



Rules and Regulations (Sect. I & II)

OCEAN EAST RESORT CLUB ASSOCIATION INC.

The following rules and regulations are binding upon all of the owners, guests and renters of Ocean East Resort Club and are enforceable by Ocean East Resort Club Association Inc. and its staff members and agents.

Section I.

Occupancy of Condominium Units

1.1 Maximum Number of Occupants No unit may be occupied by more than the maximum number of permitted persons as follows:

Studios and 1-Bedrooms: 4 persons

2-Bedrooms: 6 persons

1.2 Check-in and Check-out Occupants must vacate their units no later than **10:00AM** on the last day of their booked stay. Check-in time is **5:00PM** unless otherwise authorized by staff. Ownership of units starts Saturday at **5PM** and ends the following Saturday at **10AM**

1.3 Non-Adults Occupants under the age of 18 may never be on resort property except in the company of an adult age 21 or older.

1.4 Animals No pets or animals may be on resort property except in the case of a registered service animal. Service animals may never be left unattended.

1.4 Room Keys Room Keys must be returned upon checkout. Lost or missing keys will result in a \$10/card fee.

Section II.

Use of Condominium Units

2.1 Personal Property Residents must store their personal property within their condominium units during their stay at the resort.

2.2 Garbage Refused and bagged garbage may be placed in the hallway outside of the condominium unit entrance door on designated trash pick-up days (Monday, Wednesday, Friday 9AM-1PM) and may not be deposited on other days or in other areas of the resort.

2.3 Balconies No items of any kind may be placed upon or hung from the balconies, patios or deck railing of the condominium units, including clothing and towels. No laundry or mops may be shaken from the balconies, patios, or decks, nor may any object, debris or dirt be thrown or permitted to fall therefrom.

2.4 Smoking A \$500.00 cleaning fee will be imposed for smoking anywhere inside a condominium unit or elsewhere inside the resort building. If you smoke on your balcony, the sliding glass door must be closed. If the unit smells like smoke the fee may be assessed.

2.5 Grills and Inflammables No grills or flammable, combustible or explosive fluid, chemical or other substance may be kept in the condominium units or on the balconies, patios, or decks.

2.6 Alterations No occupant may make or cause to be made any repairs, remodeling or structural alterations to any condominium unit or the resort property, including wiring. No occupants may remove any furniture, fixture, utensil or equipment of any type from a condominium unit of the resort

2.7 Cleaning Occupants are responsible for keeping their units tidy and in good condition, except for normal wear and tear. A \$100.00 cleaning fee may be assessed

2.8 Air Conditioning System A \$200.00 repair fee will be imposed for tampering with or disabling the thermostat or the sensor on the balcony door.

2.9 Delivery to Rooms Deliveries of any type are prohibited from leaving the lobby. Guests must be prepared to go to the lobby to retrieve their deliveries promptly. Delivery person(s) are not permitted anywhere on property except the lobby or when accompanied by staff.

867 South Atlantic Avenue
Ormond Beach, Florida 32176
(386)677-8111
www.oceaneastresortclub.com

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Rules and Regulations (Sect. III)

Section III.

