

Rules and Regulations RR-1

March 17, 2023

OCEANS WEST ONE  
RULES  
&  
REGULATIONS

## 1. GENERAL

- a. A unit owner shall be liable for the expense of any maintenance, repairs or replacement costs to common areas caused by negligence of unit occupants or guests.
- b. All overnight guests must acquire a parking permit from the Association Manager in the office. These permits are available during normal business hours. If a guest will arrive outside these hours, every effort by the owner/renter should be made to obtain the permit prior to the guest arriving. If this is unable to be accomplished, a note with the make, model, color, license plate number, unit number visiting, and date vehicle will be parked should be left in the office. This can be inserted through the mail slot in the office door. If no parking permit is issued and there is no after-hours note, the unit owner/renter will be given a notice to see Association Manager within 24 hours, after which time the vehicle will be towed at owner's expense. All other guests entering facility must sign Guest Register in Lobby.
- c. All rentals and all leases must be processed in accordance with RENTAL AND LEASE REGULATION-LR-1. Please see Association Manager for this information.
- d. Noise; which disturbs others; (except for repairs and modifications to a unit) is prohibited at all times.
- e. Repairs or modifications, inside a unit, that requires hammering, grinding, drilling or other disturbing noises, are limited to Monday thru Friday; 9:00 AM till 4:00 PM for Contractors. Owners only may do repairs or modifications on Saturday, 10:00a.m. to 4:00 p.m.
- f. To assure maintenance of adequate pest control the exterminator shall be permitted entrance into each condominium unit. The Association Manager or Maintenance will accompany the exterminator into unoccupied units.
- g. No sign, advertisement or illumination shall be inscribed or exposed on the outside of the condominium building or in the common areas.
- h. No outside: shades, awnings or reflective material or coatings shall be fastened to the exterior of the condominium buildings.
- i. Condominium unit doors shall not be left or propped open.

- j. When a resident will be away from the condominium for a period of time, he or she shall make arrangements with the Post Office or another resident to hold or forward mail. Also, be sure to turn off water and raise the temperature of you A/C unit.
- k. Nothing is to be left in the hallways or on elevators. This includes Grocery Carts and luggage carts. Grocery carts are to be returned to the CART CORRAL in the garage and the luggage cart returned to the garage elevator Lobby area immediately when finished.
- l. Grocery carts and Golf carts are not to be brought through the lobby. For transporting heavy packages the luggage carts that are located in the storage bin rooms may be used in the lobby area. Grocery and Golf carts are to be brought into the building through an entrance to the garage.
- m. Furniture, maintenance or repair equipment and building supplies shall not be brought into the building through the lobby. These items are to be brought into the building through a delivery entrance and hauled up in the FREIGHT elevator only.
- n. **Furniture or other large items** can only be moved into the buildings from 9:00 AM to 4:00 PM Monday through Friday. Saturday moves are only allowed 9:00 AM until 4:00 PM for a fee of \$400.00. **The Association Manager must be notified during working hours and at least one day before** furniture or other large items are due to arrive. This is necessary so that the freight elevator may be padded and so that Maintenance can unlock the loading dock doors.
- o. **Outside Licensed and Insured contractors or workers such as carpet installers, plumbers, electricians, screen or window repairers, tile layers, etc.** are only allowed access into the buildings from 9:00 AM to 4:00 PM Monday through Friday. **The Association Manager must be notified during working hours and at least one day** before the contractor or workers are due to arrive. This is necessary so that the freight elevators may be padded, and so that Maintenance can unlock the loading dock doors. Under no conditions is the workers truck or delivery vehicle to be left anyplace in the garage while work is in progress. **Contractors are to give proof of license and insurance to the Association Manager before any work is to be done.**
- p. All children 14 years of age or younger must be supervised by an owner or a renter while in the Social Room, The Sauna, The Exercise Room or the Swimming Pool and Garage.

- q. Tar and oil and beach sand must be removed from feet and shoes in rooms adjacent to the elevators in the garage areas of each building, or at the spot just outside of the garage heading out of garage. There is a hose just over the wall to rinse off bigger items.

## 2. BALCONIES & WINDOWS

- a. Throwing cigarettes, food or any other objects from a balcony is prohibited.
- b. Hanging garments, rugs, bathing suits and similar items from the balconies is prohibited.
- c. Nothing is to be hung on the balcony walls.
- d. Cooking of any type on a balcony is prohibited.

## 3. BICYCLES

- a. Bicycles are to be stored in assigned numbered bicycle storage slots only. See Association Manager for assignment. Bicycles not stored properly will be disposed of.
- b. Bicycles are not permitted in the elevators or lobby.
- c. Bicycle riding in the garage is not permitted except to go between the garage entrance and the bicycle storage area.

