

# North Pier Ocean Villas Pool, Hot Tub and Parking Rules and Regulations

## Pool and Hot Tub Rules

The following pool and hot tub rules apply at all times and must be observed by all users:

- Use of the pool and hot tub is restricted to HOA members and their guests only, all others will be considered trespassers.
- Children under the age of 14 must be supervised by an adult at all times.
- No glass containers are permitted in the pool, hot tub, or deck area.
- All users must shower before entering the water and must refrain from using the facilities if feeling unwell with a communicable disease, gastrointestinal issue, or illness or if they have open wounds.
- Posted hours must be respected, and noise levels should be kept to a minimum to avoid disturbing other residents. Violations may result in a fine to the unit owner.

## Spa / Hot Tub Rules and Safety Notice

The spa and hot tub are intended for relaxation and must be used responsibly. The following rules apply at all times and must be strictly observed:

- **Pregnant women, elderly persons, and individuals suffering from heart disease, diabetes, or high or low blood pressure must not use the spa or hot tub without prior medical consultation and permission from their physician.**
- **Do not use the spa or hot tub while under the influence of alcohol, tranquilizers, or any drugs that cause drowsiness or that raise or lower blood pressure.**
- **Unsupervised use by children is strictly prohibited.**
- **Do not use the spa or hot tub alone.**
- **All persons must shower before entering the spa or hot tub.**
- **No oils, body lotions, or minerals are permitted in the water.**
- **All persons using the spa or hot tub do so at their own risk.** The HOA, owners, and management are not responsible for accidents or injuries.
- Enter and exit the spa or hot tub slowly and carefully.
- **Observe reasonable time limits:** limit use to **10–15 minutes**, then leave the water and cool down before returning for another brief stay. Prolonged exposure may result in nausea, dizziness, or fainting.
- **All breakable objects are prohibited** in the spa and hot tub area.
- **In case of emergency, a phone is located under the covered seating area.**

Failure to comply with these rules may result in loss of spa and pool privileges.

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## **Swimming Pool Rules and Regulations**

The swimming pool is for the **private use of HOA members and their guests only**. The following rules apply at all times and must be strictly observed:

- **No running, boisterous, or rough play** is permitted in or around the pool area.
- **No diving** or jumping is allowed in areas of the pool. The pool is **not designed for diving**.
- **Children under the age of 14 may not use the swimming pool without adult supervision.**
- **Adults should not swim alone.**
- **No person under the influence of alcohol or drugs** is permitted to use the pool.
- **No person with skin, eye, ear, or nasal infections** is permitted in the pool.
- **No person with a communicable disease** is permitted in the pool.
- **No animals or pets** are allowed in the pool or on the pool deck.
- **No glass containers or breakable objects** are allowed in the pool or on the pool deck.
- **All persons using the pool do so at their own risk.** The HOA, owners, and management are not responsible for accidents or injuries.
- **The maximum number of swimmers permitted in the pool at any time is 67.**
- Pool hours are **from 10:00am to 10:00 PM.**
- **Management reserves the right to deny use of the pool to any individual at any time** for safety or rule violations.
- A **first aid kit** is located **under the covered seating area.**
- An **emergency phone** is located **under the covered seating area.**

Failure to comply with these rules may result in **loss of pool privileges.**

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## **Parking Notice – Strict Enforcement**

This notice serves as a reminder to **all owners, tenants, guests, and management companies** that parking rules are actively enforced:

- **Owners** must display a valid **parking sticker** at all times.
- **Tenants and guests** must display a valid **parking placard** at all times.

Any vehicle not properly displaying the required parking sticker or placard is subject to **immediate towing, at the vehicle owner's expense**, without further notice.

Management companies are responsible for ensuring that tenants and guests are informed of and comply with these parking requirements.

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Thank you for your cooperation and understanding. If you have any questions or concerns, please reach out to [Admin@InfoHOA.com](mailto:Admin@InfoHOA.com) or the Board of Directors.

