

OCEAN RITZ GENERAL RULES TABLED UNTIL FUTHER NOTICE ON 6/15/16

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5. WATERBEDS ***AND HOT TUBS***– Waterbeds are not permitted for use in The Ocean Ritz Building. ~~Hot tubs~~ ***jetted or whirlpool type tubs*** are permitted if they ***when permanently installed as the bathtub in the bathroom and*** DO NOT exceed the water limit of a normal tub.
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7. SHOPPING/LUGGAGE CARTS – ~~These carts~~ ***Grocery/Vendor carts*** are not permitted on the front lobby floor. Use the basement area for loading and unloading. ***Grocery*** carts are not to be stored in areas other than the designated area in the basement. ***Grocery*** carts must be returned to the basement immediately after use and placed in the designated storage area only. Luggage cart is to be used for luggage only.
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9. PETS – Pets are not allowed in the pool, lobby and the recreation areas. Pets are also not allowed on the grassy areas or around the pool of The Ocean Ritz. The pets must be on a leash and carried or carted ***to the basement only***. Once in the basement ***and outside the carpeted area double doors***, pets may be walked on a leash to the Atlantic Avenue sidewalk through the door access and egress provided. If a pet has an accident it must be cleaned up immediately by the owner. Owners renting their units are encouraged not to allow renters to have pets in their ~~apartments~~ ***condos***. Each unit owner may keep up to two domestic pets such as dogs or cats provided the total weight of the pets do not exceed twenty pounds combined, at maturity. NO PETS are permitted in the common area unless they are carried or carted. Working ***Service*** ~~pets~~ ***animals*** (ie. Seeing eye dogs, etc.) ***that are individually trained to do work or perform tasks for the benefit of an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability***, are excluded from these restrictions when ~~properly identified~~ ***proper documentation has been provided*** and registered ***with*** by the manager ***management***.
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15. VEHICLE REGISTRATION – All vehicles left unattended in the ~~unassigned parking spaces for~~ ***Periods longer than three (3) days on the upper deck*** for extended periods longer than a week must notify the front desk, ***in writing***, stating duration and reason for being left and contact information in the event, the ~~car had~~ ***vehicle has*** to be ***removed***. When a vehicle is left ***on Ocean Ritz property***, in your absence, you are required to complete a form ~~from~~ ***with*** the manager stating vehicle information, ***that includes a*** contact information number, and ~~leave a~~ set of keys in the event of an emergency ***and your vehicle(s) needs to be removed. The vehicle(s) may be towed at the expense and request of the owner. If a vehicle needs to be towed by the Association for not having up to date contact information, keys or the vehicle is inoperable, the vehicle will be towed at owners expense. ALL vehicles located on Ocean Ritz property are required to have a current, unexpired, vehicle registration sticker on the license plate.***
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17. REMODELING WORK –
- 6. New installation or replacement of existing washer and/or dryers, in individual units, must be approved in writing by the Manager prior to purchase and installation. Only a single vent less all in one washer/dryer combination, not including a stackable washer/dryer unit, will be approved. Future replacement of an existing individual washer or dryer unit, that is no longer operable, will not be allowed. New or existing Dryers MUST be properly vented by installing with a vent trap, a ventless Dryer or by a licensed contractor. All new or existing Dryers without proper ventilation IS A FIRE SAFETY ISSUE.***

25. *SURFBOARDS/KAYAKS – No surfboards over 8 feet are allowed in the elevators. All surfboards must have a sock cover when in elevators. At no time are Kayaks allowed in elevators.*

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26. ~~CORBY KEYS~~ *Key Fob – (Security system keys for entering and exiting) Key fobs must be limited to immediate family members only. In the event no immediate family member is available the number of Corby Keys Key Fobs will be limited to 2 keys. Corby keys provided to persons other than immediate family must be registered with the manager. Renters or relators are not allowed to purchase Corby Keys Key Fobs, owners must provide Corby Keys Key Fobs for renters or relators. All Corby keys must be turned into the Manager when your unit is sold. All keys over two will be purchased for \$10.00 and then resold. New Corby Keys Key Fobs can be purchased through management. Initially up to two (2) Key Fobs will be issued to new owners providing two (2) Key Fobs were not issued at closing by previous owner. All Key Fobs originally assigned to previous owner will be deactivated if not issued to new owner at closing. Up to four (4) additional Key Fobs, for a total of six (6) per unit, can be purchased for \$30.00 each. Key Fobs that stop working will be reissued at no cost to an owner when the owner turns in the inoperable Key Fob to management. **Lost Key Fobs** will be reissued once owner provides all Key Fob numbers (first five digits), still in their possession or assigned to family/guest, in order to allow management to deactivate the lost Key Fob in the system and \$30.00 is collected.*

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