## 4. COMMON AREAS

- a. No owner, lessee or guest shall interfere in any manner with portion of the lighting, air conditioning, or other apparatus used for the common areas.
- b. The common areas (Hallways, Sidewalks, Driveways, and Stairways) shall not be obstructed or used for any purpose other than ingress or egress from a unit or the condominium. Items shall not be placed in the Hallways.
- c. Toys and other items such as tricycles, skates, skateboards, scooters, etc. shall not be used in any common area of the building or on the grounds.

- d. All individuals are prohibited from loitering or playing in stairways, hallways, lobbies, and elevators or garage areas.
- e. When children are in the Social Room, they must be supervised by an adult at all times.
- f. Eating or Drinking of any kind is prohibited in Lobbies, Elevators, Hallways and other indoor common areas other than the Social Room.
- g. BEACH AND SWIMMING ATTIRE must be covered with proper cover-up when worn inside common areas. Please towel dry before entering back indoor common areas.
- h. Individuals with bare feet are prohibited from using indoor common areas.
- i. SMOKING IS PROHIBITED BY STATE LAW in all common areas including the ELEVATORS AND THE GARAGE.
- j. Rugs shall not be beaten or shaken in stairways, hallways, or off the balconies. Dust, litter or water is not to be swept from any unit into a hall or off a balcony.
- k. Storage is only permitted in an owner's storage bin

## 5. MAINTENANCE

- a. Maintenance personnel are not to be used for personal work during their regular working hours.
- b. During regular working hours maintenance personnel are only to be directed by the Association Manager.

## 6. GARAGE & PARKING

- a. All owners must obtain an "OWO" sticker from the Association Manager. This sticker must be displayed in the lower driver side rear window.
- b. Never follow another vehicle into or out of the garage. The doors are equipped with safety devices but do not take any chances. If the door closes on your vehicle you are responsible for any damage to the garage door.

- c. The MAXIMUM SPEED in the garage is limited to 5 MPH.
- d. Sleeping or changing clothes in a vehicle on condominium property is prohibited.
- e. Each unit has a specific parking space and the Association Manager can provide the parking space number. No working or repairing your vehicle in the garage. Review Parking Regulation PK-1 for specific regulations concerning parking areas, the non-parking of boats or recreational vehicles. Check rules on when parking trailer on the upper deck is allowed. EXCEPTION: Trailers are permitted during Bike Week and Biketoberfest only.
- f. Any vehicle leaking fluids needs to be removed from the property immediately and brought back only after repairs are made.
- g. Children are not permitted to play in the garage.
- h. There is NO PARKING along the dumpster and elevator side of the garage where it is clearly marked.

## 7. GUESTS & LESSEES

- a. Guests and Lessees are subject to all the Rules and Regulation and Procedures of the Association.
- b. Copies of these Rules and Regulations are available at the time of registration and also in the podium in the lobby.
- c. Guests who do not register with the Association Manager; must be accompanied by a resident when they use the swimming pool, recreational facilities or a sauna.
- d. Renters and Lessees are also subject to all the requirements of the Association Rental and Lease Regulations LR-1.

## 8. LAUNDRY ROOM

- a. Laundry Rooms shall not be used for storage of personal items.
- b. The user is responsible to see that the laundry room is clean after their use.

- c. Please use no more than  $\frac{1}{4}$  cup of liquid detergent or 1 detergent pod per wash load. Please remove lint from lint trap after using the dryer. After using the laundry room, turn off light and keep washing machine lid open. Set timer as on machines.
- d. Laundry room doors may not be propped open. All laundry room doors must remain closed at all times.

## 9. SWIMMING POOL & POOL AREA

- a. Rules for the use of the pool and pool area are posted on the pool house. For the comfort and enjoyment of all individuals; please read and obey the rules and regulations.
- b. Pool hours are from **DAWN TILL DUSK**. Please refrain from horseplay around the pool.
- c. The pool cannot be reserved for private pool parties.
- d. Use of the pool is reserved for unit owners, unit renters, and lessees and registered guests.
- e. Children must be supervised at all times. Parents are responsible for the conduct and safety of their children at all times.
- f. Health Department & State Regulations prohibit food and glass around the immediate pool area. GLASS is prohibited on the entire recreational deck area.
- g. All individuals are required to shower off sand, saltwater and tanning oils before entering the pool. There are also two rooms in the garage (A&B Tower) where sand can be washed off if coming from beach. Also, a hose outside the garage door for large items.
- h. Except for personal swimming aids attached to small children and noodles; all toys, surfboards, floats and plastic items are prohibited in the pool. Small children using attached swimming aids are prohibited beyond the 5 feet depth of the pool.
- i. Infants who are not toilet trained or children who wear diapers or rubber pants are not permitted in the pool.

