

Ocean View Manor
Condominium Rules & Regulations
(Adopted September 16, 2020)

- All guests and short-term rental tenants must be registered with the office. Failure to register may result in a fine to the unit owner. Footwear and cover-ups required in the building. In case of an emergency use stairs and not elevators. Please dry off and remove all sand before entering the building.
- Please be aware of and respectful of the people in the units below, above and next to you and always keep noise to a minimum. Unit Occupancy: No more than four (4) persons in a one bedroom; six (6) persons in a two bedroom unit; eight (8) persons in a three bedroom unit and ten (10) persons in a four bedroom unit.
- No more than one standard household pet per unit and pet dogs must be no larger than a cocker spaniel (medium size). This rule applies to owners, visitors, and long-term and short-term renters.
- Dogs must be on a leash and the garage must be used when exiting and entering the building with all pets. No pet is permitted to be carried through the lobby at any time.
- Dogs must be walked OFF of Ocean View Manor property. No walking or playing with pets on condominium property.
- Pet owners are solely responsible for clean-up and damage caused by Pets (Sec. 5-16 Ordinance #2002-30).
- Smoking not permitted in the lobby, elevators, halls, stairways or other common areas. All hallways, stairwells and lobby areas must be kept clear at all times. Unit doors to the hallway must be kept closed.
- Recycling is mandatory. Recyclables must be deposited in designated containers in the basement.
- Garbage must be tied securely in plastic bags and disposed of in floor chutes between 8:00 a.m. and 9:00 p.m. or taken to the basement and deposited in designated containers.
- Individual floor laundry rooms are open from 8:00 a.m. until 9:00 p.m. (last load at 8:00 p.m.).
- Balconies and railings are the property of the condominium. No cooking, towels, laundry, bicycles or fishing gear permitted on the balcony. Nothing may be affixed to the balcony or railings and nothing may be hung from the balcony. No metal furniture or chairs allowed on the balconies. (Wood, PVC, Plastic or Aluminum (non-ferrous) furniture only). All items must be removed from the balcony when your unit is vacant.
- All hurricane preparations are the responsibility of the unit owner. Owners requesting OVM Staff perform hurricane preparation in their units may be subject to monetary fees, and all hurricane preparations must be cleaned up in a timely manner by unit owners.
- All Carts located in the basement must be returned to the proper area as soon as possible after use.
- Owners and contractors must promptly remove all constructions materials from their units.
- No skateboarding in the garage.
- No animals allowed in on or around the pool or grass (courtyard) area and no Persons allowed on the grass in the courtyard area.