

Rules & Regs., Quick Reference Guide 2023

All documents can be found/retrieved on our website www.SummerPlaceBrevard.com

Owner "INFORMATION SHEET": the Owner Info. Sheet **MUST be completed & on file at SPCAB** (contact Jim Roberts, President for more info, jroberts@cfl.rr.com 321-693-7629. **ALL LEASE(s) MUST BE submitted, for approval, prior to commencing occupancy.** This includes RENEWALS of ALL leases and where a Lease was not submitted in the past.

USE Restrictions: Each unit is permitted to NO MORE than four (4) Occupants. **Min. Rental Period is thirty (30) days.** **Subleasing, Room Rentals, transient housing, AirBnB, VRBO, etc. are PROHIBITED.** All laws, zoning ordinances, regulations of governmental authorities having jurisdiction over the property, and the Condominium Gov. Documents, shall be observed.

Children/Guests: **Children aged fourteen (14) or younger must be accompanied by an adult while in the common areas.**

Pet(s): **Pets are limited to two (2) household pets (cat or dog), forty (40) pounds max per unit,** not to be kept or bred for commercial purpose, that shall not create a nuisance or disturb any other occupants or pet(s), that shall obey Leash Laws, while FECES are not left uncollected, and no feeding stations or open bowls of food are left anywhere outside.

Keys, Mailboxes: The Association requires KEYS to All Units (for Emergencies, and possibly Req'd Maintenance), Notice will be attempted (see Owner INFO SHEET above). Mailbox Keys are managed by the USPS, MI PO Crockett Blvd 321.453.1366

Grills: Per Florida Fire Prevention Code, fuel grills (charcoal, gas, etc.) are not permitted to be stored or used within the living areas of the property (under roof areas). Electric grills are accepted on porches. Grilling is permitted outside.

Noise: Loud volumes of radio, music/stereo, television, musical instruments, and/or Stomping or disruptive 2nd floor banging/sounding is UNACCEPTABLE, at any hour, and shall be prohibited, and especially if it disturbs other residents.

Pool Rules: Pool hours are Dawn to Dusk, No Lifeguards, Swim At Own Risk, Children aged fourteen (14) or younger must be accompanied by an adult in the pool area. **PROHIBITED: Glassware, Grills, PETS, Smoking & NO Eating/Drinking in pool.**

Parking: **Parking spaces are NOT assigned.** Residents are limited to two (2) vehicles per unit. Boats, trailers, motorhomes, RVs, campers, or ANY commercial vehicles are not permitted on property. No Parking on the Grass. Vehicular repairs are not to be performed on property. **Inoperable and/or Unauthorized vehicles will be remove at the Owner's Expense.**

Garbage: All units are to be kept in a clean and sanitary condition. **REFUSE, Debris or Household Garbage is NOT permitted outside of units, for ANY amount of time!** Boxes are to be flattened prior to disposal in Dumpster(s). DO NOT leave garbage/refuse outside of Dumpster(s), they will NOT be collected and owners will pay for debris removal. Keep Dumpster(s) doors closed to prevent animals from entering. **Large and BULK ITEMS trash is to be placed at the South-east Dumpster station, labeled "Bulk Area".**

Appearance of Units & Alterations: It is prohibited to hang garments, rugs, etc. from the windows, patios, or balconies. Outdoor & patio furnishings, potted plants & décor is permitted if they do not obstruct walkways. No signs or ads are to be placed in the windows of any unit. Owners/Occupants may display one (1) United States flag, no larger than 4.5 feet by 6 feet, or a flag that represents a United States branch of service. Common areas, walkways, & stairwells are to be KEPT CLEAR. Nothing can be stored outside on common areas, including 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.

*** Please be aware that the Association can impose fines up to \$100 per day, not to exceed \$1,000, for any owner that fails to comply with the rules and regulations. Visit www.SummerPlaceBrevard.com for more information ***