- j. Individuals using external medications or those with open cuts or contagious diseases are prohibited from using the pool.
- k. Only proper (as determined by the Association Manager) bathing attire is permitted on the recreational pool deck.
- l. Battery operated radios are permitted but must be kept at a low volume so as not to disturb other individuals.
- m. Running, rough play or throwing any objects including balls is prohibited.
- n. Individuals using suntan oils must use towels on the chairs to prevent staining of the chairs or individuals who may later use the chairs.
- o. All individuals are requested to use Association provided chairs with care.
- p. Please use your own or provide containers for cigarette stubs and ashes. No smoking while in the pool or around immediate pool deck.
- q. When you use an umbrella; please tie it closed when you are finished with it.
- r. Children under 14; playing shuffleboard must be supervised by an adult.
- s. Please return the shuffleboard equipment to the locked storage area after use. Please notify the Association Manager if any shuffleboard equipment is broken or damaged so it can be repaired or replaced before it is again going to be used.

## 10. PETS

- a. The mature weight of each pet owned by a unit owners, a renter or lessee or a guest is limited to twenty (20) pounds.
- b. Pets are prohibited on the recreational deck.
- c. Except for entrance or exit from the condominium pets are not allowed in any common area. Pets must enter and leave the condominium by use of the elevators and the garage. Pets must be carried while in the elevator and through the garage. Pets cannot be carried through the lobby. Pets are not to be carried in grocery carts. Pets must be leashed at all times.



- d. Daytona Beach Shores, city ordinance requires owners to clean up after their pets when on city or private property.

## 11. SAUNAS & EXERCISE ROOM

- a. Children under 14 years: must be supervised by a parent, a unit owner or a renter or lessee while using the sauna or exercise room.

## 12. SECURITY

- a. Entrance doors must not be opened for unknown or unidentified individuals.
- b. Do not allow strangers to follow you into the building. Advise strangers to call those they wish to visit or to call the office.
- c. The Association Manager is required to have a key available in the key vault for each unit. An owner, changing a lock or adding a lock on the entrance door to their unit must supply a key(s) to the manager. Also, would appreciate having any changed locks, keyed to the master. Association Manager can give information on how to get this done.

## 13. SOCIAL ROOM

- a. The social room is for the use of all residents. Children under the age of 14; must be supervised by an adult who remains in the room at all times.
- b. The social room; including the kitchen, may be reserved, through the Association Manager by an owner, a renter or a lessee for a private party. A security deposit is required. Association equipment kept in the kitchen storage room is available for use in the social room for a fee. The deposit will be returned if the condition of the room is left as it was found. The deposit will be used if it is necessary for the Association to clean the room, replace missing items or repair any damage caused during the private party. Damage to the room, furniture or the kitchen or the kitchen appliances, in excess of the deposit, will be assessed against the individual who made the reservation.

- c. Private parties are to be confined to the Social Room. Eating or drinking in the halls, the elevators or the lobby is prohibited.
- d. Private parties are limited to six (6) hours.
- e. The individual who made the reservation is responsible for the cleaning of the Social Room when the party is over.
- f. The individual who made the reservation for the party must be in attendance for the duration of the party.

## 14. TRASH & GARBAGE

- a. The following items are NOT to be thrown in the trash chute:
  - WET or RAW garbage -----(Use your disposal unit)
  - Items not bagged in plastic and securely tied
  - GLASS -----(place in recycle bin in garage)
  - Cardboard cartons -----(Breakdown cartons and place in recycle bin in the garage)
  - Disposable diapers not in plastic bags and securely tied.
  - Newspapers ----- (Place in recycle bin in garage)
- b. Items too large for the bins in the garage are to be stacked neatly next to the proper bin. Large items like furniture, unit rugs, flooring, need to be hauled off by contractors or delivery companies.
- c. \*\*\*\*\*PLEASE do not use the trash chute between the hours of 10:00 PM and 8:00 AM \*\*\*\*\*
- d. All contractors, deliverymen, and movers must dispose of their debris by removing it from the property. It is not to be placed in our dumpsters.

## 15. CAR WASHING

- a. The car wash for Oceans West One owners and residents is open each day between the hours of 8:00 am and 8:00 pm. Cars can only be washed on the property in the designated area.

**The Board of Directors may impose a fine and determine an amount they feel is necessary for any Rule or Regulation violated.**

