

EDGEWATER BEACH TOWERS

RULES AND REGULATIONS

(Revision May 20th, 2020)

1. Keep all building entry doors, including the garage doors, locked and secured at all times.
2. Do not allow anyone access into the building unless you know them personally or you are sure that they have authorization to be in the building. Verify the identity of anyone you buzz into the building. When called on the phone from the entry find out who it is and then give a short *beep* on #6. Door will not open until you stop beeping.
3. Please exit the garage areas cautiously. Stop your vehicle prior to entering the side walk right of way and ensure that there are no pedestrians on the sidewalk outside of the building prior to driving out into the street.
4. You are personally responsible for the actions of your guests and tenants. Please ensure that they are fully informed of the building Rules and Regulations and insist on their full compliance to these rules and regulations. (No subleasing of any condominium unit shall be permitted.)
5. Observe all rules posted in the pool area, and as a courtesy to others, please keep the pool area clean and free of trash.
6. Children, under the age of 16 years old, must be supervised by an adult at all times, particularly in the pool area.
7. The shower rooms in the pool area are not to be used as a private bathroom. Please keep them clean and orderly at all times. This also applies to the use of the recreation room.
8. Return all shopping carts to the garage designated shopping cart area after you have finished using them. Do not leave shopping carts in the lobby.
9. Please do not shake rugs, sweep dirt or throw anything off of your balcony. If you have plants on your balcony, please ensure that the water and dirt from those plants does not flow over the edge of your balcony onto the balconies below your unit. do not hang rugs, towels or laundry items from your balcony railing. Please rinse all beach sand off your feet before entering the building-
10. Please do not put grease down any drains in your unit, as it will cause blockages in the main sewer lines.
11. Absolutely no personal items may be stored in the hallways or electrical rooms by order of the City of Hollywood Fire Marshall. Items found in these areas will be discarded without notice. Also, please do not store any personal items in any common areas within the building. The building will not be responsible for the loss or damage of any items of personal property that are stored in any common area.
12. NO gas barbecue grills on the patios by order of the City of Hollywood Fire Marshall. Electric grills are allowed but must be carefully monitored during use.
13. Please do not store gasoline or other hazardous materials in your assigned storage area in the building.
14. The use of fireworks and sparklers anywhere in the building is prohibited.

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15. Skateboards, roller-skates or rollerblades are not to be used in the building.
16. As a courtesy to others, please refrain from making loud excessive noise in the building. Please observe quiet hours in our building from 11:00 PM to 8:00 AM daily.
17. No structural changes or alterations shall be made in any condominium unit except upon approval of the Board of Directors. Requests to perform electrical, plumbing, structural, flooring, air conditioning units, windows, doors, etc. must be done via an Architectural Change Request submitted through the management company. Emergencies situations will be considered on a case by case basis. Any repairs undertaken by an owner without advance approval of the management company will not be eligible for reimbursement.
18. Please place all garbage in tightly secured plastic bags before placing in in the garbage chutes. Newspapers should be recycled.
19. Please place clean aluminum cans, glass jars, bottles and newspaper in the laundry room on your floor for recycling. Please place all of these items into the recycling containers.
20. It is the responsibility of each owner to dispose of any large objects including boxes, furniture, fixtures and appliances. No large objects, boxes, furniture and appliances may be placed in the dumpster area for disposal.
21. Do not overload the washers and dryers, as this may result in damage to these machines. And as a courtesy to others, please promptly remove your laundry from all washers and dryers so that others may use them when they become available.
22. Please close the storm shutters on the catwalks on your floor during periods of heavy rain and wind.
23. Please ensure that the buildings management receives a set of your unit's front door keys so that your apartment can be quickly entered in the event of a broken pipe, water leak of another emergency. This will help reduce the possible damage to your unit, as well as damage to the units below yours.
24. Please make sure to shut off the water main to your unit and shutoff the breaker for your water heater and any other non-essential electrical items if you will be gone from your unit for an extended period of time or ask the Building Superintendent to do it for you.
25. Repair any leaking faucet or toilet by a licensed plumber immediately This can save you money and help prevent damage to our building.
26. Make sure your water heater is in good working condition. Average life span of an electric water heater is 10-15 years so have a licensed plumber check and replace your water heater if needed.
27. No signs shall be displayed in, on or upon any portion of the building by any occupant, with the exception of signs approved by management place of building bulletin boards.
28. We all need to be good stewards of the building so make sure all trash is put in the trash receptacles that have been provided in all areas for disposing of any such trash and debris.

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29. Please do not interfere with or attempt to supervise the work being done by the cleaning or maintenance personnel hired to clean and repair the common areas in our building. Please contact the building management if you have any comments or suggestions regarding their performance.
30. Unit owners are responsible for managing cleanup of all debris generated by any contractor or repair person and must make sure it is hauled away and properly disposed of and common areas including elevators and walkways are immediately and completely cleaned up. Any cost incurred by the building for any cleanup will be deducted from the advance \$750 damage deposit required for construction repairs.
31. Please ensure that any bikes you are storing in common areas are labeled with your name, and unit number. Bicycles may only be stored in your unit, in front of your parking area, or in the designated bike storage area.
32. Beach chairs, umbrellas and other beach equipment may be stored in front of your parking area.
33. Deliveries of anything larger than a 1-person carry are considered a major delivery and should be treated as a move in/move out. This will require advance notice to the management company and arrangement with the superintendent for the delivery truck and an advance \$250 damage deposit. If you receive a delivery of furniture please arrange for someone to meet your delivery and escort them through the first-floor garage. No furniture deliveries are to go through the front entrance door at any time.
34. You are responsible to check your smoke detectors/alarms regularly and make sure they are in good working condition with fresh batteries.
35. Every parking space in and around the building is deeded to an apartment owner and there is only one space assigned to each unit in the building. There are no guest parking spaces. Park only in your designated space and hang your parking tag from your rear-view mirror. If you have the permission of another owner to use his or her space have your guest hang your guest parking tag from the rear-view mirror or place it on the dash board. Violators will be towed.
36. Absolutely no pets are allowed in the building with the exception of service animals as defined in the Americans with Disability Act, the Department of Justice Civil Rights Division and the Fair Housing Act. Service Animals must have the proper paperwork and be well behaved and under the handler's control at all times. No pet is allowed to cause a noise or nuisance disturbance and continuous barking will not be tolerated.
37. There is no smoking in any common areas of the building and that includes the pool area, 3rd floor walkway, walkways on all floors, elevator, garages and lobby.
38. Unit owners need to make sure they have current and updated contact information including phone numbers and email addresses on file with the Management Company.