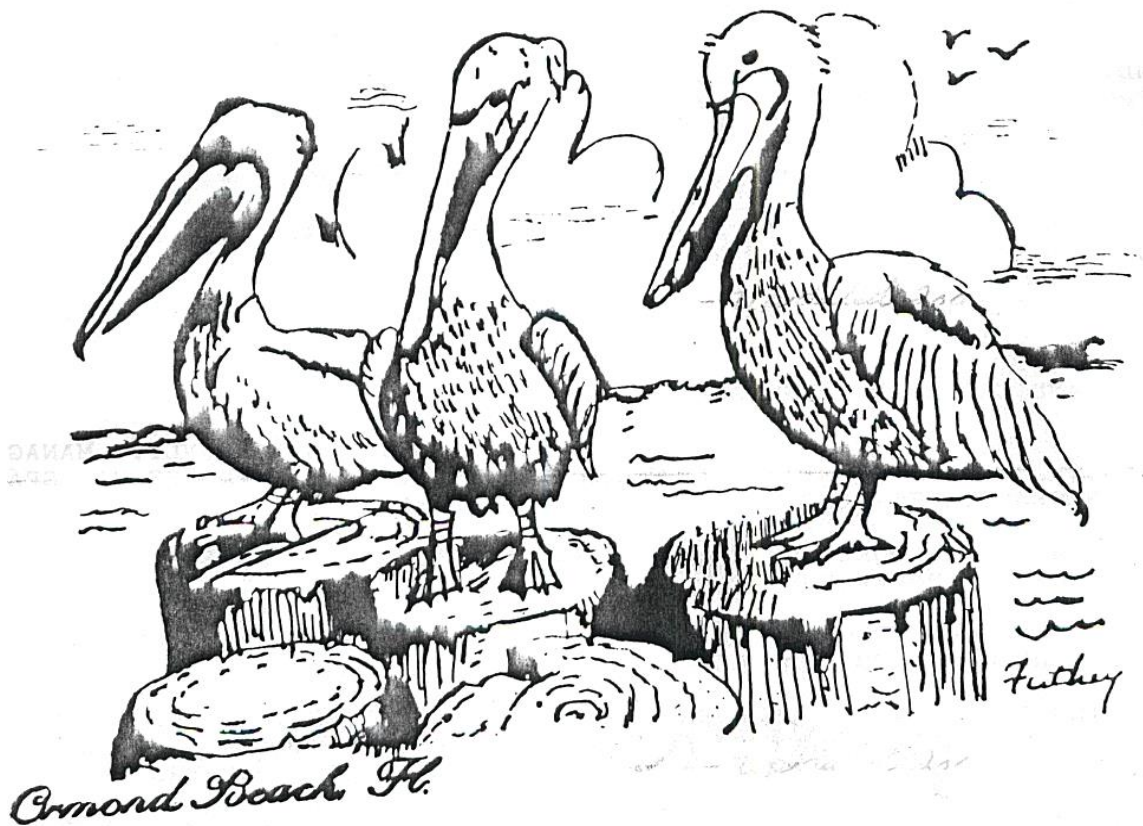


*The Ormondy*  
*Rules & Regulations*  
*Revised & updated 2018*



Ormondy Condominium Management Association Inc.  
Rules and Regulations approved at Board of Director's Meeting  
**September 12, 2018**

## House Rules

These house rules have been developed for the purpose of promoting harmonious living, where a large number of people are living in close proximity and sharing in the use of common elements associated with such living.

It is the obligation of each resident and each guest to comply with house rules. If you see anyone breaking these rules, please gently tell them of the rule or report it to a Board Member or at the Front Office. Confrontations are NOT necessary!

1. All owners and guests are asked to sign in at the office upon arrival. It is important for security and in case of any emergency. **The use of codes for access to common areas will be phased out and transition to "FOBS" implemented as soon as possible.**
2. **Tenants, Guest and Family members should** be made aware of the rules and regulations. Owners are ultimately responsible for the **actions of their tenants, families and guests ( see paragraph 10.5 of the Declaration)**. Please leave a copy of this document for your occupants.
3. **All owners are encouraged to leave a master key** to their unit in the office. Keys are kept in a lock box and only the Ormondy Staff is authorized to use them in the event of an emergency or as authorized by an owner.
4. Owners should ensure their renters are equipped with **"FOBS"** to the front door as well as a key to the unit. The Board or Front Office is not responsible for providing them keys. **If you need FOBS issued please contact the office to arrange for their issue.**
5. Please notify the front office if you are leaving for any length of time.
6. Unfortunately, due to medical and insurance concerns, bare feet are not allowed in any part of the building. Babies and youngsters under 3 can be carried barefoot, but it is more advisable to wear shoes.
7. Men must wear shirts and ladies a cover-up enroute to the beach, pool, lobby and the common areas. Children under 5 are not required to wear a cover-up.
8. Please honor the handicapped parking area.
9. Residents should use their own assigned underground parking space only. However, if another unit owner gives someone permission to use his/her space while they are gone, a note to the office is necessary.
10. **Please check that all doors** close properly behind you. Security is everyone's responsibility. (Wind has a way of keeping the door from closing at times.)

