



Sunset Harbor



3873 South Banana River Blvd., No. 5000
Cocoa Beach, FL 32931

RULES & REGULATIONS

In addition to the Rules & Regulations found in our condominium documents, Sunset Harbor Homeowners Association, acting through its Board of Directors has adopted the following Rules & Regulations. These regulations may be amended from time to time by resolution of the Board of Directors.

We all appreciate the importance of being considerate of our neighbors and making our home a beautiful and wonderful place to live. Therefore, the following rules and regulations apply to unit owners, their family, tenants, employees, agents, visitors and to any guests, or licensees.

POOL

See Pool Rules on separate document.

CLUB HOUSE

See Club House Rules on separate document.

SHUTTERS

Unit owners are responsible to pay for the removal/reinstallation of their storm shutters, balcony and/or walkways, whenever necessary.

**On advice of the Board's Attorneys, at a duly noted meeting held May 5, 2014.*

All shutters must conform to building standards. Board approval for color required prior to installation.

UNIT DOOR KEY

Unit owners are responsible to submit a door key to the board. All unit door keys are housed in a locked box to be used for emergency use only.

PARKING

- Handicap parking spaces are only for those with a handicap permit. Vehicles parked in a handicap parking space without a handicap permit are subject to towing. Towing costs will be the responsibility of the vehicle owner.
- During winter months when most owners are here and many owners have visitors, it is encouraged that you use your garage space for your vehicle parking whenever possible to allow for maximum available parking lot space.
- Parking is prohibited in fire lanes. (Note: Cocoa Beach Police may ticket cars left unattended in the fire lanes.)
- Delivery trucks, moving vans, etc. are to be directed to park or stand between the North/South garage areas.
- If a work vehicle (such as a carpet cleaning company vehicle) needs to be parked in an area that blocks garage doors, residents are responsible to contact garage owners to advise them the garage will be blocked. The bulletin board indicates the unit number associated with each garage space. Garage numbers are also listed on the community directory.

RECYCLE BINS

Recycle bins are for recycle items only, not for bulk pick up. Crush or breakdown boxes and cartons before placing in tote. Recycle items should be loose. See enclosed recycling checklist for approved recycling items.

TRASH & GARBAGE

- Boxes, cartons, and cardboard must be placed in the recycle tote. This will conserve room and help avoid overflows.
- Garbage is to be securely wrapped and tied in plastic bags. Do not put loose garbage in the dumpster as this can attract insects and vermin.
- Do not use the dumpster chute between the hours of 10:00 p.m. and 8:00 a.m. Hand carry trash bags to the dumpster between these hours to eliminate loud noises in the middle of the night caused by the trash hitting the bottom of the dumpster.
- You/Your contractor(s) are responsible for removal of renovation debris.
- Using the dumpster for construction debris or material is **PROHIBITED**.

PETS

- Immediate removal of animal feces is the responsibility of the pet owner or person in control of the pet. If you see someone not cleaning up, please ask him/her to do so.
- Per condominium documents one cat or one dog per unit. Section 11.
- It is the responsibility of the pet owner to clean up any animal urine from common areas. If you see someone not cleaning up, please ask him/her to do so.

WALKWAYS

- Walkways, including the end unit alcoves, are to be kept clear of any plants or other items per Fire Department regulations; this includes shopping carts, etc.
- Entrance mats or rugs are not permitted on the walkway.
- Do not drape towels or other items over the railings.

PLUMBING

DO NOT put any foreign objects other than toilet tissue through your unit's toilet system. Please refer to plumbing attachment for more detailed information.

NOISE

- Consider your neighbors if you have tile or hardwood floors as the sound of your footsteps, moving furniture and other traffic can be clearly heard. The sound seems to magnify so please tread lightly. When renovating flooring, ensure soundproof material is used under flooring material.
- Avoid the raising and lowering of motorized storm shutters and loud talking, laughing, music, etc. on your balcony between the hours of 10:00 pm and 8:00 am. Shutters can be very noisy and disturb neighbors who may be trying to sleep. Obviously, this does not apply in the event of pending foul weather.

BARBECUE GRILLS

No hibachi, gas fired grill, charcoal grill, or other similar device used for cooking, heating or any other purpose shall be used, stored or kindled on the balcony or within 10 feet of any structure. (Per Cocoa Beach Ordinance 1567, NFPA 1, Section 10.11.7) Electric grills (no larger than 200 sq. inches) are allowed.

BALCONIES

There was extensive/very expensive balcony restoration work done several years ago and a special protective coating is applied periodically.

- No carpet, tile, paint or other floor covering should be applied to the balcony surface; this can cause severe damage to the balcony surface and under structure.
- To clean the balcony floors, mop with water and a very mild detergent.
- Notify neighbors below when you will be mopping your floor so that they can lower their shutters and/or move their furniture to prevent dirty water from getting on their screens and balcony.

RESTROOMS

- Restrooms adjacent to the Clubhouse can be unlocked with the pool key. Make sure they are locked afterwards.
- Do not put paper towels or anything other than toilet tissue in the toilet.

MAINTENANCE FEES

Maintenance fees are due on the 1st (first) of each month. Dues are delinquent after the 10th of the month and a \$25.00 late fee will be assessed.

UNIT NUMBERS

Unit door numbers must be white and 5 (five) inches in size.

SCREEN DOORS, DOOR WALLS & WINDOWS

- Screen doors are required to be full glass doors and bronze in color. Board approval for door color is required prior to installation.
- Door wall and window frame exteriors are required to be bronze in color. Board approval for door wall and window frame color is required prior to installation.
- Hanging of decorations of any type is prohibited on doors and windows.
- Hanging of signs or advertisement is prohibited on doors and windows.

SMOKING – VAPING

Littering of cigarette butts on condominium property is prohibited. An ashtray is located on the south side the elevators, next to the bench. Your cooperation in using the ashtray helps keep Sunset Harbor property clean.

- To mitigate smoke transmission between units, smoking/vaping is prohibited on the building unit walkways, stairwells and balconies.
- Smoking/vaping is prohibited in the following common areas:
 - ✓ Elevator
 - ✓ Club House
 - ✓ Club House Restrooms
 - ✓ Pool Area
 - ✓ Garages

ROOF ACCESS

- Roof access must remain locked at all times. If you have an air-conditioning contractor needing to access the roof, your pool key will unlock the roof access door. It is the owners' responsibility to ensure access is locked when contractor completes work. The roof may only be accessed for air-conditioning repairs. (No launch watching or any social activity allowed, per roof warranty).