

Rules & Regs., Quick Reference Guide 2024-25

Governing Documents can be found on our website www.SummerPlaceBrevard.com

“Owner Information Sheets”: the **OIS (Owner Information Sheet) MUST be completed, and On File for EACH individual Condo Unit.** ALL LEASE(s) MUST BE submitted, for approval, prior to commencing occupancy. This includes to be put On File for RENEWALS of EXISTING tenancies where a Lease was not submitted in advance of the current tenancy.

USE Restrictions: Occupancy can be NO MORE than four (4) persons. **PROHIBITED**: Subleasing, Room Rentals, transient housing, AirBnB, VRBO, etc. All laws, zoning ordinances, regulations of Govt Authorities having jurisdiction over the property, and the Condominium Gov. Documents, shall be observed. **No Commercial Vehicle or Trailer Parking.**

Children/Guests: Persons aged fourteen (14) or younger must be accompanied by an adult while in the common areas, and ESPECIALLY USING the POOL. **Owners leasing Unit, surrender (by transfer) their rights to privileges & common area use.**

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, disturb or harm any other occupants or pet(s), shall obey Leash Laws, Collect & Discard FECES, and **NO OUTSIDE FEEDING of any kind (no open containers of food left anywhere outside).**

Keys, Mailboxes: The Association requires KEYS to All Units (for Emergencies, and possibly Req'd Maintenance). Mailbox Keys are the property of each Condo Unit, and the Association can accept a copy for emergency needs of the Unit.

Grills/Stairwells: Per Florida Fire Code, Grills are NOT PERMITTED under the roof structure of any building, this includes use or storage, except Electric grills can be stored on Back porches. **NO ITEMS can be stored under stairwells EVER.**

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 Law Enforcement should be contacted.

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

Parking: Parking spaces are NOT assigned. Residents are limited to two (2) Registered 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 & Unauthorized vehicles will be removed at 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), and keep Dumpster(s) doors closed to prevent animals from entering. Large and **BULK ITEMS trash is to be placed at the South East corner Dumpster station, labeled “BULK Trash AREA”.**

Appearance of Units & Alterations: It is prohibited to hang garments, rugs, etc. from windows, patios, or balconies. Outdoor & patio furnishings, potted plants & décor is permitted if they do not obstruct walkways. 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 KEPT CLEAR (including pool/beach supplies, kid's toys, Bicycles, etc.) **Bicycles** are to be stored in-between the pool house and the racquetball court at the Bike Rack (locking is encouraged).

NOTE: the Association shall transfer ALL COSTS for Corrective Actions, Fines, Cleaning or Property Damage to the respective Unit Owner's ledger, **especially for ANY and ALL costs of clean-up at Dumpster Stations.**