

ATLANTIS BUILDING “B” CONDOMINIUM COMPLEX

***10152 S Ocean Drive
Jensen Beach, FL 34957***

A GUIDE FOR RENTERS

Welcome to our little piece of paradise! This is our home and we welcome you to it ~ please treat it, as well as our grounds, as if they were your own during your stay. Thank you!

Arrival ~ Our Building “B” is the middle building in the group of the three “Atlantis” buildings. It can be accessed from the South driveway only if you have a gate tag mounted in the upper right-hand corner of your windshield below any tinting. The North driveway can be accessed via a gate tag, fob or through a phone call received from the Call Box. The owner of your Unit is programmed in the system and you can find their name and have them called. They would answer and press 9 to allow access. Some renters have been programmed in the system at the request of the owner. You would find your name and press on that and it would call your number for access ~ press 9 to gain access.

Balconies ~ Lines, clothing, rugs, mops, towels or laundry shall not be shaken or hung from any balcony or exposed part of the building. Children are not permitted to play on the balconies.

Car Wash ~ The car wash for use by Building “B” tenants is located at the North end of the complex. A key is needed to turn the water on. It is recommended you drive through this on a regular basis to remove the salt from your vehicle.

Departure ~ Upon your departure, please dispose of all perishable food and leave the Unit as instructed by the owner (i.e., by setting the air conditioner and humidifier to the appropriate settings; flushing the toilets; turning off the water valves and hot water heater; and closing all storm shutters). Please be sure to leave all gate tags, fobs and keys.

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.

Fire Regulations ~ Cooking on balconies and catwalks is a violation of the local fire code. 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 IS PROHIBITED IN THE ELEVATORS.***

Fish Cleaning Station ~ There is a fish cleaning station located to the left of the South beach access tiki hut. When you are done, please rinse off the area with the hose provided and discard all fish remains in the ocean. DO NOT put any remains in any of the trash receptacles or down the garbage disposal chute.

Garbage Disposal ~ There is a garbage disposal chute located next to the elevators on floors 2 ~ 7. Only tightly bagged garbage is to be placed in the chute. There is also a dumpster located outside the South elevator lobby entrance next to the door marked "Elevator Room" ~ this can be used for larger items as well as for use by 1st floor tenants.

Grilling ~ Outdoor grilling is not permitted on balconies or on the catwalks. It is a violation of the fire code and the Homeowners Association's rules. Propane grills are located near the South swimming pool. Please clean the grill after each use.

Lobby Entrance ~ There is a small lobby in the center of the building where the two elevators and mailboxes are located. The doors are locked from 7 PM to 7 AM ~ during these hours the doors unlock by swiping the gray fob in front of the device located on the frame next to the door. If you do not open the door within five seconds it will lock and you will need to repeat the process. You may also open the door by entering the access code on the keypad located on the wall at the North door wall (the access code should have been provided to you by the owner). There are also staircases located at both ends of the building which can be accessed using the stairway key.

Miscellaneous ~

- *A leased Unit shall not be occupied overnight by more than six (6) people.*
- *Friends of a lessee are not permitted to use any facilities in the lessee's absence.*
- *If an onshore storm is expected, close the shutters to prevent possible water damage.*
- *No occupant may make any disturbing noise or permit anything to interfere with the rights, comfort or convenience of others.*
- *Roller skating, inline skating, skateboarding and the use of scooters are not allowed on the premises.*

Parking ~ You may park in a numbered spot if that number corresponds with that of the Unit you are renting; otherwise, you can park in any unnumbered spot. Please “front in” to your parking spot; “backing in” is not permitted.

Pest Extermination ~ A pest exterminating service is contracted by the Homeowners Association. Please check the posting on the bulletin board in the elevator lobby for the schedule. The exterminator will enter the Unit if no one is home. There are no residual odors or fumes in the products they use.

Pets ~ Renters are not permitted to keep pets on the premises.

Recreation Room ~ At the South end of the building on the first floor there is a recreation room with a pool table, large flat screen TV and kitchen facilities ~ a key is needed to access this room. If you use the pool table, please put the leather cover back on when you are finished. Children under the age of 16 are not permitted in the recreation room without a parent and are not allowed to use the pool table. Upon leaving, please make sure to clean up and leave the door locked.

Recycling Dumpsters ~ There are recycling dumpsters located within the white vinyl fence in the parking lot for recyclable paper, cardboard, collapsed cartons, cans, glass and plastic items. **NO PLASTIC BAGS** are to be put in these dumpsters ~ please empty your bags and place the plastic bag in the disposal bin provided.

Storage ~ There is a locked storage area next to the elevators on each floor where personal items can be stored. There is also a larger storage room on the first floor that houses locked storage cages that have been assigned to individual Units. Bicycles can be stored here and you can get access to shopping carts to bring items up to your Unit ~ carts should be returned immediately after unloading. Bicycles need to be taken with you upon your departure. Both storage areas need a key to gain access.

Swimming Pools ~ There are two shared pools by the three Atlantis buildings and either pool can be used ~ please abide by posted rules.

Tennis/Pickleball Courts ~ There are two tennis/pickleball courts and two shuffleboard courts available for use ~ please abide by the posted rules. Equipment for pickleball and shuffleboard are available for use in the storage bin outside the courts.

Turtle Season ~ During turtle season, approximately mid-March to mid-November, no lights from the condo are to be visible from the beach at night as it disorients the turtles. The Homeowners Association will be fined for infractions and will in turn fine individual condo owners.