



**WHITTIER TOWERS
APARTMENT ASSOCIATION
HOUSE RULES**



1439 SOUTH OCEAN BOULEVARD, LBTS, FL 33062

WHITTIER TOWERS APARTMENT ASSOCIATION

ACKNOWLEDGMENT OF RECEIPT

I, _____ and _____ of Unit _____ at Whittier Towers Apartment Association, acknowledge that I/we have received and reviewed the House Rules of the Whittier Towers Apartment Association.

I acknowledge that I have a deeded parking spot # _____ and understand that, regardless of the number of apartment occupants, only one vehicle is allowed on the lot. There are five guest parking spaces named for visitors, labeled "WTA Resident."

I acknowledge that certain parking spaces have been reserved for Cristelle Cay in exchange for association beach access. I understand that use of those parking spaces violates the agreement between Cristelle Cay and Whittier Towers Apartment Association.

Signature:

Name: _____ Date: _____

Name: _____ Date: _____

ALTERATIONS AND STRUCTURAL MODIFICATIONS

No unit owner may make any alteration or structural modification to an apartment without the prior written consent of the Board of Directors. An ARC form must be given and approved before any work begins. Only licensed contractors may be used for electrical or plumbing repairs and revisions.

Construction that causes excessive noise must follow LBTS rules and may only take place from 8:00 AM to 5:30 PM, Monday through Saturday. Units on floors two and three may install tile flooring in all rooms, provided a sound barrier is installed beneath the tile.

Curtains are not allowed on the lanai. Interior sun-blocking shades may be installed and must match the building color. Shades must remain raised and hidden from view when the owner is not in residence.

Porcelain white, gray, or white/gray-shaded tiles may be installed on lanai floors. Specifications are available on the website.

Residents in units with windows facing A1A must use neutral shades or drapes and install hurricane windows with grids to maintain conformity. All other residents may not install windows with grids. All replacement doors must include clear or gray impact glass.

WATER HEATERS AND AIR CONDITIONERS

Water heaters must not exceed 12 years of age. If a water heater older than 12 years causes damage, the owner handles all resulting damage to affected units, the building, and any related cleanup costs.

Tankless water heaters are not allowed. If a tankless water heater is installed, the owner will handle all electrical repairs and any damage resulting from power failures.

The property manager must be notified of any new air conditioner installation. Air conditioning units should be cleaned on a semiannual basis. Owners whose AC units cause damage due to lack of maintenance will handle all repairs, damage, and cleanup costs.

BALCONIES, CATWALKS, AND PORCHES

Bathing suits, towels, or clothing may not be placed on railings. No loose articles may be left on the lanai during hurricane season or during extended absences without a designated caretaker to remove them. Owners who do not make proper hurricane preparations will be held responsible for resulting damage.

Items left on catwalks are subject to removal and disposal per LBTS Code Compliance.

Bicycles may be stored on the lanai if there is no space available in the bike room. Owners may store no more than two bicycles in the bike room.

BARBECUES AND OUTDOOR COOKING

Barbecuing and outdoor cooking are allowed only in designated outdoor patio areas. WTA provides propane grills. Owners must leave the grill area clean, free of trash, and notify property management or propane company when propane tanks are empty.

POOL

Whittier Towers follows Florida State law. Pool rules, as set up by the Florida Legislature, are posted at the pool.

All residents must rinse sand off before entering the pool. Flotation devices may not be stored at the pool. Towels must be used when sitting on pool furniture. Please use earbuds when playing music at the pool. Children in diapers must wear proper swim diapers.

LBTS Fire Code requires that the pool edge remain unobstructed by 30 inches. Insurance regulations require a rope marking the deep end of the pool.

PERSONAL PROPERTY

Individual property must be stored inside the unit or in designated storage areas. The lanai may not be used for storage of boxes, cleaning supplies, or equipment. If a lanai is visually unattractive, the property manager, under the direction of the BOD, may require removal of items.

Packages may not be left in the delivery hut for extended periods.

LOBBY

The lobby represents Whittier Towers and welcomes guests. Bare feet and wet bathing suits are not allowed in the lobby. Please avoid tracking excessive sand into the building.

ELEVATORS

Moving with furniture may only occur between 7:30 AM and 8:30 PM. Owners must notify the property manager prior to moving and must use elevator pads to prevent damage. Elevator pads are located in the delivery hut.

Railings must also be protected from damage. A moving cart is available in the Amazon room for owner use.

