

## OCEAN RESERVE CONDOMINIUM - RULES AND REGULATIONS

A few important rules are emphasized below and re-emphasized under Rules and Regulations. For any questions regarding your rental, please contact the unit owner directly as each unit is individually owned. Ocean Reserve is a condominium and not a hotel. All guests agree to abide by the rules and regulations that govern our association upon entry and during your stay.

**Terrace: DO NOT USE THE RAILINGS OR TERRACES FOR HANGING TOWELS**, bathing suits, clothing, etc. No clothing should be visible from the outside at any time. **PLEASE KEEP THE TERRACE CLOSED IF AIR CONDITIONER IS ON.** Running the air conditioner while the terrace or windows are open will damage the A/C unit and will cause a leak.

**Quiet Time:** Please Note: Ocean Reserve Condominium enforces quiet time from **10:00PM until 9:00AM**. No noise, including the playing of stereo's, televisions and the like, or other sounds or conduct, is permitted at any time in such a manner as to disturb or annoy other persons. Quiet time is enforced by a security guard on duty. If noise is a nuisance to you by others in the building, do not hesitate to call security or the front desk at **305-792-1331 Ext 4**.

**Pool Use:** The freight elevator should be used when coming from the pool or beach and is a requirement if wet. **No glass containers are allowed at the pool area**, please be considerate of other guests and do not play radios.

**Garbage:** The garbage chute is located outside the unit, at the end of the hallway. **No garbage should be left on the floor of the trash room** but should be placed in bags prior to discarding down the chute.

There is **NO SMOKING** allowed on the premises.

**Our facility is monitored by video cameras for your safety and security. Please respect our rules and regulations.**

### **Rules and Regulations**

1. **Rental Party:** The rental party shall consist of the guest who booked the reservation and any additional members of guest's party, not to exceed the designated number of guests listed on the reservation nor the maximum occupancy allowed by the condominium and Miami-Dade.
2. **Access:** In order to access our facilities, all guests must show valid ID at check-in. Guests shall allow Manager and/or building maintenance access to the unit if repairs or inspection are necessary. Manager shall exercise this right of access in a reasonable manner.
3. **NO SUBLEASING ALLOWED UNDER ANY CIRCUMSTANCES.**
4. **SMOKING IS NOT ALLOWED** anywhere inside the building, this includes vapor and/or E-cigarettes.
5. All units at Ocean Reserve are privately owned; neither the owners nor the association are responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The owners & Association are not responsible for loss of personal belongings or valuables of the guest. All guests are expressly assuming the risk of any harm arising from their use of the premises including within the unit being rented.
6. **No noise (music or other sounds) or conduct is permitted at any time in such a manner as to disturb or annoy other persons. Noise violations are taken seriously and your stay should never cause annoyance to the tenants around you. Quiet Time is from 10PM-9AM and is strictly enforced. If you violate the noise rules you will be asked to leave and you must do so when asked.**
7. Keep the common areas of property and all furnishings in good order, and only use items in the common area for their intended purpose.
8. **POOL USE: Entering the building when wet from pool or coming from the beach and seeking entry** should only occur through the freight elevator area and never through the hallways on 1st floor as this creates a slip hazard. All persons using the pool must be in proper attire and must be toilet trained or wear swimming disposable diapers. No horseplay is allowed. **No glass containers are allowed in pool area**, and no playing of radios at pool or disturbing other guests is allowed.
9. **PARKING: DO NOT PARK IN ANY SPACE THAT WAS NOT SPECIFICALLY ASSIGNED TO YOU AS YOU WILL BE TOWED.**
10. No storage or placement of personal property will be allowed in the common element areas of the building. This includes the hanging of towels, bathing suits, or clothing from the railings of terraces which is strictly prohibited.
11. **GARBAGE:** The garbage chute is located at the end of the hallway, no garbage should be left on the floor of the trash room but should be placed in bags prior to discarding down chute. All boxes can be placed to the left of freight elevator in recycling.
12. Guest agrees to conduct themselves in a respectable manner at all times, and will not cause any nuisance or annoyance to others while on Ocean Reserve Condominium premises. You are required to be dressed appropriately at all times while walking the common areas.
13. **GYM:** Proper attire is required at all times (shirts, sneakers, and gym clothing). You must re-rack weights and clean up after yourself.
14. **YOU MUST CARRY YOUR FOB CONVENIENCE KEY /WRISTBAND AT ALL TIMES FOR ENTRY AND WHILE ON THE PREMISES.**
15. Management has the right to request that any guest(s) in violation vacate their unit or any other areas of Ocean Reserve Condominium, without previous notice and without assigning any reason, and guest shall be bound to vacate when asked to do so. Failure to comply when requested will result in guests eviction from property and with managements removal of guests luggage and belongings from our premises.
16. Guest confirms their primary residence is elsewhere and understands they are engaging in short-term accommodations and guest intends to vacate the premises on check-out date. The fob activation/re-activation and parking pass convenience fee paid at check-in is non-refundable.
17. Guest agrees to abide by any additional rules, regulations, or bylaws that exist at Ocean Reserve Condominium Association.
18. **Weapons, explosives, flammable objects, drugs, and/or prostitution are STRICTLY PROHIBITED.**

### **FINES and VIOLATIONS**

Should you (guest) violate any of our rules and regulations (agreement) during your stay, Ocean Reserve Condominium Association will pursue all legal remedies available including the denial of re-entry to our property and immediate de-activation of your key access. Any damage to our premises occurring due to your negligence will be paid by you and your party, said amount to be determined solely at the discretion of Ocean Reserve Condominium Association. Each of you agrees to these terms and conditions.