

Canaveral Bay Condominium Association Owners & Occupants Responsibilities

- 1) Abide by all Association bylaws as found on www.canaveralbay.org
- 2) All pets must be on leash. Pet Parents MUST Clean-Up after their pet. Pet walking area is adjacent to northside of Building 7. Also, the area south of Building 6 near dumpsters.
- 3) No pet food outside of door, on walkways, recreation areas or feeding of strays.
- 4) Replace torn or ripped screens and broken windows.
- 5) Decks and Balconies are not STORAGE AREAS. They must remain free of debris and clutter as to allow means of escape during emergencies, and rescue by emergency personnel.
- 6) Clean dryer vents and add bleach to the AC Drainpipe every other month. NEVER put grease down any drain.
- 7) Owners are responsible for their Windows and sliders. This includes caulking of windows, doors and sliders to prevent water intrusion. Caulking of tubs, sinks and showers also to prevent water damage to other units from leaks or poor maintenance.
- 8) NO Charcoal or Gas Grills are allowed on campus. Electric grills are allowed.
- 9) No posting of signs or objects on common property.
- 10) The Pool and Recreation area is closed at 8:00pm. Quiet time from 8:00p to 8:00a for residents. No unattended minor children, all children 12 and under MUST be accompanied by an Adult Association MEMBER. NO GLASSWARE nor FOODWARE is allowed in the POOL AREA! PERIOD!
- 11) All Member/Owners are requested to provide a key or access code to property in case of an emergency. If a water pipe, water heater, dishwasher, washing machine breaks, our maintenance staff must have access to turn-off water so as to stop damage within your property, and to halt damage to adjacent properties. Same for electrical shortages, fires, and inclusive of pest control. If a key is not provided, we will gain entrance in an emergency and associated costs will be billed to the member/owner.
- 12) Repairs due to the negligence of the member/owner, their tenants or guests will NOT be the responsibility of YOUR Association.
- 13) All Association dues are due on the 1st of each month. If not paid by the 10th of the month, a service fee of \$25.00 will be immediately charged. Dues will be **\$325.00 effective January 01, 2019****
- 14) IF you observe debris on the campus, please pick it up and dispose of properly. Let us leave our campus better than we found it.
- 15) If you have any questions about anything Canaveral Bay, please go to: www.canaveralbay.org and read the webpage that applies to your question. If you do not find the answer, go to 'Contact Page' and ask the board by completing the form and submitting.

Thank you,

The Board Members of,
Canaveral Bay
Condominium Association
www.canaveralbay.org