**NOTE**

**THE ASSOCIATION MANAGER CAN BE REACHED AT 386-767-9378 FROM ANY TELEPHONE OR AT 000 FROM THE FRONT ENTRANCE PHONE**

## **SUMMARY OF CHANGES TO PARKING RULES**

1. Section A1) – removed reference to “garage card” and the word “optional”,
2. Section A8) – added,
3. Section A9) – added,
4. Section C – removed last reference and placed it in Section B,
5. Section D -- removed reference to “garage card” and the word “optional” from the door opener remote,
6. Section D “Item” – removed last sentence from definition
7. Section D – re-alphabetized section,
8. Section D “Numbered Parking Spaces in the Garage” – removed last sentence,
9. Section D “Unit Owner Identification Sticker” – changed wording for better read,
10. Section D “Vehicle” – rewrote definition to only include passenger conveyance,
11. Section E1) – removed reference to “garage card” and the word “optional” and added verbiage to permit purchase of extra remote controls,
12. Section E2) paragraph 2 – changed paragraph 2 of E2 to reflect new policy allowing 2 motorcycles in a spot,
13. Section E2) paragraph 5 – removed “Association Manager” and added new verbiage to reflect new policy,
14. Section E2) paragraph 7 – changed to reflect new policy,
15. Section E2) paragraph 8 – changed to reflect new policy,
16. Section E3) – changed and removed verbiage for a better read,
17. Section E4) paragraph 2 – changed and removed verbiage for a better read,
18. Section E5) paragraph 1 – changed verbiage to reflect new policy,
19. Section E8) – added,
20. Section E9) – added,
21. Appendix A – added verbiage under both graphics to allow changes, and
22. Appendix B – added verbiage under graphic to allow changes.

# **Oceans West One Condominium Association**

**One Oceans West Boulevard • Daytona Beach Shores Florida 32118 • (386) 767-9378**

## **Oceans West One Rule, Regulations & Procedures Manual**

### **Parking Regulations**

**Procedure Number PK-1**

# Oceans West One Condominium Association

One Oceans West Boulevard • Daytona Beach Shores • Florida 32118 • (386) 767-9378

## PROCEDURE MANUAL

OCEANS WEST ONE CONDOMINIUM ASSOCIATION

**SUBJECT - Parking Regulations PK-1**

**Approved By** \_\_\_\_\_

**Print Name** \_\_\_\_\_

**Approved Date** \_\_\_\_\_ **Effective Date** \_\_\_\_\_

**Revised  
Revision Approved By** \_\_\_\_\_

**Print Name** \_\_\_\_\_

**Revised Date** \_\_\_\_\_ **Effective Date** \_\_\_\_\_

## **A. PURPOSE**

The purpose of this regulation is to:

1. Establish the regulations for obtaining and use of remote control used to open the vehicle entrance door to the garage. (See Paragraph E1).
2. Establish parking regulations for the use of assigned numbered parking spaces in the garage and the use of unnumbered parking spaces on the parking deck. (See Paragraph E2).
3. Establish requirements for the identification of unit owners' vehicles that are parked in the garage or on the parking deck at the Oceans West One condominium. (See Paragraph E3).
4. Establish requirements for the identification of vehicles other than unit owners' vehicles that are parked in the garage or on the parking deck at the Oceans West One Condominium. (See Paragraph E4).
5. Establish the procedures to be followed when a vehicle is found to be improperly parked in an area other than within a numbered parking space in the garage or when two vehicles are parked in one numbered parking space in the garage. (See Paragraph E5).
6. Establish the procedures to be followed when one vehicle is found to be improperly parked within a numbered parking space in the garage. (See Paragraph E6).
7. Establish safety requirements for the use of the garage, parking deck and condominium entrance ramp. (See Paragraph E7).
8. Establish procedure and protocol for Electric Vehicle (EV) Charging Stations (See Paragraph E8).
9. Establish procedures for exceptions. (See paragraph E9)

## **B GENERAL**

A numbered parking space in the garage is assigned to each unit. Since the original assignment, some changes in assignment have been made, either at the request of an owner or owners or at the request of the Association. Parking spaces on the parking deck are not numbered and are not assigned. Unit owners' vehicles are identified by a Unit Owner Numbered Identification Sticker. Other vehicles are identified by a Temporary Identification Sticker, or a Guest Identification Card. Guest Identification Cards are to be returned to the Association Manager at the end of a guests stay.

This procedure is incomplete without Attachment A and B.

## **C REFERENCE –**

Declaration of Condominium, Paragraph 3. 7 (a)  
Declaration of Condominium, Exhibit B, Sheet 3 and 4  
Florida Statute CH. 715.07  
Oceans \West One Condominium Bylaws Article VITI

## **D DEFINITIONS**

### **Approved / Date**

Signature of Secretary of Board of Directors and Date of Board of Directors meeting at which procedure was initially approved.

### **Association**

Association as used in this procedure shall mean the Board of Directors.

### **Effective Date**

Date that the Board of Directors established as the effective date of the procedure or revision.

### **Garage Door Remote Control**

The garage door remote control is a portable remote control used by a resident to open the vehicle entrance garage door. This device may be purchased from the Association manager.

### **Guest Identification Card (See Attachment A).**

As used in this regulation the Guest Identification Card is a numbered identification card issued by the Association manager, identifying a vehicle as belonging to a guest of an Oceans West One Condominium resident. The Guest Identification Card is to be hung from the rear-view mirror of a vehicle so that the printed matter may be read from outside the vehicle, while it is parked on Oceans West One property. The card identifies the vehicle while it is parked in the garage or on the parking deck. The card contains the expiration date for the use of the card and a number that identifies the unit within the condominium that the guest is visiting.

