

2626 CONDOMINIUM RULES & REGULATIONS

2626 S. Atlantic Avenue
Daytona Beach Shores, Florida 32118

Condominium Manager: Sheila Sostarich
Office Hours: Monday--Thursday 8:00 am to 1:00 pm
Office Phone: (386) 761-8066
Office Email: 2626condo@bellsouth.net

GENERAL INFORMATION

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Management Notification:

There are information cards outside the manager's office that need to be completed as part of the "check in" process. On arrival, complete the form & place it in the office door slot for the manager.

Luggage Cart/Grocery Carts:

The luggage cart is available in either of these 2 locations:

1. In the entrance hallway across from the office.
2. In the club room located on the first floor. (Down the hall from the entrance past the restrooms on the right).

Grocery carts are located on the first floor at the south end of the building under the stairwell. From the main entrance, go left & down the hallway. These carts are for your convenience and **MUST** be returned to the designated areas when you are finished using them. Do not remove the grocery carts from the 2626 Condominium premises.

Laundry Rooms:

Each floor has coin-operated washers and dryers. The first-floor laundry room is located down the hallway to the right of the main entrance as you enter the building. It is between the electrical room (to the right of the office) and Unit #104. The laundry rooms on all other floors are located in the center of the building across from the "06" units and the elevator.

The washers and dryers take quarters only. Quarters are available in the office in \$10 rolls in exchange for cash.

Parking:

Each unit has one designated parking space assigned to the unit number. Park in the space for your unit number or a "guest" parking space. **Violators are subject to towing & all towing costs.**

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Trash Chutes & Recycling:

Trash: Trash chutes are located on each floor on the west and south ends of the building near the staircases. **THESE CHUTES ARE TO BE USED FOR BAGGED TRASH ONLY—NO BOXES OR LARGE OBJECTS THAT CAN "CLOG" THE CHUTE. CLOSE THE CHUTE DOOR AFTER DEPOSITING THE TRASH BAGS.**

Recycling: Green recycling bins are located near the back entrance. Plastic, glass, aluminum, cardboard & paper can be recycled. **STYROFOAM & GROCERY BAGS CANNOT BE RECYCLED. CARDBOARD BOXES MUST BE BROKEN DOWN (FLATTENED).**

Safety:

Each condominium has a smoke detector in each bedroom. There are fire hoses and fire extinguishers on each walkway on every floor of the building, across from units 05 or 06. There are fireboxes and fire alarm warning boxes across from the elevator and at the exit signs at the south and west ends of the building on the first floor. On the second floor through the fifth floor, the fireboxes and fire alarms are across from the elevator and at the 01 and 09 units. Extinguishers are located at the back entry door and in the grill/deck area.

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1. **COMMON AREAS:** Lobbies, vestibules, hallways, stairwells, elevator and other condominium areas and facilities of a similar nature shall not be used for storage or placement of any furniture, packages, rafts, bicycles, or objects of any kind.
2. **NO LOITERING:** Persons shall not be permitted to loiter or play in the lobbies, vestibules, hallways, stairwells, elevator or other common condominium areas and facilities.
3. **QUIET HOURS:** Loud music or noises may disturb other residents and guests. QUIET HOURS ARE FROM 11:00 PM TO 8:00 AM. BE RESPECTFUL OF OTHER RESIDENTS AND GUESTS BY COMPLIANCE WITH THIS RULE!
4. **BEACH:** When coming back from the beach, look to see if you have sand, oil, or grease on your feet and/or shoes. You must clean your feet/shoes before entering the building. A hose is located to the left of the main entrance near the benches. USE THE HOSE TO CLEAN YOUR FEET AND/OR SHOES. If you need to wash off strollers, wagons, beach toys, chairs, or other large objects, there is a hose located in the back parking lot in the designated "car wash" area that can be used.
5. **PARKING:** Park in the parking space corresponding with your unit number. If you have more than one vehicle, park it in the rear parking lot in a "guest" space. This applies to all owners and guests. Violators are subject to towing & all towing costs. Vehicles without current license & registration that are not in operating condition cannot be parked in the parking lot. No trailers, commercial or over-sized trucks, campers, trailers or boats can be parked in the parking lot.
6. **LOADING & UNLOADING ZONE:** The space in front of the building entrance under the portico is a designated "loading and unloading" zone. Limit the time you occupy this space to 15-20 minutes.
7. **LAUNDRY:** Use the laundry room on your floor when possible. When you are finished, turn off the lights, close the windows, and make sure the door to the laundry room is tightly shut. The wind can cause the door to swing violently if not completely latched.
8. **GARBAGE & RECYCLING:** Wet garbage shall be disposed of in the garbage disposal. All other trash and garbage must be bagged & tightly closed before depositing in the garbage chute. ANY LARGE CARTONS, BOXES, & PIZZA BOXES LARGER THAN 8 INCHES MUST BE CUT & FOLDED FLAT FOR DISPOSAL DIRECTLY INTO THE DUMPSTER ROOM.

Recycling bins (GREEN) are located at the west end of the building near the back entrance. Items to recycle include cardboard that has been broken down (flattened), paper, metal & aluminum cans, plastic containers & glass. **PLASTIC GROCERY BAGS & STYROFOAM ARE NOT RECYCLABLE. DO NOT PUT PLASTIC BAGS FULL OF TRASH IN THE RECYCLING BINS!**
9. **BALCONIES & GROUND FLOOR PATIOS:** No grills or cooking of any kind are permitted on balconies or ground floor patios. **Balcony railings may NOT be used for drying towels or other laundry.** Items on balconies can be easily caught by wind & blown off the balcony, causing damage or injury. Light-weight items such as boogie boards, floats, pool toys, etc., must be secured.