Sincerely,

The Board of Directors

**NORTH PIER OCEAN VILLAS CONDO OWNERS' ASSOCIATION INC.**

**CONDOMINIUM RULES AND REGUALTION**

Adopted \_\_\_\_\_, 2024.

**THE MEMBERS OF NORTH PIER OCEAN VILLAS WELCOME YOU TO THE CONDOMINIUM. IN ORDER TO KEEP THE CONDOMINIUMS OPERATING AND LOOKING THEIR BEST, THE BOARD OF DIRECTORS REQUESTS THAT YOU AND YOUR GUESTS, TENANTS, AND OTHER USERS OF YOUR CONDOMINIUM FOLLOW THE RULES AND REGULATIONS LISTED BELOW. THESE RULES ARE CONSISTENT WITH THOSE OUTLINED IN THE DECLARATION OF CONDOMINIUM AND HAVE BEEN ADOPTED BY THE ASSOCIATION AS PROVIDED IN THE DECLARATION OF CONDOMINIUM.**

**Terms not defined herein shall have the meanings assigned to them in the Declaration.**

**A.** No exterior of any Unit shall be decorated or modified by any Owner in any manner without prior consent of the Board of Directors.

**B.** No bicycles or other personal articles shall be allowed to stand in any of the Common Elements or Limited Common Elements without consent of the Board of Directors.

**C.** No Owner or occupant shall make or permit any noises that will disturb or annoy the occupants of any of the Units in the condominium or do or permit anything to be done which will interfere with the rights, business or convenience of other owners. There shall be no audible noise emitting from any units between the hours of 9:00 p.m. and 8:00 a.m.

**D.** Domesticated animals that are traditionally kept as pets are allowed in the Condominium. Any animal that becomes a nuisance whether by sound, volume or otherwise is strictly prohibited.

**E.** Each Owner or occupant shall keep such Owner's Unit in a good state of preservation and cleanliness and shall not sweep or throw or permit anything to be swept or thrown therefrom, or from the doors or windows thereof.

**F.** No shades, awnings, window guards, window treatments, ventilators, fans, or air conditioning devices shall be used in or about the Condominium except such as shall have been approved by the Board of Directors.

**G.** All garbage and refuse from the Units shall be deposited with care in garbage containers intended for such purpose only at such times and in such manner as the Board of Directors may direct.

**H.** No "For Sale," "For Rent," or "For Lease" signs or other window displays or advertising shall be maintained or permitted on any part of the property or in any Unit therein.

**I.** Nothing shall be altered or constructed in or removed from the Common Element except upon the written consent of the Board of Directors.

**J.** The agents of the Boards of Directors and any contractor or workman authorized by the Board of Directors may enter any room or Unit in the Condominium at any reasonable hour of the day of notification (except in case of emergency) to check for the presence of any vermin, insects, or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects or other pests.

**K.** No personal property belonging to any Owner or their Permittees shall be located or stored in such a manner as to impede or prevent ready access to another Owner's Unit.

**L.** All damage to Units caused by the moving, carrying or presence of any article therein shall be paid by the Owner responsible for the presence of such article.

**M.** Any damage to the Condominium, Common Elements, Limited Common Elements, Units or equipment caused by an Owner or their Permittees shall be repaired at the expense of such Owner.

**N.** No Owner shall use or permit to be brought into the Units any inflammable oils or fluids such as gasoline, kerosene, naphtha, or benzene or other explosives or articles deemed extra hazardous to life, limb or property, without in each case obtaining the written consent of the Board of Directors.

**O.** The Owners shall not be allowed to put their names on any entry of the Units except in the proper places provided for such purpose.

**P.** No Owner shall do any painting of the exterior of the Units without the written consent of the Board of Directors.

**Q.** Units may be rented for short term rentals, provided that no rental shall be fewer than two (2) nights in duration.

**R.** There shall be no smoking in the Common Elements and Limited Common Elements of the Condominium. Smoking is only permissible a minimum of one hundred fifty (150) feet from any part of the structures.