### **Guest Identification Register**

The Guest Identification Register, maintained by the Association Manager, is a listing of all Guest Identification Cards issued and in effect. It includes the number of the assigned parking space in the garage associated with the vehicle on which the card will be used, the name of the individual to whom the card was issued, the telephone where this individual can be reached and the expiration date for the card's use. The register may be a part of a listing of units maintained by the Association Manager.

### **Item**

An item as used in this procedure is any object other than a vehicle that is placed anywhere in the garage, on the parking deck or in the condominium loading area.



### **Improperly Parked Vehicle**

In this procedure an improperly parked vehicle is a vehicle or other item that is parked in violation of regulations contained in Paragraph E2 of this regulation. An improperly parked vehicle may be towed away at the vehicle owner's expense. (Florida Statute CH. 715.07) and/ or action against the unit owner associated with the improperly parked vehicle (Whether the vehicle belongs to the unit owner, a renter or lessee of the unit or a guest of the unit owner) may be initiated in accordance with Article VIII (Enforcement) of the By-Laws.

### **Numbered Parking Spaces in the Garage**

Parking spaces in the garage are numbered and assigned to specific units, within the condominium. From time to time the specific assignments are changed to accommodate changes made to the garage area or changes made upon request of owners. Owner requested permanent changes must have the approval of the owners involved before the changes are submitted to the Association for approval. Changes made in the garage assignments to accommodate changes in the garage made by the Association need not have the approval of involved owners but cannot be made so as to deprive an owner of a numbered parking space.

### **Revised / Date**

Signature of the Secretary of Board of Directors and Date of Board of Directors meeting at which revision was approved.

### **Temporary Identification Register**

The Temporary Identification Register, maintained by the Association Manager, is a listing of all Temporary Identification Stickers issued and in effect. It includes the number of the assigned parking space in the garage associated with the vehicle on which the card will be used, the name of the individual to whom the card was issued, the telephone number where this individual can be reached and the expiration date for the card's use. The register may be a part of a listing of units maintained by the Association Manager.

### **Temporary Identification Sticker (See Attachment A)**

As used in this Regulation the Temporary Identification Sticker is an adhesive backed, numbered identification sticker issued by the Association Manager to a unit owner or authorized by a unit owner to be issued, identifying a vehicle as belonging to a renter or lease holder of an Oceans West One Condominium unit owner. The Temporary Identification sticker is to be affixed to the outside of the right corner of the rear window of the vehicle while it is parked on Oceans West One property. The sticker contains the expiration date for its use and also the number of the numbered parking space assigned to the unit in the condominium garage that the vehicles owner is renting or leasing Renters or lessees who ovvt1 more than one vehicle will be issued a Temporary Identification Sticker for each vehicle parking on the parking deck or using the garage.

### **Unit Owner Identification Sticker (See Attachment A)**

As used in this procedure the Unit Owner Identification Sticker is a blue numbered sticker with adhesive on its face that when affixed to the inside of the vehicle windshield or rear window identifies the vehicle as being owned by an Oceans West One Condominium unit owner. The number on the sticker is

cross-referenced to the numbered parking space assigned to a specific unit within the condominium. This parking space number and the associated unit number are listed in the Unit Owner Vehicle Identification Register or other records maintained by the Association Manager. The sticker is issued by the Association Manager. Unit owners who own more than one vehicle are issued a sticker for each vehicle.

#### **Unit owner Vehicle Identification Register**

The Unit Owner Vehicle Identification Register, maintained by the Association Manager, is a listing of all unit owners, their assigned parking space in the garage and their telephone number. It is therefore a listing of all owners and the number on the Vehicle Identification Sticker on the owner's vehicle. This register is used to contact the owner of a vehicle should there be a problem with the vehicle or should there be a need to move the vehicle. The register may be a part of a listing of units maintained by the Association Manager.

#### **Vehicle**

Vehicle as used in this procedure shall mean any wheeled conveyance, designed for the transportation of people, identified with a current license, for use on the roads or highways of any state or country.

#### **Violation Warning Sticker (See Attachment B)**

As used in this regulation the Violation Warning Sticker is an adhesive backed sticker that may be affixed, by the Association Manager or an individual authorized by the Manager, to use outside of the driver's side window of a vehicle that is improperly parked. (See Paragraph E2 of this regulation). The Association Manager will endeavor to locate the owner of an improperly parked vehicle before the sticker is affixed to the vehicle window.

### **E. PROCEDURE**

#### **1. Regulations for the obtaining and use of the Garage Door Remote Control.**

The exit door does not require a remote, it will open automatically when a vehicle is in close proximity to the garage exit door.

A unit owner may also purchase additional remote-control units for operating the vehicle entrance door from a distance. These may be purchased from the Association Manager. **These controls are not returnable to the Association for a refund.**

All drivers entering or leaving the garage are urged to use extreme caution. It is dangerous to enter or leave close behind another vehicle. The doors are equipped with sensors and are not expected to close on a vehicle that is in the doorway. However, it is recommended that all drivers use caution and exit or enter through the doors immediately after they have caused the door to open or close.

