

ATLANTIS BUILDING "B" CONDOMINIUM ASSOCIATION, INC.

Website: <https://www.atlantisb.org>

RULES AND REGULATIONS (OWNERS AND LESSEES)

Pets: OWNERS – Pets must be leashed at all times. Owners are responsible for disposal of pet waste; **GUESTS/LESSEES** are not permitted to bring pets on the premises.

Parking: Owners have a designated parking spot assigned by unit number. Guest and service personnel are to park in unnumbered spaces on the west side by tennis courts. Head-in parking only; back-in parking prohibited. Motor homes, boats, trailers, etc. are not permitted in the parking lot over 48 hours; parking space is available in the empty lot on South Ocean Drive across the street from the North entrance (please contact John Swaun for access to this lot).

Skateboards, Rollerblades or Scooters are not allowed. Bicycles must be stored in your unit or bike rack in first floor storage. The owner's name and unit # must be displayed. Lessees are prohibited from leaving their bike(s) behind.

Recreation Facilities: Pools/Tennis/Pickleball/Shuffleboard/Patio Grill Area - Abide by Posted Rules. Friends who are not houseguests of an owner or lessee are not permitted to use any facilities in an owner's or lessee's absence.

Social Room: Children under the age of 16 are not allowed unless accompanied by a parent or adult. Children under 16 cannot use the pool table. Replace leather cover on pool table when finished. Do not leave personal items in the refrigerator.

Noise: No resident may make any disturbing noise or permit anything to interfere with the rights, comfort or convenience of other residents.

Balconies: Lines, clothing, rugs, mops, towels or laundry shall not be shaken or hung from any balcony or other exposed parts of the building.

Fire Regulations: Per Florida Fire Code, cooking on balconies and walkways is a violation. Public walkways and stairs must not be obstructed by chairs, door mats, swimming or fishing equipment, etc. or used for any purpose other than for the ingress and egress from the units to the common area. **SMOKING OR VAPING IS PROHIBITED IN THE ELEVATORS.**

Trash and Recycling: Household waste shall be tightly wrapped, bagged and sealed before depositing into the trash chutes. Recycling containers are located on the west side of the parking lot and a Community Dumpster on the first floor. Every owner and tenant must abide by posted signs and follow the St. Lucie County guidelines regarding recycling which are posted on our Website. PLASTIC BAGS ARE NOT ALLOWED. WE ARE FINED WEEKLY PER BIN EVEN IF JUST ONE UNACCEPTABLE ITEM IS FOUND IN THE BIN.

Elevators: Wet, dripping bathing suits and bare feet are not permitted in the elevators. For health reasons, footwear should be worn at all times. **CHILDREN ARE NOT PERMITTED TO PLAY IN THE ELEVATORS OR ON THE WALKWAYS.**

Leasing: Unit may not be occupied overnight by more than six (6) people and there is a minimum stay requirement of thirty (30) days. No rooms may be rented and lessees are not permitted to sublease. **Lessee should contact Owner directly to resolve any issues.**

Security: Front lobby entrance doors are locked from 7:00 p.m. to 7:00 a.m. daily. Stairways and Social Room are to remain locked.

OWNERS are responsible for their lessee's misconduct and subject to fines imposed thereby.