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10. **SMOKING:** No smoking is permitted in the lobby, vestibules, hallways, stairways, club room, or elevator.
11. **PETS:** Up to 2 pets are permitted. Total weight of both pets must not exceed 20 pounds at maturity. Only domestic animals may be kept as pets, such as dogs or cats. Dogs must be leashed at all times. Pet owners must clean up after your pet. The designated walking area is the south end of the parking lot adjacent to Florida Shores Boulevard, outside the property walls. No pets are allowed in the pool area. **No exotic animals are permitted--defined as wild or non-domesticated species such as (but not limited to) reptiles, primates, amphibians, and invertebrates. Service animals must wear a harness that identifies it as a service animal.**

SWIMMING POOL RULES & REGULATIONS

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1. **POOL OPEN HOURS:** Swimming is allowed between 8:00 AM & dusk.
2. **USE OF THE POOL:** The pool and pool area are for the exclusive use of occupants of the condominium. Occupants shall in all cases be responsible for the conduct of their guests.
3. **POOL ATTIRE:** Wear swimsuits in the pool.
4. **SHOWER AREA:** There is a shower in the pool area. Use it before swimming.
5. **INFECTION PREVENTION:** No persons having any disease of the eyes, ears, nose, throat or skin are permitted in the pool. Persons with known communicable diseases should not enter the pool.
6. **INFANTS:** Infants must wear swim diapers when in the pool with adult supervision.
7. **CHILDREN:** Children under age 12 are not permitted in the pool without adult supervision. The adult must be at the pool—not on the balcony or patio. **NO EXCEPTIONS!**
8. **POOL ACTIVITY:** Throwing objects such as balls, Frisbees, or other pool toys is not permitted. **NO RUNNING, PUSHING OR DIVING AT ANY TIME!** Floats are permitted, **UNLESS** there are a large number of residents or guests using the pool. Be respectful by removing floats when there are more than a very few guests in the pool.
9. **POOL FURNITURE:** Pool furniture is provided for the pool area. Do not remove furniture from the pool area. **POOL CHAIRS CANNOT BE RESERVED.**
10. **BEVERAGE & FOOD CONTAINERS:** Beverage & food containers **MUST BE METAL OR PLASTIC ONLY. NO GLASS BOTTLES, DRINKWARE, OR TABLEWARE.**
11. **GRILL:** A grill is located on the deck for owners & guests. Clean the grill after use. A trash receptacle is available in the area near the grill.
12. **EXITING THE POOL AREA:** Place all lounge chair backs in the flat position. Close all table umbrellas. This prevents wind blowing the items around the courtyard. **TAKE ALL PERSONAL ITEMS & BELONGINGS WHEN YOU EXIT THE POOL AREA.**
13. **TOWELS & SWIM WEAR:** Do not hang **ANYTHING** on the balcony railing to dry. This includes towels, bathing suits, or other wet laundry items.
14. **SWIM AT YOUR OWN RISK! NO LIFEGUARD ON DUTY!**

ENFORCEMENT/PENALTIES

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A system of penalties has been established to ensure compliance with the Rules and Regulations of the Association. The enforcement procedure will result in greater community awareness of reasonable conduct that all unit owners have the right to expect from each other. If the violator is not a unit owner, the owner will be provided with copies of all correspondence pertaining to the violation and any ensuing penalties and hearings. The unit owner is ultimately responsible for all fines and the correction of all violations.

Fines will be imposed for violation of any of the 2626 Condominium Rules and Regulations, according to the following process: Verbal Warning; Written Warning. Failure to correct violations will result in fines imposed as follows: First Initial Fine \$100.00 and for Repeated Violations \$100.00--total not to exceed \$1,000.00.

1. In addition to the above, should a violation of the rules be alleged in a written complaint to the Board of Directors (herein the "Board"), the Board will notify the alleged violator in writing to cease and desist from the violation. This notification will include: (a) the nature of the alleged violation; (b) the action required to remove the violation; and (c) notification of a grace period of five (5) days, within which the violation may be removed without penalty. Should the violation continue beyond the grace period, a fine will be imposed.
2. The violator may request a hearing within ten (10) days after imposition of the fine. The request must be made in writing and be addressed to the Board. The hearing shall be held in executive session (that is a closed session) of the Board, and will afford the violator a reasonable opportunity to be heard. The violator may present his/her case to the Board, and the Board will decide, based on the available information regarding the violation, whether or not any fines and/or penalties should be lifted.
3. If a violation is repeated, additional fines as noted above, will be imposed without a grace period.
4. If any unit owner fails to comply with the Rules and Regulations or By-Laws, or with any decision rendered under the Rules and Regulations and By-Laws, the unit owner may be sued for damages or injunctive relief, or both, by the Board. The prevailing party in any such proceeding may be entitled to an award for legal fees and costs, as determined by the court.
5. A fine will be applied to the unit owner regardless of whether the offender is the unit owner, a tenant, a guest, or a household member. The payment of a fine does not relieve the owner of the obligation of correcting the violation. Other penalties may also be considered including, but not limited to, the following:
 - A. Suing the unit owner for damages.
 - B. Imposing criminal penalties through the proper authorities (violations of local, county, state, or federal laws).