

THE LaMER CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

All covenants, rules and regulations of LaMer apply to the unit owners, renters, and guests. Renters and guests enjoy the same privileges as unit owners and have the same responsibilities. These covenants, rules and regulations must be implemented, not only for security/safety, but also the common courtesy and respect of others.

Unit owners are accountable for the conduct of their renters and guests, and are obligated to inform them of all covenants, rules, regulations, security and safety procedures.

The Florida Condominium Act provides for a fine of up to \$100.00 per incident or per day for violations of the condominium covenants, rules and regulations.

IT IS THE DESIRE OF THE BOARD OF DIRECTORS TO AVOID FINES WHEN A WARNING CORRECTS THE PROBLEM.

RENTALS

1. The minimum length of a rental of any unit shall not be less than two (2) months.
2. Subleasing, commercial and group rentals are prohibited.
3. All renters and unaccompanied guests (Unit owner absent) must provide all information requested on La Mer Rental or Unaccompanied Guest Registration Form. Copies of the Rental Registration and Unaccompanied Guest Forms are available in the business office. Upon registration, renters must present a copy of their rental agreement to the business office, and unaccompanied guests must present a letter of permission from the unit owner. Overnight Guest Forms are available in the lobby. Renters and Unaccompanied Guests are to register within 24 hours, unless they arrive on Friday afternoon, and they will have 48 hours. Overnight guests fill out the registration form available in the lobby and drop it in the office door letter drop and use the green and white (rear view mirror tag) parking permit.
4. Failure to complete the registration form will result in non-issuance of a parking permit. All vehicles must have a parking permit or will be towed at the owner's expense.

SAFETY/SECURITY

1. Lobby doors, garage doors, service doors/gates shall not be opened for unknown or unidentified persons. DO NOT ALLOW SUCH PERSON TO FOLLOW YOU INTO THE BUILDING. Advise such persons to call those they wish to visit on the security phone or by cell phone. DO NOT USE FIRE DOORS FOR ENTRANCES.
2. When using the garage, please enter and exit through the appropriately marked doors. Ensure that the doors are closed after use to protect security.

3. Any activity is forbidden which could be damaging to the building or its appearances, dangerous to a person, or create a health hazard.
4. None of the entrance doors or gates to the building shall be propped open under any circumstances.
5. No skateboarding.
6. Any unit owner changing or adding a lock, and/or security system must provide a key to the Association. If the Association incurs any expense as a direct result of inaccessibility to a unit because no key or security code was made available, and notice had been given as deemed reasonable by the Board of Directors, the cost incurred will be the responsibility of the unit owner. Furthermore, should it be necessary to enter a unit under emergency conditions, cost of forced entry will be the responsibility of the owner.
7. If a unit is unoccupied for more than two days, shut off the main water valve and turn off the water heater circuit breaker.
8. All permanent residents, renters and overnight guests must display a LaMer parking permit while on property.

COMMON AND LIMITED COMMON AREAS/GENERAL RULES

1. Shirts or cover-ups and footwear are required in all common areas, except the pool area.
2. Wet and sandy footwear, pool or beach equipment should be cleaned and dried before entering the common areas. **DO NOT TRACK SAND INTO THE BUILDING!**
3. Noise should be kept at a reasonable level that does not disturb neighbors. Close doors with care.
4. Littering is prohibited.
5. Feeding birds from the balcony or in any common area is prohibited.
6. Towels, clothes or objects hanging on the railings are prohibited, except Christmas décor, and American Flags during patriotic holidays or other designated periods.
7. Bicycles are to be parked in front of Unit assigned parking place.
8. No commercial vehicles, motor homes, recreational vehicles, trailers of any type, and boats of any type are permitted to be parked in the garages or outside overnight or for any extended period of time, without the permission of the business office. Commercial vehicles only when work in progress. Motor homes, recreation vehicles and moving vans, for loading and unloading only.
9. Nothing can be thrown from the balconies or walkways.
10. Children must not use the halls, stairways, lobby, social rooms, exercise room, walkways or elevators as playgrounds, and must be supervised by an adult.

11. The social rooms, exercise room, sauna are for the use of adults. They may be used by children only when supervised by an adult. The exercise room and sauna are open from 8:00 a.m. to 10:00 p.m. The social rooms are open 24 hours per day.
12. Social rooms must be reserved for private use in advance with the business office, on a first come, first served basis. The event must be under the supervision of the unit owner or the renter, and must be present for the duration. Private use of the social rooms hours are 9:00 a.m. until 11:00 p.m. weekdays and 9:00 a.m. until 12:00 p.m. weekends. SOCIAL ROOMS MUST BE CLEANED BEFORE LEAVING!
13. Common areas are cleaned on a regular basis. Unit owners, tenants, and guests are responsible for any other cleaning caused by their negligence. Any extra cleaning charges will be billed to the unit owner.
14. Hosing down a balcony is only permitted during rain showers or on the first and third Saturday of each month before 10:00 a.m. This excludes first floor units. Bleach or strong detergents are prohibited.
15. All common areas must remain clear of personal items. (Bikes, surfboards, etc.)
16. The use of charcoal, electric, or propane grills is prohibited. A propane grill is provided for your use.
17. Moving in or out is limited to the hours of 8:00 a.m. until 6:00 p.m. unless other arrangements are made through the business office.
18. Grocery carts are available for the convenience of all. PLEASE PROMPTLY RETURN THEM TO THE PROPER STORAGE AREA, and do not leave them in the halls, elevators and walkways. Take care NOT TO BLOCK THE STAIRWAY/FIRE ESCAPE DOOR upon returning them.

SMOKING

La Mer Condominium is a no smoking environment, except in your private unit or pool area. Your courtesy and consideration for the non-smokers will be appreciated in these areas. Thank you.

TRASH AND RECYCLING INFORMATION

1. Use your garbage disposal for as much foodstuffs as possible. All other trash/garbage should be put in a plastic bag and deposited in the trash chute on your floor.
2. ITEMS TO BE RECYCLED
 - a. Paper and cardboard (break down boxes please)
 - b. Metal cans, plastic and glass bottles (rinsed please)
3. There are marked containers for recycled materials located in the upper level garage next to the hallway door.

PETS

1. Unit owners or renters may have pets appropriate to condominium living.
2. Indoor pets may include dogs, cats, birds, and fish aquariums. No reptiles. Pets cannot weigh more than 20 lbs.
3. City ordinance requires that all animal waste be picked up and disposed of properly. All animal waste should be double bagged before depositing in the trash chute.
4. All pets must be adequately leashed while in the common areas. Pets are prohibited in the common areas except for entering or leaving the building.
5. Dogs are to be walked on the north side, between the garage and motel area, or on the south side in the public park.

POOL AND BEACH USAGE

1. Pool hours are 8:00 a.m. until 10:00 p.m.
2. Shower off sand and salt before entering the pool.
3. No glass is permitted in the pool area. Drinks in plastic or metal containers. The ash urns are not to be used as trash containers.
4. Children under 12 must be accompanied by an adult at all times.
5. No running, yelling, rough play, throwing of objects, or jumping off the sides of the pool is permitted.
6. NO DIVING!
7. CHILDREN WHO ARE NOT TOILET TRAINED (Despite the use of rubber pants) ARE NOT ALLOWED IN THE POOL.
8. Surfboards or any other hard devices are not allowed in the pool.
9. Handle lounge chairs with care. Do not remove them from the pool area and do not put personal effects on them for long periods of time, when not in use.
10. Chairs and lounges are to be covered with towels or cloth when sun bathing.

THANK YOU FOR YOUR COOPERATION AND ENJOY LaMER!