

**THE VILLAS ON THE OCEAN #1
COOPERATIVE ASSOCIATION, INC.
Rules and Regulations**

- 1. The Board of Directors must approve all rentals by submitting an application available through GRS Management Company. MINIMUM rental term is six months and one day. Yearly rental renewals require Board approval on the Contract anniversary date.**
- 2. Must complete one full year of ownership before Leasing unit or running for a Board position.**
- 3. Requests for changes to outside appearance of unit must be submitted in writing and approved by Board of Directors prior to change. This includes windows, doors, and air conditioners. Local code enforcement and the Board must approve hurricane shutters. Form on GRS website.**
- 4. Unit owners are responsible for the action of renters and visitors.**
- 5. Swimming pool hours are Dawn to Dusk.**
- 6. Glass containers of any type are NOT allowed on pool deck or patio area.**
- 7. Children under 12 years old are NOT permitted in pool without adults present.**
- 8. Diving in the pool is NOT permitted; nor running on walkways and around pool area.**
- 9. Grills of any kind of with a flame are NOT permitted inside units or on enclosed porches.**
- 10. Animals of any kind are not permitted.**
- 11. Gate to beach must be closed at all times. Beach equipment may NOT be stored in common areas.**
- 12. For the safety of all, doormats and rugs are NOT permitted on building walkways. Storage of personal items are NOT permitted on walkways; towels and clothing are NOT permitted on railings or fences.**
- 13. Unit owners must notify the Board directly or through GRS Management Company when guests will arrive and owner is absent.**

The Board of Directors – 1998

Reviewed and Revised: 6/29/2004; 2/4/2022

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Driveway and Parking Area Rules and Regulations

The following rules and regulations were adopted by the Villas Board of Directors to assure the maximum comfort and safety for all residents, renters and guests.

- 1. Only one assigned parking space per Unit. NO exception to this rule.**
- 2. All vehicles shall park with the front-end facing numbered parking blocks.**
- 3. Unit owner must park in their assigned, unit-authorized spot. Guests must park in authorized Guest spots.**
- 4. Unit owners are required to inform the Board of Directors when renters will be parking in owners' assigned parking spots. Owners forfeit parking privileges for the rental term.**
- 5. Speed limit in parking lot is 15 MPH.**
- 6. VIOLATIONS OF THE ABOVE RULES COULD RESULT IN THE VEHICLE BEING TOWED AT THE EXPENSE OF THE VEHICLE'S OWNER.**
- 7. Skateboards, roller skates, roller blades are NOT permitted on walkways, driveways, or any common areas. Driveways and parking areas may NOT be used for any recreational activities such as ball playing, etc.
Bicycle riding is prohibited in parking lot except for entering and exiting.**
- 8. Each Unit Owner is liable for all damages caused to the association by themselves, their guests or their renters.**

The Board of Directors – 1998

Reviewed and Revised: 6/29/2004; 2/4/2022