11. Again, security is everyone's responsibility – do not let anyone in the front door that you do not know. To obtain entry, all visitors must call the resident they are visiting **or advise the office in advance to provide entry.**
12. When ordering food, or any delivery, make sure you give them the name listed on the outside phone directory. Unit numbers are not displayed outside, only code numbers. **Giving the pizza guy your entry code will be a thing of the past.**
13. Press #6 on the phone to admit a visitor. Tell them not to hang up until they hear the **LOCK CLICK**. There will be enough time to get in. Do not buzz in someone for another unit.
14. When you leave your apartment doors open, it creates a draft that has a detrimental effect on the operation of the elevators. Please do not leave them open. **The same applies to the garage entry/exit doors check to be sure they latch.**
15. When an owner is renting his unit, the owner may not use the pool, sauna or club room. **The Ormondy is a multifamily building with limited capacity. Owners who rent must relinquish these privileges. Owners who are not in residence should not encourage friends or extended family to use our facilities as a Day Spa. Renters are expected to limit the number of guest to the pool; to the number of family in the rental unit.**
16. We have a recycling program at the Ormondy. We are required to recycle by Volusia County. These items do not have to be separated by glass, newspaper, etc, but must be placed in the bins located in the garage by the door. Do not throw these items down the trash chutes.
17. All trash should be disposed of in a securely tied, good quality trash bag. Do NOT throw anything into the chute without placing it into a tied trash bag. Some of us have made this mistake by disposing of flattened cardboard boxes and then we get a trash backup. SMELLY! Also, if you don't securely tie your trash bags, when the bin is dumped papers will fly around.
18. No pets are allowed in the building.
19. Drying of towels or hanging of any objects from the balconies is not permitted. Displaying the American Flag is permitted.  
Also, cooking of any sort is not permitted on the balconies.
20. Please be courteous and do not throw cigarette butts, cigarette ashes, shake rugs or toss anything from your balcony. Feeding birds is a no-no too.

## **OTHER THINGS TO REMEMBER**

21. In the event of any emergency (accidentally setting off a sprinkler in your unit) notify the office or a Board Member.
22. Grocery carts and luggage carts should be returned to the cart room. Please do not keep them overnight – or in the hallways or elevators – others may need them.
23. No smoking in any common area of the building – this includes the garage, stairwells and recreation room. Please smoke away from the building **and others relaxing at the pool.**
24. Nothing is to be stored in any stairwell or landing.
25. **Do NOT attempt to reset the Hallway thermostats.**
26. Skateboards and roller skating/blading is not permitted in the garage, parking lot or any common area due to safety concerns.
27. Children should not be tampering with or playing with the buttons in the elevators. Parents should enforce this rule – elevator maintenance is a huge part of the overall maintenance budget. Your money.
28. Children (under 13) should be monitored as to their whereabouts at all times. Please don't allow them to run around or play in common areas without adult supervision.
29. When balconies are being used during late hours, please respect your neighbors by keeping the noise to a minimum.
30. You may not advertise to sell your unit at an Open House. You may show your unit only by appointment. This includes owners and realtors/brokers alike.
31. Notify the office of any furniture deliveries in advance. There are procedures for moving available in the office. If a situation occurs in which an item needs to come in through the lobby, prior arrangements need to be made & permission obtained. Please contact the Office for guidance. Weekend moving or deliveries is not permitted.

## **Pool Rules**

1. Please use the underground parking entrance to the pool and beach area.
2. Children under 13 are not allowed in the pool without adult supervision – adult supervision is considered 18 years of age or older.
3. Respect the pool and those who enjoy it! Don't swim if you have sores or an infection.
4. Babies should be toilet trained. However, the office has swimmers available for a reasonable fee. If your child takes it off or doesn't wear the proper type and has an accident, your unit will be held responsible for the cost of cleaning the pool. Think about it. It's your money.
5. No glass is allowed around the pool area for safety reasons. Radios only if they don't disturb others.
6. Sand in the pool is NOT a good thing. It is kept under control by adults and children using the shower before going swimming. Remember, it's your money.
7. The adult residents of the Ormondy have a dedicated hour between 4pm and 5pm daily. We ask that all children are out of the pool when/if adults arrive for this hour.
8. Umbrellas are not to be left up when you leave the pool area. Ormond Beach has a lot of wind and that destroys umbrellas left up. Replacing umbrellas is costly.
9. Close and secure umbrellas and return all chairs to their original positions before you leave.
10. Our pool is wonderful, but it isn't deep enough for divers. Please NO diving.
11. In case you haven't had enough rules, there are more posted in the pool area.

## **The Club Room**

1. Club Room hours are 8:30am to 12:00 midnight daily.
2. Children under 13 years of age must be accompanied by an adult. Owners are responsible.
3. When you use the room – and we encourage you to do so – please respect the rest of us by cleaning up & returning everything to its original location. Turn out the lights and lock the door. Be energy conscious.
4. The Club Room may be reserved by any resident for any day as long as it doesn't interfere with other Condo functions. All dates are subject to availability and Board approval.
5. Private gatherings are defined as a group of 10 or more NON-RESIDENTS or where the kitchen is used.
6. A written request is required with date, time & purpose of party – available in the office. Approval by Board President is needed at least 10 days prior to date of use and must be accompanied by a refundable cleaning fee of \$50. No party can exceed 60 people (County fire rules).