

OCEAN RESERVE CONDOMINIUM - SHORT TERM RULES & REGULATIONS

This Short Term Visitor Rules and Regulations Agreement (Hereinafter "agreement") is made by and between Ocean Reserve Condominium Association and you (Hereinafter "guest") at the time of check-in. In order to make your stay as pleasant as possible, Ocean Reserve Condominium Association requires that you agree to abide by these rules and regulations during your stay and by signing this form you confirm that you understand these rules and regulations and will follow them at all times while on our premises.

1. Guest Information (Booking Party)

NAME	GUEST PHONE ()	UNIT #	
ADDRESS	MANAGER PHONE ()	DURATION	
CITY	STATE/COUNTRY	ZIP	<input type="checkbox"/> 1 BR <input type="checkbox"/> 2 BR <input type="checkbox"/> 3 BR <input type="checkbox"/> Other

MAXIMUM OCCUPANCY: Up to 1005 sq ft (4 Adults + 1 Child (3 Yrs Max.) Over 1500 sq ft (6 Adults + 1 Child (3 Yrs Max.)

Additional Guests

GUEST 2	GUEST 3	
GUEST 4	GUEST 5	
GUEST 6	GUEST 7	

2. 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 for repairs or inspection as 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 10 PM-9 AM 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 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: PARK ONLY IN ASSIGNED SPACE (BEHIND COLUMNS AND NOT OBSTRUCTING PATH) AND DISPLAY VALID PARKING PASS ON DASHBOARD AT ALL TIMES OR YOU WILL BE BOOTED AND/OR TOWED. BOOTING FINE \$65, TOW RATES VARY. ANY ATTEMPT TO DISABLE, REMOVE, OR TAMPER WITH IMMOBILIZATION DEVICE WILL RESULT IN FINE AND/OR EVICTION.**
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). No children under 16 permitted in gym at any time.
14. **YOU MUST CARRY YOUR FOR CONVENIENCE KEY/WRISTBAND AT ALL TIMES FOR ENTRY AND WHILE ON THE PREMISES.**
15. **PACKAGES/LUGGAGE:** Package fee \$5 for small packages, \$10 for large packages. Luggage stored at \$10 per day per luggage.
16. 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 management's removal of guests luggage and belongings from our premises.
17. 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 job activation/re-activation and parking pass convenience fee paid at check-in is non-refundable.
18. Guest agrees to abide by any additional rules, regulations, or bylaws that exist at Ocean Reserve Condominium Association.
19. **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.

By signing below you agree to Ocean Reserve Condominium's Rules and Regulations and confirm you have read all items herein.

Signature of Booking Party _____

Date _____

Under 18 years of age must have parent/guardian signature.

SIGNATURE GUEST 2	SIGNATURE GUEST 3
SIGNATURE GUEST 4	SIGNATURE GUEST 5
SIGNATURE GUEST 6	SIGNATURE GUEST 7