

## The Plaza Condominium Association

### GENERAL RULES AND REGULATIONS

1. Good conduct must be observed in all public areas of The Plaza by owners, their families, guests and tenants (By-Laws, Article X, paragraphs 2 & 3). A copy of these rules and Regulations must be posted in all rental units. **Violations may be grounds for eviction.**
2. All owners, their overnight guests, visitors, vendors, etc. must sign in at the front desk upon arrival and provide their vehicle description and tag number. Please sign on the sheet provided at the front desk. **ALL TENANTS AND THEIR OVERNIGHT GUESTS MUST COMPLETE A REGISTRATION FORM AND PAY A REGISTRATION FEE UPON ARRIVAL.**
3. Upon departure everyone must sign out at the front desk. If the guard is on rounds, please sign on the sheet provided.
4. Do not throw, drop, kick, roll or in any way release anything from the balconies or walkways. **Anyone found doing so will be prosecuted to the fullest extent of the law.** (By-Laws, Article X, paragraph 2 & 6).
5. Do not lean or hang anything from any railing, balcony or fence. The draping or hanging of towels, bathing suits, clothing or other items from railings is strictly prohibited. (By-Laws, Article X, paragraph 6).
6. Review the Fire Evacuation Plan posted in your unit, at the fire stairs on each floor, and at the elevator landing of each floor. All persons who are handicapped or physically unable to use the fire stairs must register with Security upon arrival and departure. During a fire alarm these people should go to the landing of the fire stairs and wait for assistance or the all clear signal (voice over siren speakers).
7. **NO SMOKING** is permitted in the Elevators. This is a State requirement and violations carry a fine of \$25.00.
8. Do not allow your children to play or tamper with the elevators, fire equipment or the security telephone. **Any costs for damages, repairs or fines will be assessed to the unit owner and/or guest or tenant responsible for such charges.**
9. Certain building access doors are locked and alarmed for security reasons. Please be certain all such doors are locked behind you. **DO NOT OPEN DOORS FOR STRANGERS.** It is not permitted to block open any of these doors.
10. Loitering is not allowed in the lobby, walkways, stair towers or elevators.
11. Owners, tenants and guests are expected to conduct themselves so as not to intrude on the privacy of others. You must refrain from the loud playing of television, records, radios and other devices.
12. Please use the trash containers and butt cans provided throughout the grounds.
13. **Trash chutes can be used between the hours of 8 a.m. and 11 p.m. only.** They are located at the north and south emergency stairs on all floors. **ALL TRASH MUST BE PLACED IN BAGS. DO NOT DISPOSE OF CARDBOARD BOXES, WET ITEMS OR FLAMMABLE ITEMS IN THE CHUTE.** Dumpsters are located at the north and south building ends on the ground level for those types of items.
14. Luggage carts are provided at the loading area at the back entrance to the Lobby. You must register and leave your valid drivers license with Security to use a cart, it must be returned immediately after use. **NO LUGGAGE CARTS ARE PERMITTED INSIDE OF THE UNITS.**
15. **NO** loading or unloading is permitted from the upper parking deck or the 1st floor parking deck catwalks.
16. All owners are responsible for keeping their windows and screens clean and in good repair. Any found dirty during the months of May through September will be cleaned and the owner will be charged \$25.00 each time a cleaning service is required.

Plaza Rules & Regulations Adopted: 10/1/88

Revision adopted: 10/12/91

## THE PLAZA CONDOMINIUM

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17. Window treatments (blinds, curtains or drapes) must be ordered within 30 days of settlement. Temporary coverings such as sheets, towels, paper, etc. are prohibited.
18. Hurricane Shutters must be kept fully opened from Memorial Day to Labor Day. If during that time a hurricane or severe storm threatens the area, the shutters may be closed until the storm warnings are lifted.  
A fine of \$20 per day will be imposed, after 5 days of sending of notice via certified mail, against the owner of record, until the violation is corrected. The association shall have the right to enter the unit to open the shutters in order to comply with this rule. A service fee of \$25 per occurrence will be charged should it be necessary for Association staff to open the shutters.  
In the event of a hurricane or storm warning, the association shall not be held liable for damages that may result from the associations failure to close the shutters.
19. Owners must advise the Association Office when any moving in or out of the building is planned. Prior authorization from the Manager or designated representative is required.
20. No solicitors will be permitted in the building at any time except by appointment with the resident or guest.
21. Please keep all unit doors locked at all times.
22. Furnishings, equipment and/or other property of The Plaza is for the exclusive use of residents and may not be loaned or removed from the premises by anyone.
23. Report suspicious persons or incidents to Security or Management.
24. Every effort will be made to maintain maximum security at all times. Since it is not possible to exercise constant surveillance in all areas, the cooperation of residents is a necessity.
25. Enforcement of the Rules and Regulations are the responsibility of the Building Manager. Security and staff members are in turn authorized to assist in this enforcement.
26. Outdoor cooking is not permitted on the balconies.
27. Do not feed the sea gulls or other birds from walkways, balconies or decks.
28. The management is not responsible for items left in the beach lockers, or for property left on any of the common elements of the Plaza.
29. Patrons of The Plaza Lounge are expected to abide by all of the Rules and Regulations of The Plaza Condominium; particularly as they apply to parking and decorum.
30. No minors unaccompanied by an adult are permitted in The Plaza Lounge in the evening.
31. Cover-ups or shirts are to be worn in the lobby and all public areas of the building.
32. Do not enter the building with dripping bathing suits and/or towels.
33. All sand must be washed off beach articles and bodies before entering the pool deck, pool and building. Hoses are provided at the base of the beach stairs and showers at the top of the beach stairs for this purpose.
34. Plaza ID tags must be worn by owners, guests and tenants when in the pool deck area or in the Natatorium.
35. Running, ball playing and horseplay on the Plaza premises is prohibited.
36. No radio, cassette player or any other type of electronic listening devices are permitted to be played on the sun deck without earphones.
37. Deck furniture cannot be reserved for longer than 30 minutes. Towels or personal items left unattended will be removed by the staff.

