **Only park in assigned spaces and display a unit unique parking pass designated for that space.** From the last Saturday in May until the second Saturday in August one extra vehicle per unit is allowed in unassigned parking spots in our overflow lot on a first come/first served basis. At all other times, unassigned parking in overflow is first come/first served. Additional and/or oversize vehicle parking is available in the Churchwell city lot for \$6/day or free if properly displaying an annual city parking pass on the upper left portion of the windshield, which is provided by many owners.

● **All vehicles parked on Ocean Ritz (OR) property must clearly display a unit unique parking pass or HOA issued owner parking sticker. Multiple Motorcycles may occupy a single parking spot providing at least one is displaying a proper parking pass and they do not impede access to adjacent spots. Owners and property managers must contact tow companies to have non-compliant vehicles removed from the assigned spots for their units.**

● **Rental guests should obtain unit unique parking passes from whomever manages the unit they are renting. Owner parking stickers are available from the HOA at no charge**

● **Noncompliant vehicles will be towed at the expense of the vehicle's owner without warning. If the vehicles operator's telephone number is clearly displayed on the parking pass, attempts to contact the operator may be made before towing.**

● **There are 2 1<sup>st</sup> come 1<sup>st</sup> served handicapped parking spots at OR. Both OR parking pass and proper state issued documentation must be displayed if using these spots.**

● **Oversize vehicles, trailers may NOT park on condominium property. 4-wheel rental carts are allowed when displaying proper parking passes.**

● **Rental scooters, skate boards and skates may not be used anywhere on Ocean Ritz Property**

● **Car top carriers prohibited in parking garage. They will not fit and will damage building plumbing.**

### **RECREATIONAL FACILITIES AND USE OF COMMON ELEMENTS:**

● **Pool Hours are 10:00 AM to 10:00 PM. Gates are locked when pool is not open. Building access is only allowed from street access when gates are locked.**

● **Everyone who uses OR facilities and common areas are expected to respect the rights of others, divulge which unit they occupy when asked by OR personnel, wear appropriate clothing, take care not to damage or litter the property and comply with all signage. **Clean as you go!****

● **Rental guests may not extend the privilege of using OR facilities to others.**

● **Wristbands must be with you at all times and worn on the wrist or ankle. If allergic, they may be attached to an article in your possession that is clearly visible. Children under the age of 12 must be accompanied by an adult over the age of 21 who are wearing or in possession of a wrist band?"**

● **There is NO lifeguard on duty; swim at your own risk, **no diving.****

● **Please retract beach umbrellas on pool deck when you are through using them**

- Everyone must shower before entering the pool, spa and sauna.
- Removal of equipment/furniture from our pool deck is prohibited.
- You are welcome to use the grills in our picnic area from 8AM to 10PM. Please clean up after yourself

**SMOKING/VAPING** is not allowed in pool area, elevators, hallways and elevator lobbies. Unit smoking policies established by individual owners. It is **HIGHLY** recommended to **NOT** smoke in the building or on any balconies.

**CRIMINAL BEHAVIOR:** Criminal Behavior such as trespassing, **throwing objects off balconies** (**CLASS 2 FELONY IN THE STATE OF FL**), disorderly conduct, inappropriate attire, disturbing the peace, use of illicit drugs or underage consumption of alcohol should be immediately reported to PCB police. (911 or (850) 233 5000).

**BEACH RULES:** Ocean Ritz HOA exercises control of the beach front of its property. Shade canopies and tents are not allowed on the beach side of the line of chaises set up by beach services. There are gaps left in the lines of chaises to accommodate privately owned beach equipment. **CAUTION!** High winds are common on the beach and tents and other beach equipment blown away by the wind have caused many injuries. Unattended items on the beach between 7PM and 7AM are subject to being removed and discarded.

#### **BALCONIES:**

- Throwing anything from balconies is a Class 2 **FELONY** Violators face prosecution and will be evicted.
- Throwing, pouring, sweeping or shaking any item from the balcony is strictly prohibited. This includes cigarette butts.
- The use of Charcoal or gas grills balconies is prohibited. Owner provided electric grills are allowed.
- **DO NOT** wash off balconies with water hose, they may be mopped.
- Balconies may not be used to hang garments and/or towels out to dry.
- **DO NOT** feed birds from the balcony, Florida State Law prohibits this action

#### **ELEVATORS AND STAIRWELLS:**

- Elevators have sensors that will stop them between floors if the weight limit is exceeded or passengers are jumping. It is recommended that no more than 8 adults occupy an elevator at one time. It may take 30 minutes or longer for rescue service personnel to arrive and violators identified by on-board cameras may be charged for the emergency service call.
- Please dry off before entering elevators. Wet floors present a slipping hazard.
- Please do not allow children to play in the elevators or stairwells.
- Stairwells may not be used for storage.

#### **QUIET TIME: 10:00 pm to 10:00 am**

- Any noise (loud voices/music/etc) that can be heard outside of your unit will be considered a violation of quiet time.
- The PCB Police Department and /or Ocean Ritz Security are used to enforce this policy

#### **LUGGAGE CARTS:**

- **PLEASE** Return carts to level P1 or P2 after each use.
- **DO NOT** take luggage carts into your unit.
- No horseplay on carts.

**UNIT OCCUPANCY LIMITS** are established by Bay County and Florida statute as well as individual owner's policies.

**PETS:**

- Only owners are allowed to have pets on the property. Bona fide service animals are allowed. Individuals misrepresenting pets as service animals may be prosecuted to the full extent of the law.
- Animals must be kept under control at all times. An animal that becomes a nuisance or a danger to others or to other animals may be removed from the property at the owner's expense.
- Owners must dispose of animal waste, to include urine, and may be fined if they fail to do so.
- Pets are not allowed in the pool and spa areas.

**TRASH:**

- Please pick up after yourself do not leave trash on pool deck, parking areas, hallways or elevators.
- Unit trash should be bagged, securely tied and be deposited in the trash chutes on each floor.
- Oversized trash not properly bagged must be put in the dumpsters in the front of the building.
- Owners are responsible to ensure discarded furniture, construction and/or packing materials of any kind must be removed and taken off the property. **DO NOT** place this material in the Association dumpsters. Security cameras monitor the dumpster area and violators may face fines and charged for commercial removal of their refuse.
- Do not put tile and other heavy construction material in trash chutes it damages them and presents a hazard to personnel. Individuals in violation may face fines and be liable for cost of repairs.

**PUBLIC HEALTH:**

- All occupants of Ocean Ritz are expected to exercise proper precautions in order to avoid both the propagation and contraction of infectious disease. This includes frequent hand washing and use of hand disinfectants, sanitization of both personal living areas as well as common areas before and after use. In areas such as the elevators and hot tub where social distancing is not possible it is recommended that protective face masks are used.

**INCLEMENT WEATHER:**

- In the event of a Tornado Warning, the safest place is the stairwells. If you cannot make it to the stairwell, go to the inner most bathroom and remain there till it passes.

**STAY OFF SAND DUNES**

**Turtle hatching season is May 1<sup>st</sup> – October 31<sup>st</sup> no bright lights should be used at night off the balconies or on property. Sand crabbing at night is perfectly fine while on the beach.**

**SECURITY CAMERAS RECORD ALL ACTIVITIES IN COMMON AREAS OF THE OCEAN RITZ PROPERTY**

**Violators are Subject to Eviction and/or Fine**