**2 Regulations for the use of numbered parking spaces in the garage, regulations for the use of the parking deck and regulations concerning the parking of vehicles or other objects in the loading dock area.**

A vehicle without a Unit Owner Numbered Identification Sticker, or a valid Temporary Parking Identification Sticker or a valid Guest Identification Card parked anywhere in the garage will be considered to be an "Improperly Parked Vehicle".

A numbered parking space in the garage can only be occupied by either: 1 vehicle licensed as a car/automobile, golf cart or truck, or no more the 2 vehicles licensed as a motorcycle. A motorcycle and a car/automobile/golf cart/truck cannot occupy a numbered space at the same time. All vehicles in the space must have either a Unit Owner Identification Sticker, a Temporary Parking Identification Sticker, or a valid Guest Identification Card. Trailers, boats, and non-owner/resident commercial vehicles are never allowed in the parking garage.

A vehicle parked in a numbered parking space in the garage must be parked completely within the numbered space. A vehicle parked that extends outside of the numbered parking space will be considered an "Improperly Parked Vehicle".

The use of the parking deck for auto repairs or service work requiring a vehicle to be inoperable for longer than one day is prohibited. The vehicle is an "Improperly Parked Vehicle".

Parking of a commercial vehicle not owned by an owner/resident, a trailer, or a boat on the parking deck is prohibited. Such a vehicle is an "Improperly Parked Vehicle". The exception to this is that for 2 days prior, during and 2 days after "Daytona Bike Week" and "Daytona Biketoberfest" (dates determined by the event website), motorcycle trailers that fit into one parking space are allowed. The limit on the number of trailers is so as to not take up no more than 10% of the upper deck parking spots. This is on a first come first served basis of when the Temporary Parking Identification Sticker is requested from the office.

Motor homes are prohibited on the parking deck or in the parking garage, at all times. Such a motor home is considered an "Improperly Parked Vehicle." Motor homes are allowed in the loading dock for up to 24 hours with prior approval of the association manager or the president of the board. The generator in the motor home MUST NOT be used during this period.

Parking or storage of any item, except a vehicle as defined in this procedure, in the garage or on the parking deck, is prohibited. Such an item will be considered an "improperly Parked Vehicle". The exception to this is that strollers (baby or pet), non-ridable golf push carts, and/or personal (not belonging to OWO) luggage/grocery carts may not be in the garage space overnight with or without the vehicles allowed in E2, paragraph 2 above.

Parking of any vehicle or any item other than a contractor's vehicle or moving van while loading or unloading, in the loading dock area is prohibited. Such vehicle or item will be considered an "Improperly Parked Vehicle".

Parking or storage of any vehicle or item displaying a "For Sale" sign, placard, or markings anywhere on or in the Oceans West Condominium property or building is prohibited. Such a vehicle or item will be considered an "Improperly Parked Vehicle". The Association provides a board in the mail room where such "For Sale" notices can be posted.

### **3 Identification of unit owner vehicles**

Numbered Unit Owner Identification Stickers are used to identify unit owner's vehicles. These stickers are obtained, at no cost, from the Association Manager. The sticker number is cross referenced to the numbered parking space assigned to a specific unit in Oceans West Condominium. The sticker shall be placed on the vehicle's inside right rear window or in the case of vehicles with tinted windows or convertibles that are parked with the top down, the inside right corner of the windshield. The sticker identifies the vehicle as belonging to a unit owner at Oceans West One Condominium. Unit owners who own more than one vehicle are issued separate Unit Owner Identification Stickers for each. It is required that all unit owners obtain numbered stickers and apply them to their vehicle or vehicles.

Unit owners will be issued the stickers by the Association Manager upon request.

The Association Manager will maintain current the Owner Vehicle Identification Register.

### **4 Identification of other than unit owner's vehicles.**

A **temporary Identification Sticker** shall be obtained from the Association Manager by any unit owner may be authorized by a unit owner to be issued for the purpose of identifying a vehicle that will be parked in the garage or on the parking deck at Oceans West One Condominium by a renter or lessee. The Temporary Identification Sticker is to be affixed to the outside right lower corner of the vehicles rear window or if the vehicle has no rear window, affixed to a location close to the vehicles right rear corner so that it can be easily seen.

A **Guest Identification Card** will be issued to a guest, upon request of a resident of a unit at the Oceans West One condominium. The Guest Identification Card is to be hung on the rear-view mirror of the vehicle so as to easily be seen front side out, while the vehicle is parked at the condominium. Guest Identification cards are to be returned to the Association when the guest has completed their visit.

**Vehicles parked on the parking deck need not display a Guest Identification Card;** however, it is recommended that vehicles that will be using the parking deck for longer than two days use one of these cards. This will assist the Office Manager in the event that the vehicle's owner needs to be contacted.

