

SUMMER PLACE CONDOMINIUM ASSOCIATION

RULES & REGULATIONS

Revised September 2021

Please direct all correspondence including inquiries, suggestions, or concerns to:

Showcase Property Management
Diane Whittington - Manager - LCAM
101 S Courtenay Pkwy, Merritt Island, FL 32952
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- **Occupant Information Sheet:** The management company requests information on present and prospective owners as well as tenants for contact purposes in the event of an emergency. Forms can be found on community website.
- **Use Restrictions & Lawful Use:** Each unit is permitted to have no more than four (4) occupants but there are no restrictions upon children. The minimum rental period for any unit is thirty (30) days and all leases are required in writing to be furnished to the management company for contact purposes in the event of an emergency. Units are not permitted to be used as timeshares or allowed to be subleased. The renting of individual rooms or transient tenants are prohibited. The Association has the right of eviction to anyone living on premises without prior approval at the owner's expense. No immoral, improper, destructive, or offensive use shall be made of the property. All laws, zoning ordinances, and regulations of governmental authorities having jurisdiction of the property shall be observed.
- **Children/Guests:** Children age fourteen (14) or younger must be accompanied by an adult in the common areas. Owners and residents are responsible for their children's and/or guests' activities. No one is permitted to walk or climb on the walls, trees, roofs, or sheds.
- **Pets:** Owners and/or residents are limited to two (2) household pets (cats or dogs) not exceeding forty (40) pounds each per unit. All pets must be kept on a leash when outside the unit. Each pet owner is responsible for cleaning up after their pet(s) in the common areas. Pets may not be kept, bred, or used for any commercial purpose. Pets shall not create a nuisance or unreasonably disturbance any other occupant and any pet(s) doing so shall be promptly and permanently removed upon notice by the Board or management company. In the event the pet(s) causing a nuisance or disturbance is a specially trained animal (i.e. certified guide dogs, service animals, signal dogs), its owner shall have reasonable time to acquire a replacement specially trained animal unless the Board determines such animal poses an imminent serious threat of physical harm to other occupants. **No outside feeding stations are allowed. No open bowls of food are to be left unattended outside, especially in the stairwells as this causes unwanted animals and creatures.**
- **Unit Keys & Mailbox Keys:** The Association requires a set of keys to all units to allow entry into the unit for the purpose of maintenance, repair, or in the event of an emergency. Access to units will be during reasonable hours except in cases of emergencies. If the Association does not have a key to a unit and forced entry is required, the owner is responsible for all damages, repairs, and costs. The Association is not responsible for mailbox keys. It is the responsibility of the unit owner to change the lock. Unit owner must get with Post Office to schedule a time for them to open the boxes for you to change your lock. The Post Office has full control of the mailbox and mailbox keys, so please **call** the local **Post Office** not Management regarding mailbox keys or which mailbox is yours. Locks can be purchased at Ace Hardware for replacements.
- **Grills:** Per Florida Fire Prevention Code, grills of any kind are not permitted on property. Electric grills are accepted on porches. NO Propane or charcoal grills are to be used/stored on porches.

- **Noise:** Loud volumes of radio, music/stereo, television, or musical instruments is discouraged at any hour and should not be played in a manner that disturbs other residents. Please have consideration for others.
- **Cable TV/Internet Services:** Owners are responsible for cable/internet services and wiring inside their unit. Exterior wires, cables, and/or satellite dishes are not permitted.
- **Pool & Pool Fobs:** Pool hours are from dawn till dusk and occupants swim at their own risk, there are no lifeguards. Persons with open sores are not permitted in the pool. Due to the Covid19- anyone with these symptoms or if you have been diagnosed with having COVID, you are NOT allowed in the pool or in the common area. Use Social Distancing of 6 feet. Sanitize your sitting chair and table, before and after use. Restrooms only get cleaned and sanitized once per day, so use at your own risk. Wash your hands OFTEN! Children age fourteen (14) or younger must be accompanied by an adult in the pool area. Occupants are responsible for their children and/or guests' activities and all are to abide by the pool rules. Any child that is not potty trained is required to wear swimming diapers. In the event of an accident, the pool will be closed for health and safety reasons, and the owner could be billed for the closure/cleaning. Grills, pets, or glass containers are prohibited in the pool area. Parties in the pool area are also not permitted. Do not toss chairs or other objects (except for pool toys) into the pool. If you use pool toys, be considerate of everyone and remove after use. Keep the pool gate closed at all times. Pool fobs can be obtained from the management company. For tenants, a copy of their lease is required to obtain a pool fob. Pool fobs can be obtained at a cost \$50 per fob per unit. (Only ONE fob per unit). There is NO SMOKING, EATING, or DRINKING in the pool.
- **Parking:** There are no assigned parking spaces. All owners and residents are restricted to two (2) vehicles per unit. Boats, utility trailers, recreational vehicles or special purpose vehicles, motorhomes, trailers, campers, or commercial vehicles are not permitted to be parked on property. Vehicles are not permitted to be parked in grassy areas or along the driveway and are only permitted to park in marked spaces only. A vehicle may temporarily be parked on the streets for loading and unloading purposes. Prior written approval of the Association is required to temporarily park a commercial vehicle on property. Vehicles on blocks, without tires, flat tires, expired plates, or unmarked/unidentified are not permitted. Vehicular repairs are not to be performed on property. Violations of the stated rules are subject to towing at the owner's expense.
- **Garbage:** All units are to be kept in a clean and sanitary condition are not permitted to have garbage left outside the unit or in the parking areas for any amount of time. Boxes are to be flattened prior to being disposed in the dumpster. There are four dumpsters on property. If one dumpster is full, find another dumpster to dispose the garbage in. Do not leave garbage sitting by the dumpster as garbage trucks will not empty the dumpster if this is done. Unless disposing of garbage, keep dumpster doors closed at all times to prevent animals from entering. Large and bulk items is to be placed at the Southeast corner labeled "Bulk Area" Bulk items are anything that cannot fit in the dumpster. These items must be placed in the "Bulk Area" where they are picked up once a week. Suggestion if you leave something in this area, kindly let management know by email so that we can verify it gets picked up in a timely manner.
- **Repairs:** Any repairs to **the interior of the unit is the responsibility of the homeowner.** Owners are also responsible for the repair or replacement of windows, storm shutters, screening (windows/doors/balconies), and/or sliding glass doors. The replacement of windows or doors must conform to what is already in place. Contact the management company for clarification prior to replacement.

