

# SP Rules Regs QRG 2026 (Quick Reference Guide)

This doc and the GD's (Governing Docs) can be found on our website [www.SummerPlaceBrevard.com](http://www.SummerPlaceBrevard.com)

**Owner Info Sheet (OIS):** the OIS form **MUST be completed, and On-File for EACH individual Condo Unit.** Information needed is Names and Cell Phone #'s for ALL Occupants, Pet(s) description and #lbs, Vehicle(s) Make, Model, Tag #, Color.

**Cameras / Security:** Cameras, Security Devices and Monitoring is being installed for January 2026.

**LEASE(s) / Leasing:** ALL LEASE(s) MUST BE submitted, **for approval, PRIOR to commencing occupancy.** This includes RENEWALS of EXISTING tenancies where a Lease was not submitted in advance of the current tenancy.

**USE Restrictions:** NO MORE than four (4) Occupants per Unit. **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 GD's, shall be COMPLIED WITH, or Legal Action will begin, at the Owners' and/or Tenants' Expense.

**Parking:** Parking spaces are NOT assigned. Each Unit is limited to two (2) registered vehicles. **No BACK-IN parking** (security must be able to see License Plates while driving patrols of parking areas). NO Boats, trailers, RVs/campers/etc., nor commercial vehicles 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; TOWED.** Exceptions may be requested, email.

**Garbage:** All units are to be kept in a clean and sanitary condition. **Garbage, Debris or Household Waste is NOT PERMITTED OUTSIDE of the units, for ANY amount of time!** Boxes are to be flattened prior to disposal in Dumpster(s). Keep Dumpster(s) lids closed to prevent animals' incursion. **PROHIBITED: Trash on ground outside of Dumpsters, construction debris, electronics, tires, appliances, chemicals, Hazardous or medical waste.** Authorized Bulk Trash items may be placed at the "BULK Trash AREA" located at the S.E. corner of SPCAB. **Illegal/Unauthorized Dumping will be prosecuted.**

**PET(s):** Pets are limited to: two (2) household pets (cat or dog), **twenty (20) pounds or less, per Pet, per unit.** No animal breeding, and No Pets that create a nuisance, disturb or harm any other occupants or pet(s). Obey Leash Laws, Collect & Discard FECES, **NO OUTSIDE FEEDING (no open containers of food left anywhere outside);** ALL subject to Citations or Fines.

**Outside Storage & Display(s):** Outdoor & patio furnishings, potted plants & décor is permitted **if they DO NOT obstruct walkways.** Per Florida Fire Code, ALL walkways & stairwells MUST be KEPT CLEAR, NO ITEMS Stowed, ever (incl. pool/beach supplies, toys, Bikes, etc.). **Bicycles** can be stored at the Bike Racks between the pool house and racquetball court (locking is encouraged). It is prohibited to hang garments, rugs, etc. from windows, patios, or balconies. Owners/Occupants may display one (1) U.S. flag, no larger than 4.5 feet by 6 feet, or a flag that represents a United States branch of service.

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

**Noise:** **"Quiet & Peaceful Enjoyment" is required for all Residents.** Loud music, television, musical instruments, Stomping or disruptive banging are All UNACCEPTABLE and Prohibited, at any hour !! **Please CALL Law Enforcement at 321.454.6652**

**Pool Rules:** 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 Complex. **PROHIBITED:** Glassware, Grills, PETS, Smoking, Eating/Drinking in the pool.

**Guests / Children:** Persons aged fourteen (14) or younger must be accompanied by an adult in ALL common areas, and ESPECIALLY WHEN USING the POOL. Guest(s) SHALL be PROVIDED these Rules in advance of any visit (also on WEBSITE).

**Keys, Mailboxes:** The Association **REQUIRES KEYS** for ALL Units (Emergencies and Req'd Maintenance). Mailbox Keys are the property of each Condo Unit. The local P.O. is at 333 Crockett Blvd, MI 32953 (minutes from SPCAB), 321.453.1366

**ENFORCEMENT:** The Association shall transfer **ALL \$\$ COSTS** for Enforcement, Debris Removal, Cleaning or Property Damage, to the corresponding Unit Owner's ledger, **especially for clean-up at Dumpster Stations.**