

Welcome to The Mediterranean Condominium

The Board of Directors welcomes you to the Mediterranean Condominium! We hope you enjoy your time with us, and to help answer some common questions of new residents, below is a brief overview of our established

Rules and Regulations

Pool Area

- Pool hours are 9 a.m. to 9 p.m.; pool rules are posted in the pool area. Anyone violating these rules will be asked to leave the pool area. The use of all recreational areas shall be limited to unit owners, lessees, and their guest. Any other persons are trespassing and should be immediately reported to the office (if during office hours) or contact the local police.
- Children under 10 years of age must be accompanied by a parent or guardian when using the whirlpool. - Please keep pool area clean. Always clean up after use; No food or drinks are permitted within 4 feet of the pool or whirlpool. **NO GLASS CONTAINERS ARE PERMITTED IN THE POOL AREA.**
- Please wash feet and body before using swimming pool and whirlpool. No soaps or oils shall be used in the whirlpool. Rowdy behavior is not permitted in the pool area.
- ALL PERSONS MUST TOWEL DRY BEFORE ENTERING THE LOBBY OR ELEVATOR, AS WET TILE MAY CAUSE OTHERS TO SLIP AND FALL.** Appropriate attire must be worn in the lobby and common areas--footwear for all, shirts for men, cover-ups for women and children.

Clubroom Area

- The clubroom is normally available between 9 a.m. and 10 p.m. each day unless it has been reserved for private use. No one under 16 years of age shall use this facility unless accompanied by an adult 21 years of age or older. Exceptions must be coordinated with the office manager.
- To reserve the clubroom for a private party, please contact the office manager. A \$100 deposit is required at the time of the reservation; this deposit will be refunded if the clubroom is left clean and undamaged. Damages will be the responsibility of the unit owner. Please do not use the pool table after 10 p.m.
- If using the grill, please clean after each use and replace the cover.

Garages and Tow Zones

- Parking spaces are limited common areas; please park **ONLY** in your designated space.
- Please return grocery carts and luggage carts **PROMPTLY** to their designated areas; do not leave in the elevators or hallways.
- No recreational vehicles, trailers, or boats may be parked on the property.
- Any areas marked with **Tow Warnings** need to be respected as towing will occur at the vehicle owner's expense. The front driveway is a through driveway and blocking it may result in towing. Stopping at the front door for personal loading or unloading is permitted for the brief stop; however, the vehicle must be occupied. Violators are subject to towing at the vehicle owner's expense.

Pets

- Dogs must be on a leash no longer than 6 feet long. Please have dogs potty on the grass areas. Do not walk dogs in the fenced pool area or in landscaped beds.
- All owners are required to clean up all pet droppings deposited on the common grounds.
- No more than 3 four-legged animals are allowed per unit.

Additional Rules

- There is NO SMOKING in the common areas or on the common grounds within the building, including garages.
- Exterior doors should not be opened for unknown persons. Do not allow such persons to follow you into the building.
- Tradesmen, repair work, and move in/move out activity **is restricted to weekdays between 8:00 a.m. and 5:00 p.m.** Noisy activities cannot begin before **9:00 a.m.** **No work or moving is permitted on holidays or weekends.**
- No unit owner, lessee, or guest shall make or permit loud disturbing noises from their unit or on common grounds. Improper, unlawful, noxious, or offensive activity shall not be carried on in any unit or the common grounds; this would include shouting, screaming, loud, profane or abusive language and/or behavior, or any other nuisance activity which is a source of annoyance to the Occupants of the building.
- No fireworks are allowed to be used on the condominium property.
- Unit owners who plan to be away for several months or during the hurricane evacuation shall remove all items from their balconies. Units should also have the water inflow to the unit turned off, and the water heater breaker turned off at the electrical box. Hurricane shutters should be lowered. If assistance is needed, please call the office.
- No articles are to be shaken from, hung on, or displayed on the balconies. Nothing should be swept or thrown from the balconies or windows.
- There shall be no obstruction of the common areas. Articles of personal property shall not be left unattended on common areas of the building or surrounding grounds. Common areas are to be free from personal property, unless approved by the board of directors. Stairwells and fire escape areas must not be obstructed .
- A unit owner is liable for the expense of any maintenance, repair, or replacement rendered necessary by their act or neglect, or the act or neglect of any of their guests or tenants. Unit owners shall be responsible for all actions and behaviors of their guests and/or tenants.
- Office hours are 8:00 a.m. to 4 p.m. Monday through Friday; maintenance hours are 6:30 a.m. to 4 p.m. Monday through Friday, and 6:30 a.m. to 10:30 a.m. Saturdays, Sundays, and holidays. The office is closed on holidays and weekends. The office phone is 386-255-1108. Phone numbers for the maintenance personnel are posted on the office door.