

Colonial House Condominium Rules and Regulations (12 August 2021)

These rules and regulations are intended to provide for the maximum safety, security, and enjoyment of all Colonial House Condominium residents. The rules are applicable to all unit owners, renters, and guests and are summary in nature. For further clarification and authority, refer to the Colonial House Documents and Florida Statute 718.

Occupancy Restrictions and Rentals

- No studio unit may be occupied by more than two (2) persons and no other unit may be occupied by more than two (2) persons per bedroom.
- Owners who lease their units **must** submit a Screening Application for all prospective tenants, and receive Association approval prior to the lessee moving in. Application instructions and forms are available upon request.
- No unit may be rented for less than thirty (30) days. Tenants are to be provided a copy of the Colonial House Rules and Regulations. Sub-letting of units is not allowed.
- Security keys are available to unit owners or their agents. Renters should obtain keys from their unit owner. Additional keys may be purchased from the Association. Mailbox keys can be obtained from U.S. Post Office in Cape Canaveral.
- No nuisances shall be allowed upon the condominium property, or any use or practice that is the source of annoyance to residents or interferes with the peaceful use of the property by its residents. No noise or loud music (e.g., from televisions, stereos, musical instruments) is permitted after 9:00pm at night. For serious annoyances, contact the Brevard County Sheriff, Cape Canaveral. **In case of an emergency, dial 911.**

Pets

- No animal pets, except one (1) dog or cat, not weighing more than sixteen (16) pounds may be kept or harbored in any unit. Tropical fish or domesticated birds, such as parakeets are allowed.
- Pets must be kept on a leash on condominium property, shall not create a nuisance, and must be cleaned up after.

Vehicles and Parking

- All residents with a vehicle must obtain a parking sticker to be displayed in the front window of their vehicle. Application forms and stickers are available upon request.
- No parking space shall be used by any person other than occupants of the condominium who are actual residents, or by a guest or visitor when such guest or visitor is, in fact, visiting on the premises.
- No parking space may be used for any purpose other than parking registered vehicles in operating condition and bearing current license tags.
- No major mechanical work is allowed on vehicles on the property at any time (except for example, changing a tire or jumping a dead battery).
- Motor homes, campers, camping trailers, boat trailers, or hauling or storage trailers are not permitted on the property. Business/trade vehicles are allowed as necessary, only during the day.

- Vehicles leaking fluids onto the parking lot and any unauthorized vehicles are subject to being towed at the owner's expense.

Pool Area

- **No Lifeguard is on duty – swim at your own risk. Emergency – Call 911.**
- The pool is for use by residents and in-house guests only. Guests must be accompanied by an adult resident.
- Shower before entering the pool, and towel dry before entering the building.
- No food, alcoholic beverages, or glass containers are allowed in the pool area.
- Children under 14 years of age must be accompanied and supervised by an adult while using the pool area. Infants and children in diapers must wear plastic pants or swim diapers – no disposable diapers.
- No running, diving, or disruptive play is allowed in the pool area.
- No pets are allowed in the pool area.
- No floats, balls, Frisbees, or other large toys are allowed in the pool area.
- Only radios or other audio devices with earphones are permitted in order not to disturb others in the pool area.
- Proper swimming attire shall be worn at all times in the pool area or the common areas.
- Please ensure the area is kept clean and neat after use.

Passageways, Sidewalks, and Other Common Areas

- No signs, advertisements, or notices shall be displayed in or upon any part of the Condominium units or the common elements of the Condominium property by any owner or resident. This shall include "For Sale" or "For Rent" signs. The bulletin board across from the first-floor elevator can be used resident advertisements, but must be removed promptly when expired.
- All common areas shall be kept free for their intended use and in no event be used as storage areas either on a temporary or permanent basis.
- Personal rugs other floor coverings are not permitted in hallways. It is prohibited to hang garments, bedding, towels, rugs, mops, plants, etc. from windows or any building facade. Antennas are not permitted outside of the units.

Garbage

- All parts of the property shall be kept in a clean and sanitary condition, and no refuse or garbage shall be allowed to accumulate, nor fire hazard exist.
- Residents shall deposit their garbage in the dumpsters located on the north/east and north/west edges of the parking lots, **and make sure that the lids are kept closed.**
- No items larger than four (4) feet in length or width shall be placed in a dumpster. Garbage must be bagged before placing in the dumpsters.
- Large items, such as furniture, appliances, etc. must be neatly placed next to dumpsters for removal by the waste removal contractor.
- Recycling bins are provided and are to be used as designated. Paper, cardboard, empty cans and bottles, etc. should be out of bags before being placed in the recycle bins.

Bicycles, and Miscellaneous

- Bicycle riding, skateboarding, and roller skating are not permitted on the Condominium property. This includes but not limited to parking lots and common areas.
- **Bicycles must be stored in the bike racks** and are not permitted in the elevator, stairwells, or hallways.
- Residents are responsible for the conduct of their guests and children. Children must be supervised by an adult at all times while on Condominium property.
- In accordance with the Florida Clean Air Act, smoking is prohibited in hallways, lobbies, meeting rooms, elevators, and at or near entrances to the building.
- Windows must be properly covered immediately upon occupancy of a unit.
- BBQ grills are not permitted to be used in the pool area, or within ten (10) feet of the building per the Fire Department.

Pest Control

- Extermination services are provided to each unit every month. In order to be effective, it is compulsory that all units receive the extermination service.

Access to Units

- Pursuant to Florida Statute 718 and the Colonial House Declaration of Condominium, the Association has the right of access during reasonable hours for the purpose of maintenance, repair, or replacement of common elements, or when necessary to prevent damage to other units or common elements. Owners must provide working unit keys to the Association. Keys will not be used for any purpose other than those listed above, and for extermination services required for pest control.

Modification of Units

- No owner shall make any structural modifications or alterations to their unit unless such has been approved in writing by the Association. Owners are required to apply for a City of Cape Canaveral building permit before making any modifications or additions to structural, electrical, mechanical, plumbing, or other elements of their unit, if required by the City. **(See attached City of Cape Canaveral Building Permit Requirements.)**
- No owner shall make any alterations to the common elements of the condominium.
- Every owner must perform promptly all maintenance and repair work within their unit which, if omitted, would affect the condominium property.
- Removal of construction debris (drywall, tile, carpet, etc.) is the responsibility of the unit owner, and should in no circumstances be put in or around the dumpsters.

Laundry Rooms and Washing Machines

- Laundry room hours are from 8:00am to 9:00pm, daily. See rules posted in the laundry rooms.
- Under no circumstances shall washing machines be permitted within a condominium unit.

Failure to comply with the Rules and Regulations may result in fines and/or eviction, pursuant to Florida Statute 718 and the Condominium Documents.