- **External Appearance of Units and/or Buildings & External Alterations:** It is prohibited to hang garments, rugs, etc. from the windows, patios, or balconies from any facades of the buildings. Rugs are also not permitted to be dusted or cleaned by beating on the exterior of the building. Aside from standard patio chairs, tables, and/or furnishings, no other items are permitted to be placed, stored, or used upon any patio, balcony, terrace, or porch without Association approval. Potted plants are permitted on balconies and by unit front doors as long as they do not obstruct the walkway. No signs or advertisements (including presidential flags or statements) are to be placed in the windows of any unit. Signs can be placed in the bulletin board by contacting the management company and can be posted for 30 days. Owners may respectfully display one United States flag at any/all times. On Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day owners may respectfully display official flags (no larger than 4.5 feet by 6 feet) that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard. Carpeting of any kind on balconies or walk-ups is not permitted. Common areas, walkways, and stairwells are to be free of any furniture, packages, or other objects at all times. No owner or resident is allowed to improve, change, or otherwise alter the exterior of their unit or the building by means of: painting or other decoration, installation of shutters or awnings, electrical wiring, window air conditioning units, and/or other things that attach or protrude through walls of the unit. Nothing can be planted outside the unit in common areas, unless approved and written consent is given from the Board. Nothing can be stored outside on common areas, this includes outdoor furniture, canopies, inflatable pools, kid's toys, bicycles, etc. Bicycles are to be stored and locked in-between the pool house and the racquetball court at the Bike Rack. If you are going to store a bicycle here, please let management know (picture helps) so that if the item is abandoned it can be removed as space is limited. Contact the management company for further information on hurricane shutters and/or storm panels.

*****These rules and regulations are for everyone's safety, security, and sanitation. They are also for the enjoyment of the common areas by all residents. Please be aware that the Association has the ability to impose fines up to \$100 per day, not to exceed \$1,000, for anyone that fails to comply with the rules and regulations.**

Summer Place Condominium Association Board of Directors & Showcase Property Management Team

NEW Community Website-Must register and get approval for owner side. Updates on what is going on the property, meetings, financials, etc. all at your fingertips...

www.summerplacebrevard.com

Coronavirus or Covid-19 Information

Watch for these symptoms. If you experience any of these symptoms, you are not allowed in the pool or the pool area so we can help keep everyone SAFE! Please use a mask if you are out and about in common areas of the property.

People with COVID-19 have had a wide range of symptoms reported – ranging from mild symptoms to severe illness. Symptoms may appear **2-14 days after exposure to the virus**. People with these symptoms may have COVID-19:

- Fever or chills
- Cough
- Shortness of breath or difficulty breathing
- Fatigue
- Muscle or body aches
- Headache
- New loss of taste or smell
- Sore throat
- Congestion or runny nose
- Nausea or vomiting
- Diarrhea

This list does not include all possible symptoms. CDC will continue to update this list as we learn more about COVID-19.

If you test positive for COVID-19, please inform management immediately so that we can inform those of the building. No names are ever revealed, but residents will be informed that another resident tested positive in the building so that they can take extra precautions when touching common areas.