**5 Procedure to be followed when a vehicle is found to be improperly parked in an area other than within a numbered parking space in the garage or when more than the allowed number of vehicles is found to be parked in one numbered parking space in the garage.**

Any vehicle that is improperly parked in an area other than within a numbered space may have a Violation Warning Sticker placed on the driver's side window, or other appropriate location, by the Association Manager or an individual authorized by the Association Manager. If more than the allowed number of vehicles is/are found to be parked in one numbered parking space in the garage the vehicle or vehicles that are most easily towed or removed will be considered to be improperly parked, and may have a Violation Warning Sticker placed on the driver's side window or other appropriate location.

The Association Manager will attempt to locate the vehicle's owner before any action is taken. This Warning Sticker indicates that the vehicle is improperly parked and unless the vehicle is moved it will be towed away at the unit owner's expense. (Florida Statute CH. 715.07). The unit owner associated with the vehicle, see the definition of "Improperly Parked Vehicle," may be subject to action as provided by Article VIII of the Condominium Bylaws.

The decision and responsibility to have the vehicle towed away is the Association's

**6 Procedure to be followed when a vehicle is found to be improperly parked within a numbered parking space in the garage.**

Any vehicle that is improperly parked within a numbered space so as to prevent a resident who is authorized to park in that space from parking and this resident brings this to the attention of the Association Manager, shall have a warning placed on the driver's side window. The warning shall indicate that unless the vehicle is moved it will be towed away at the owner's expense (Florida Statute CH. 715.07). The unit owner associated with the improperly parked vehicle, see the definition of "Improperly Parked Vehicle," may be subject to action as provided by Article VIII of the Condominium Bylaws.

The resident who has the right to park in the space has the responsibility to have the vehicle towed away.

The Association Manager will attempt to locate the owner of an improperly parked vehicle before any action is taken to remove the vehicle or attach the warning.

**7 Safety requirements for the parking garage, the parking deck, and the entrance ramp to the condominium.**

Maximum vehicle speed in the garage and the parking deck is 5 MPH.

The use of skateboards in the condominium common areas, in the garage, on the parking deck or on the entrance ramp is prohibited.

The use of roller skates or roller blades in the condominium common areas, in the garage, on the parking deck or on the entrance ramp is prohibited.

Except for use between a bicycle storage area and the garage exit, the riding of bicycles is prohibited in the garage, on the parking deck or on the entrance ramp to the condominium.

## **8 Electric Vehicle Charging Stations (EVCS)**

Unit Owners requesting to install the charging station must:

1. Submit a plan showing the dimensions, placement, and external appearance of the proposed electric charging station;
2. Provide the name, contact information, and license number of the electrical contractor or engineer the Unit Owners propose to install the electric charging station;
3. Agree to pay the association \$50 per month per electric vehicle;
4. Obtain hazard and liability insurance covering claims relating to the electric charging station, and provide a certificate of insurance naming the Association as an additional insured on their insurance policy for any claim related to the electric charging station;
5. Sign an agreement in favor of the Association in which the Unit Owners agree to do the following:
  - A. Pay for all costs of installing, operating, maintaining, repairing, and replacing the electric charging station;
  - B. Comply with all applicable building code requirements and recognized safety standards regarding electric charging stations;
  - C. Reimburse the Association for any damages, costs, or expenses, including increased insurance premiums, that the Association incurs in connection with the Unit Owner's electric charging station;
  - D. Remove the electric charging station if the Unit Owner or his successor or assign decides there is no longer a need for the electric vehicle charging station, and pay all cost associated with such removal;
  - E. If the electric charging station is removed, restore the property to the same or better condition in which it existed prior to the installation of the electric charging station; and
  - F. Indemnify and defend the Association from any liability or damages it incurs in connection with the charging station.

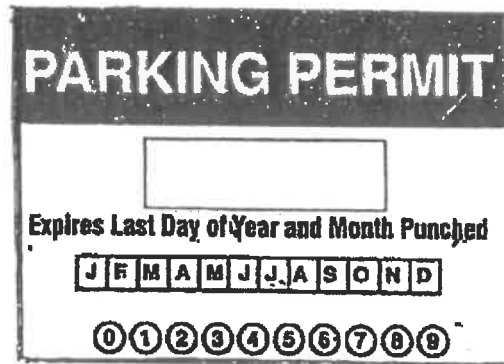
## **9 Exceptions**

An exception to any of these rules may be granted by the Board of Directors with a 75% vote at a regular board meeting. Prior to the board meeting the exception may be granted by the agreement of both the President and the Office Manager/CAM until the Board votes on the exception or 45 days whichever occurs first. ALL exceptions expire 15 days after the new board takes office. The exception may be re-applied for when the new board takes office.

ATTACHMENT "A"



**Unit Owner Identification Sticker (Blue)**  
Or as updated



**Temporary Identification Sticker (Red)**  
Or as updated



**Guest Identification Card (Blue)**  
Or as updated

# WARNING

## YOU ARE ILLEGALLY PARKED

For one or more of the following reasons and are subject to being towed or booted at your expense.