Use of Common Areas

- 3.1 Hours** *Common areas may not be occupied or used after closing hours. The pool deck, pools, and hot tub close at midnight.*
- 3.2 Food and Glass** *No food or glass of any kind (including cocktail glasses, bottles, and dishes) are permitted on the pool deck, except on the wet deck (four feet within the pool rim). Drinks **must** be contained in non-glass containers.*
- 3.3 Reservations of Chairs and Tables is NOT permitted** *Personal items or towels may not be placed on a chair or table in order to reserve it or tie it up for use later in the day. Each person utilizing the pool deck is limited to one chair or lounge.*
- 3.4 Non-Adults** *Persons under the age of 12 must be accompanied by an adult when in the pools or hot tub. It is recommended that small children do not use the hot tub due to the inherent health hazard*
- 3.5 Bathing Suits** *No nudity is permitted. Bathing suits or other attire are required on the pool deck and in the hot tub.*
- 3.6 Access to Beach** *No person may bring food, furniture, lounge chairs, floats or umbrellas onto the pool deck, except for those carried to the beach.*
- 3.7 Non-Use Areas** *No person may enter the pond or the vegetated areas around the pool deck.*
- 3.8 Walkways** *The entrances and walkways of the resort property may not be obstructed or used for any purpose other than transportation.*
- 3.9 Signs** *No signs, advertising or notice may be displayed, posted, painted or affixed in or upon any part of the resort property except with the permission of the Association.*
- 3.10 Smoking** *A \$500.00 cleaning fee will be imposed for smoking anywhere inside the resort building, including inside condominium units. If you smoke on your balcony, the sliding glass door must be closed. (See Rule 2.4)*
- 3.11 Parking** *No bicycles, motorcycles, boats, trailers, recreational vehicles or shopping carts may be stored or parked on the resort property except in designated areas and with the permission of Management. No vehicle of any type may be attached to the resort utilities. Parking is limited to ONE vehicle for each condominium unit, except with the permission of Management. The Association has the option to designate parking spots for specific condominium units. Parking permits must be visible at all times while on resort property or you may be towed at your expense.*
- 3.12 Usage during Non-Ownership Weeks** *Owners may utilize common areas at times other than during their ownership periods, subject to limitation at any given time as may be established by Management. Parking must be done off property. Each group will be limited to a total of no more than Six persons. Permitted guests must arrive, stay and leave with the owner. Upon arrival the Owner must sign in at the front desk and may be provided wristbands to access common areas. Towels are not supplied by the resort during visitation during non-owned weeks.*
- 3.13 Resort Signage** *Resort signage posted with the OERC logo must be adhered to. Examples of which would include the pool rules, or notices posted on common area doors such as lightning warnings, dry off notices, wet floor signs, etc.*
- 3.14 Lost and Found** *Inquire with the Front Desk for lost and found. Keep all personal belongings on your person, in your unit safe, or observed closely. The resort is not responsible for lost or stolen items.*

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Rules and Regulations (Sect. IV & V)

Section IV.

Nuisance and Security

4.1 Vandalism *Occupants (including owners, renters, and exchangers) will be financially responsible for any vandalism at the resort committed by themselves, their guests, or children.*

4.2 Noise *No occupants may make or permit any disturbing noise in or from the condominium unit at such a volume as to disturb other occupants (including without limitation the playing of any musical instrument or the operation of any electronic device such as television and radio); nor do anything else, either in the occupant's condominium unit or elsewhere on the resort property which would interfere with the rights and comfort of other occupants. The volume of all electronic devices will be lowered from 10:00PM to 8:00AM each day.*

4.3 Ejection from the Resort *Any person may be ejected from the resort by Management or Security Personnel if such person's behavior is loud, boisterous, indecent, confrontational or otherwise unseemly. Any person who does not comply with such an ejection order will be subject to prosecution by the Association pursuant to Florida law.*

Section V.

Maintenance Fees, Assessments, & Taxes

5.1 Delinquencies *If the owner is delinquent in the payment of maintenance fees, assessments, or real estate property taxes assessed to their condominium unit, the owner and guests will be denied use of that condominium unit during the ownership period. In addition, the Association may deny resort services and utilities to such a condominium unit during such period and may take any such other action as permitted under Florida law.*

5.2 Maintenance Fee Billing *Annual maintenance fee billing will be rendered to owners of unit weeks in each calendar quarter at least 90 days prior to the beginning of the quarter, then will be due 30 days after the billing date and will be considered to be delinquent 60 days after the due dates.*

5.3 Taxes and Assessment Billings *Real Estate Property Taxes and special assessment billings will be due 30 days after the billing date and will be considered to be delinquent 60 days after the due date.*

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