PROPERTY KEYS

WTA keeps records of all issued keys. The WTA President and property manager will review all other key requests. All keys require a signed receipt. Replacement beach keys will be at the owner's expense of \$100 dollars. Keys must be transferred at the time of sale of a unit.

- One-bedroom units will receive one key.
- Two-bedroom units will receive two keys.
- Guests will not receive keys.
- Other approved occupants living in a unit will receive a key.
- Owners with renters will receive a key for screened occupants and one for their use.

CONTRACTORS AND ASSOCIATION EMPLOYEES

Owners, family members, and guests may not give instructions to contractors. Requests must be made through the Board's designated representative. Maintenance issues must be reported to property management.

CLEANLINESS

Each owner handles keeping their apartment in good condition and cleanliness. Food and other items that attract pests must not be left unattended.

COMMON AREAS

Owners who damage common property handle repair or replacement costs. Screen damage is the responsibility of WTA unless caused by misuse. Personal chairs used on the property must be removed after use.

FLAMMABLE MATERIALS

No flammable, combustible, or explosive materials may be stored in units, storage areas, or common areas

NO SMOKING POLICY

Smoking is prohibited in all units and common areas, including the dock, courtyard, catwalks, and lanai. Smoking is allowed 50 feet from the building entrance.

PARKING LOT

Refer to the web site for added rules regarding "Parking Lot" found on the public page under "Owners and Realtors".

Each unit is assigned one exclusive parking space. Other vehicles must park offsite. Identification tags must be displayed. Guest vehicles must display temporary passes.

Vehicles must be kept properly and not leak fluids. Motorcycles must not obstruct access. Parking on grass is prohibited. No storage of items can be done in a parking space.

The following vehicles are prohibited:

- Vehicles exceeding ½-ton capacity
- Modified vehicles exceeding factory height specifications
- Commercial vehicles
- Boats, trailers, RVs, jet skis, and similar equipment

LAUNDRY

Laundry facilities are available from 6:00 AM to 10:00 PM. Laundry may not be left unattended. Clotheslines are not allowed. Unattended clothes can be transferred into a clean bag if left in the machine, Clean up any debris such as Kleenex that may have been in your clothes.

PETS

Allowed pets include aquarium fish, birds, small mammals, cats, and service animals. Dogs are not allowed except service animals. Notify the property manager of a resident pet.

Service animals must follow applicable laws and certification requirements. Internet certificates are not accepted. Owners are responsible for all pet-related damage.

SIGNS

No advertisements/rental/sale signs can be posted in unit windows.

SECURITY

Cameras may watch unit entry areas only. Cameras may not watch areas where privacy is expected.

TRASH

Refer to the web site for added rules regarding "Recyclable Trash" found on the public page under "Owners Hub".

Trash must be placed in secured bags in dumpsters. Bulk items may be placed on the curb on the first Thursday of the month and will be collected free of charge on Friday morning. Recyclable trash should not be in plastic bags and must follow LBTS guidelines.

APARTMENT KEYS AND CARETAKERS

Owners must provide a working key to property management for emergency use. Owners must appoint a caretaker to inspect vacant units regularly. If a key is not available in case of an emergency the door will be opened by a locksmith at the owner's cost.

RESIDENCE USE

Guests must follow all House Rules. In emergency situations such as an impending hurricane, owners may request BOD approval for immediate guest occupancy and their pet. All guests staying more than 14 days in a six-month period require a background check.

Owners' immediate family is allowed use of the unit at any time. Owners with family exceeding a three-month stay must be screened when taking residence.

Units may not be used for transient rentals (Airbnb) or commercial purposes. Transient rentals use is considered a serious violation of the By-Laws, and the owner is subject to jeopardizing their Proprietary Lease.

NUMBER OF OCCUPANTS

Occupancy limits must follow Florida Statutes:

- One-bedroom units: maximum of two adults plus children
- Two-bedroom units: maximum of four adults plus children

RENTAL REGULATIONS

Refer to the web site for added rules on rentals found on the public page under "Owners and Realtors".

RECORD REQUESTS

Owners may request access to association records in writing. Copy fees apply. Information on the website is the owner's responsibility to download.

BOAT REGULATIONS

Refer to the web site for added rules regarding "Boat Regulations" found on the public page under "Owners and Realtors".

HOUSE RULES REVIEWED AND APPROVED BY THE BOARD ON THE FOLLOWING DATES

April 7, 2022
April 11, 2023
April 7, 2024
April 10, 2025
April 8, 2026