Parked in a handicapped space \_\_\_\_\_

No Parking Permit \_\_\_\_\_

Improperly parked \_\_\_\_\_

Blocking access to the garbage areas \_\_\_\_\_

Parked in "no parking" zone \_\_\_\_\_

Blocking entrance to building or driveway (fire department regulation) \_\_\_\_\_

Vehicle not in acceptable condition \_\_\_\_\_

Other \_\_\_\_\_

This vehicle will be towed on: Day Date Time \_\_\_\_\_

Type of vehicle \_\_\_\_\_ License No. \_\_\_\_\_

Date \_\_\_\_\_ Time \_\_\_\_\_

Towed By \_\_\_\_\_ Date Towed \_\_\_\_\_

Officers Signature \_\_\_\_\_

Violation Warning Sticker (Red)  
Or as updated



## **PETS**

Oceans West One (OWO) Condominium is a pet-friendly community. The following rules are for the health, safety and well-being of residents, guests and pets. This policy applies to all owners, renters and guests. Owners are responsible for ensuring that renters and guests are aware of and follow the pet policy.

### **Definitions**

**Pet** – an animal kept for ordinary use and companionship.

**Service Animal** – animals that are individually trained to do work or perform tasks for people with disabilities. Examples include guiding people who are blind, alerting the deaf, pulling a wheelchair or performing other specific duties. Service animals are working animals and are not considered pets. The work the animal is trained to perform must be directly related to the person's disability. Animals whose sole function is to provide comfort or emotional support do not qualify as service animals under the Americans with Disability Act (ADA).

### **Pet Rules**

1. Small domestic animals (dogs, cats, birds etc.) are permitted.
2. Residents are limited to 2 pets per unit.
3. The mature weight (weight when fully grown) of each pet may not exceed 20 pounds.
4. All residents must register their pets with the management office.
5. OWO Condominium maintains a "no paws on floor" policy. This means that pets may not walk or wander freely anywhere in the building other than in the owner's unit. Pets must be restrained in a pet stroller, carrier or be carried when being transported into and out of the building.
6. Pets may not be transported using grocery carts or valet carts.
7. Pets are prohibited in or around the first-floor common areas, pool and on the recreation deck.

8. Service animals;
  - a. Must be harnessed, leashed or tethered and under the control of the handler.
  - b. Are exempt from the "no paws on floor" rule as defined by the ADA.
  - c. Must be identified as such and must be registered with the management office.
  
9. Emotional support animals are not exempt from the "no paws on floor" rule.
  
10. Unit owners are legally responsible for the actions of pets they own, their tenant's pets and pets that stay as guests. Pet owners indemnify the OWO Condominium Association against any pet-related damage or injury.
  
11. Unit owners are responsible for repair and/or replacement costs associated with any injury or damage caused by their own pet/tenant's pet/guest's pet.
  
12. Once outside the building, pet owners are strongly encouraged to comply with state, county, and city pet regulations including keeping your pet leashed at all times and picking up/discarding pet waste.
  
13. Unit owners are responsible for their guests, tenants and tenants' guests and may be fined for violations related to their pets.
  
14. Pets that are properly registered with our CAM before April 1, 2023 as weighing more than 20 pounds, will be granted an exemption from the weight limit for its remaining life.
  
15. No exemptions to any pet rules shall be granted without approval of the full Board, for reasonable cause and such exemption shall be for a period of no more than 90 days.
  
16. Complaints of potential violations shall be investigated and if substantiated shall subject the owner to penalties in accordance with the By-Laws of the association.



# Oceans West One Condominium Association, Inc.

## Pet Registration Form

<b>Owner Name</b>	
<b>Lease Holder Name (if applicable)</b>	
<b>Property Address</b>	
<b>(1) Name of Pet</b>	<b>(2) Name of Pet</b>
<b>Breed</b>	<b>Breed</b>
<b>Color</b>	<b>Color</b>
<b>Mature Weight</b>	<b>Mature Weight</b>
<b>Age</b>	<b>Age</b>
<b>Does pet have current rabies tag? Yes No</b>	<b>Does pet have current rabies tag? Yes No</b>
<b>Is this a service animal as defined by the Americans with Disabilities Act? Yes No</b>	<b>Is this a service animal as defined by the Americans with Disabilities Act? Yes No</b>

**Pet Agreement:** I agree to abide by the Oceans West One Condominium Association Rules concerning pets. I understand that failure to abide by the rules may result in a violation and/or fine.

I understand that I am responsible for the repair/replacement costs associated with any damage or injury caused by my/my tenant/guest pet(s).

I understand that I am legally liable for the actions of my pet(s) and that I indemnify Oceans West One Condominium Association against any damage or injury caused by my/my tenant/guest pet(s).

\_\_\_\_\_  
**Owner Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Lease Holder Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Oceans West One Representative**

\_\_\_\_\_  
**Date**