



These rules govern the use of Ocean Pines Condominium including units, property, common areas, and conduct of all tenants.

1. OCCUPANCY

- The rental time cannot be split among family and friends.
- No two-bedroom unit can be occupied by more than four (4) people. No three bedroom or penthouse unit may be occupied by more than (6) people.
- Tenants cannot sublease or loan out their unit to anyone including to family or friends.
- Tenants must be in residence anytime they have guests.
- Tenants are responsible for any and all actions of their guests.
- Tenants cannot make copies of gate keys.

2. AMENITIES

1. SWIMMING POOL

- All tenants, and their guests must follow the pool rules posted in the pool area.
 - Shower before entering.
 - Pool Hours: Dawn to Dusk.
 - No Food or drinks in the pool or on the pool deck (*area within four (4) feet of the pool rim*). (FL Code 64E-9).
 - Bathing load: 16 persons.
 - No glass or animals in the fenced pool area.
 - Do not swallow the pool water.
 - Do not use the pool if you are ill with diarrhea.
 - Children in diapers must wear swim diapers.
 - No rafts, floats, or large toys are permitted when they interfere with other individuals.
 - No running, horseplay, or excessive noise.
 - All children under twelve (12) years of age and children who cannot swim must be accompanied by an adult when in the pool or pool area. (FL Code 64E-9).
 - No lifeguard on duty, use at your own risk.

Effective September 2024

Ocean Pines Condominiums 55 N 4th Street, Cocoa Beach FL 32931



- NO DIVING. (FL Code 64E-9).
- All tenants are responsible for any and all actions of their guests in the pool area.
- Music is allowed in the pool area provided it does not disturb other people.
- Place towels on pool furniture if using suntan lotion or oil.
- Any trash, extinguished cigarettes or cigars must be placed in trash receptacle.
- No tampering with or abuse of pool equipment or safety ring.
- Lounges and pool chairs are not to be reserved or taken from the pool enclosure.
- Only people with the brass pool keys are allowed in the pool area.

2. CLUBHOUSE

- No children, under the age of fifteen (15), are allowed in the Clubhouse unless accompanied by an adult.
- Feet should be dried off before entering the Clubhouse to avoid slipping.
- The clubhouse door must be kept locked at all times.

3. COMMON AREAS

1. ELEVATOR

- Dry off before entering the elevator.
- Do not hold or block the elevator door for inordinate periods of time.
- Children should not play in the elevator.
- Do not tamper with or force operational keys or buttons
- If the elevator malfunctions and you are inside, follow the instructions posted to the right side of the keypad.
- If the power fails, emergency lighting will come on in the elevator. The elevator car will return to the first floor and the door will open so that you can get out.
- No smoking in the elevators.



2. VEHICLES AND GARAGES

- Speed limit is 5 MPH within Association property.
- Full sized vehicles cannot be parked in the spots that say “compact only”.
- Tenants should park their vehicles in assigned garages if they have use of them.
- Garage doors must be closed except when someone is present in the garage.
- Campers, trailers, and boats with trailers may be parked in garages. No campers, trailers, or motor homes can be parked on Association property.
- No electrical cars, scooters, or bikes may be charged in the garage. No hybrid cars may be charged in the garage.
- Gasoline, gas cans, or other highly flammable materials CANNOT be stored in the garage.

3. GARBAGE DISPOSAL/RECYCLING

○ DUMPSTER AND DUMPSTER ROOM

- Our pickup days are Monday, Wednesday and Friday. Please refrain from placing large items in the dumpster on Friday since it gets very full over the weekend.
- All garbage must be bagged.

○ RECYCLING

- The pickup day is Monday.
- No plastic bags, Styrofoam, pizza boxes, straws, or food are allowed in the bins.
- Cardboard boxes should be broken down before placing them inside the bins.
- Large items such as gallon jugs should be crushed before placing inside the bin.
- Nothing may be placed next to the bins. If a cardboard box is too large to put in the bin, throw it away in the dumpster.

○ GARBAGE CHUTES

- There is a garbage chute on each upper floor located to the left of the elevator.
- All garbage must be sealed in plastic bags before putting it in the garbage chute.



- No glass bottles, etc. can be thrown down the garbage chutes unless they are double-bagged.
- When depositing garbage in the chute, make certain that the chute door is closed when you are finished.
- Do not force a bag into the chute. If it is too big to fit in the opening, walk it down to the dumpster room.
- Do not deposit lighted cigarettes or cigars in the garbage chute.

- DISTURBANCES

- Tenants and their guests must make sure that their activities do not disturb others in the building or in the common area.
- No roller blading, skate boarding, bicycling, or running is permitted on the walkways, sidewalks, or driveways.
- Noise should be kept down outside after 10pm.
- Any complaints should be made to the realtor or unit owner not a Board member.

- MISCELLANEOUS

- Walkways, stairwells, and the ground floor sidewalk must be kept clear at all times.
- No electric scooters or bikes may be charged in the units.
- All gates, pool, beach, and west, should be closed at all times after going through.
- Do not climb on any fence or gate or on top of the pool house. Do not walk around the beach gate, use the Fourth Street crossover if you cannot open the beach gate.
- Do not walk in the landscaped areas.
- Do not feed birds or animals from balconies or anywhere else on Association property.
- Shopping carts, stored in the dumpster room, are for the convenience of all residents and must be returned promptly to the dumpster room.



- Note the following:
 - Brevard County prohibits pets on the beach in our area.
 - Brevard County prohibits glass on the beach.
 - Brevard County requires a permit for fires on the beach.
 - State Law prohibits walking on the dune area with vegetation.

4. BALCONIES

- Nothing may be hung over balconies, walkway railings or out of windows at any time.
- Electric portable tabletop grills are allowed on balconies and first floor porches as long as they do not exceed 200 square inches of cooking space. No gas or charcoal grills are allowed.
- Grills cannot be stored on the balconies.

5. PETS

- Tenants can have one (1) dog or one (1) cat, provided the owner allows the animals in their unit, and neither may be over twenty (20) pounds. This includes visiting animals.
- Dogs must be up to date on their vaccines and owners should be able to provide proof of a license if needed.
- All animals must be leashed when outside of the unit (*Brevard County Law*).
- Pet owners are expected to make sure their animals are not a nuisance to other residents.
- Pet owners may take their dogs to go potty only in the area west of the Clubhouse. Any refuse must be immediately removed by the owner.
- No animal may be tethered on Association property.
- Pet owners are responsible for any damage caused by their pets in common areas, within the building, or on the grounds.
- If an animal is coming onto property in the capacity of an Assistant Animal, the Board must be notified before it arrives and the proper paperwork filled out.
- Service dogs or ESA, must follow the Assistant Animal Policy Guidelines.



6. SECURITY AND EMERGENCY

○ BUILDING AND GROUNDS

- Building security is the responsibility of all tenants and their guests.
- Keep the stairwell doors on the first floor closed and locked at all times. (*Fire Department Regulation*).
- Your pool key must never be given to friends or domestic employees.
- Do not give out the elevator code to anyone. All strangers who wish to access the elevator but have not been given the code must be told to contact the person they are visiting either by the security phone directory on the elevator call box or by cell phone.

○ FIRE

- In case of a fire, dial 911 and give your name, location, and type of emergency. Then pull the local alarm box located opposite the stairwell doors on each floor.
- Exit the building, making sure to turn off any appliances such as stove or counter tops cooking items before leaving your unit.
- Only use the stairwell during a fire. Stay out of the elevator.