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38. Do not remove furniture from the pool deck.
39. Any party, gathering, etc. on the ocean front pool deck, of 25 or more people must have written authorization from the Association Office, 72 hours advance notice is required.  
All parties or gatherings will be subject to the Plaza Party Policy, as adopted by the Board of Directors.
40. The beach at the Plaza is for the enjoyment of all. Please use the trash cans provided.
41. Domestic pets may be kept by owners only. All pets must have and display a Plaza Pet tag. Guests and tenants are not permitted to bring pets onto the Plaza premises. (By-Laws, Article X, paragraph 7).
42. All pets must be leashed on the Plaza premises. Cans and scoops are provided at the dog walks at the north and south ends of the building near the beach. PETS ARE NOT PERMITTED ON THE SUN DECK OR ON ANY OTHER LANDSCAPED AREA OF THE PROPERTY.
43. Skateboarding, rollerblading, skating, bicycling, etc. are not permitted on The Plaza premises.
44. Bicycles may be stored in the bicycle rack located in the garage area. Management is not responsible for the loss of or damage to bicycles stored in the rack.
45. The ramps to the upper parking deck are for vehicular traffic only. PEDESTRIAN and BICYCLE TRAFFIC ARE STRICTLY PROHIBITED.
46. Management is not responsible for the loss of or damage to vehicles while on The Plaza property.
47. Vehicles will not be permitted to park or be left unattended in front of the lobby, in the garage loading zone, or in the driveways servicing the building.
48. The Entrance (south end) and Exit (north end) are ONE WAY TRAFFIC ONLY.
49. One parking space is assigned for each unit. A second unassigned space is available on a first come, first serve basis on the upper deck or at the blue bumpers on the ground level.
50. Patrons of the Plaza Lounge or Grill must park at the south west corner of the garage (facing the highway) at the RED bumpers only.
51. YOUR VEHICLE MAY BE TOWED if parked in a space assigned to another unit, when parked in a space reserved for another purpose (ie. visitor parking or lounge parking) or if a valid permit is not displayed.
52. All vehicles on Plaza property must display a valid Plaza parking permit.
53. Extra parking permits for the third or more vehicles are available to tenants for a fee, as space permits on the upper deck.
54. Visitor and vendor parking is provided in the marked spaces outside the lobby entrance. Permits will be required on any vehicle staying longer than 2 hours.
55. Head-in parking only on the upper deck.
56. NO trucks above 7'4" in height are permitted to be parked on the Plaza property.
57. NO RV's, campers, etc. are permitted to be parked on the Plaza property.
58. NO boats are permitted to be parked on the Plaza property.
59. NO trailers of any kind are permitted to be parked on the Plaza property.

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THE PLAZA CONDOMINIUM

POOL AND NATATORIUM RULES

60. Plaza ID tags must be worn or carried by owners, guests and tenants when in the Pool Deck area and the Natatorium.
61. The outdoor pool area is open from Memorial Day through Labor Day. The Natatorium (indoor pool) is open year round, Security will provide access. The hours of operation will be posted at the entrance to the pool areas. NO TRESPASSING WHEN POOLS ARE CLOSED.
62. NO glass containers, plates, etc. are allowed in the pool areas.  
NO food is allowed in the pool areas.
63. The Management and/or staff may ban anyone from the pools because of improper or unsafe behavior.
64. Children under the age of three (3) years are NOT PERMITTED in either the indoor or outdoor pool. The outdoor wading pool is provided for their use.
65. Infants in diapers are not permitted in the wading or other pools. THIS RULE WILL BE STRICTLY ENFORCED, accidents can cause serious damage to the pool filters.
66. The wading pool at the outdoor pool is for the use of non-swimmers with parental supervision. The pool attendant will not directly supervise the wading pool for safety since this is the responsibility of the parent.
67. Children under the age of twelve (12) are not permitted in the pools unless accompanied by an adult.
68. NO DIVING is permitted in the Plaza pools.
69. NO running or horseplay is allowed in the pool areas.
70. All owners, guests and tenants must shower prior to entering the pools.
71. The pools may be closed at the discretion of the management whenever weather or other operating conditions warrant.
72. No rafts, surf beds, floats, tubes or balls are allowed in the pools. SAFETY SWIM GEAR IS PERMITTED FOR NON-SWIMMERS WITH PARENTAL SUPERVISION.
73. The Pool Attendant may elect to have 10 minute "Adult Only" swims every hour on crowded days.
74. The indoor pool, hot tub, and saunas will be operated without an attendant. ALL PERSONS USING ANY PLAZA POOL DO SO AT THEIR OWN RISK. The entry door to the indoor pool will be kept locked, the security guard or building management will open the door for you upon presentation of your valid pool tag.
75. Children under the age of fourteen (14) must be accompanied by an adult to use the Hot Tub or Saunas.
76. NO alcoholic beverages will be permitted in the Natatorium.
77. NO smoking is allowed in the Natatorium (indoor pool room).