

Welcome to Beachwalk! Please take time to read all Rules and Regulations that help to make and keep Beachwalk such a special place. Owners and renters alike are expected to follow these rules. We hope that by reading these Frequently Asked Questions, you will have a clearer understanding of your rights and responsibilities while staying at Beachwalk to make your stay a successful one!

BEACHWALK RENTERS' FREQUENTLY ASKED QUESTIONS March 2022

How should we view Beachwalk?

Beachwalk is a residential condominium community. Some owners choose to live here year-round; others spend several months each year in residence, and a few owners lease their units to non-owners for a month or more. We view Beachwalk as a neighborhood of private homes and expect everyone who stays here to do likewise.

Common courtesy makes living in our neighborhood a more pleasant experience for everyone. Noise levels in individual units or in the common areas should not be loud enough to interfere with the enjoyment of the premises by other residents, and activities such as skateboarding or ballgames are not permitted in the common areas, with the exception of tennis on the tennis courts.

What is Elliott Merrill and what does it do?

The Beachwalk Condominium Association retains Elliott Merrill as our community management company. It fulfills many administrative functions and provides Beachwalk with necessary maintenance staff and other personnel. In addition, it provides emergency maintenance situations and contacts with first responder personnel for all non-911 emergency situations at Beachwalk.

How do I gain entrance to Beachwalk?

There are several entrances into the complex: four pedestrian keypad entrances, two vehicle entrances to the garage, and two locked stairwell entry doors.

- The keypad entrances open with a numeric entry code. These codes are given to all owners for their use by residents only and are changed periodically for security purposes. In addition, the keypad and intercom at the main pedestrian entrance permits visitors to gain access by direct phone contact with the unit they are visiting.
- The garage vehicle doors can be opened using the remote devices provided each unit. Each unit is provided with two such mobile devices, and they can be adapted for use with many automobile systems. There is also a post-mounted keypad that opens the east garage door but is not to be used for pedestrian traffic. Pedestrians should use the keypad entrance gate next to the garage door.
- The locked entry doors outside the stairs at each end of Beachwalk can be opened with one of the keys provided for each unit. Please be sure to keep doors closed at all times.

How do I admit visitors to Beachwalk?

Do not give the numeric entry code to visitors, vendors, or delivery personnel. The intercom system at the front door is programmed with owners' names and phone numbers, and the entries are not changed for renters or visiting family members. Instead, ask your visitors to call you when they arrive so you can open the front door for them.

What security measures should be followed?

Maintaining a safe and comfortable environment at Beachwalk is essential. Please keep all numeric entry codes confidential, and secure all locked gates and doors with each use. Entry codes are changed periodically and should not be shared with vendors or contractors. All pool gates are required by law to be kept closed and secured by a magnetic lock. Notify Elliott Merrill of any suspicious activity on the premises, or if keys, garage door openers, or parking passes are lost.

What and where are the “common areas”?

All common areas (pool, tennis court, club house, garage, stairways and elevators, grills, maintenance and utility areas, parking lots, sidewalks and landscaped grounds) are considered jointly owned by all owners. Common areas should be used with consideration for other residents, and in conjunction with the Rules and Regulations. Smoking is prohibited in all common areas at all times. Each identified parking space in the garage is deeded and intended for the sole use of that unit. The pool and spa are open only from dawn to dusk, and an adult should accompany children under age 12. Out of courtesy to others, keep your cell phone conversations short. Move outside the pool area for extended conversations.

Owners and renters may reserve time on the tennis court – see the signup list in clubhouse to check on availability. The clubhouse may also be reserved in advance for private parties. When barbecuing at the grills, please adhere to the important grilling instructions posted on the sign above the grill. Use caution and avoid marinades for safety reasons. Barbecue areas should be left clean when cooking is completed.

Who is responsible for cleanliness?

While we have maintenance staff working hard to keep our complex clean, the entire Beachwalk community is also encouraged to pitch in. As a good neighbor, if you see litter, please pick it up and dispose of it. If you spot something out of place, put it back where it belongs. This helps keep our expenses down and allows our staff to perform a fuller range of responsibilities. Please take time to clean up after use of any of the common areas; this is the individual owner/renter's responsibility, not the Association's. For maintenance issues in your unit, contact the owner.

Where do I dispose of trash?

Each floor has a small room with a door marked “Trash Chute” in the northwest corner of the building. Trash should be secured in a plastic bag and deposited in the chute inside the room. If a bag won't fit in the chute, it should be placed in the dumpster located in the main ground floor trash room just outside the west pedestrian door. Larger refuse items should be placed in the dumpster located in the visitors' parking lot.

Where do I deposit recyclables?

Indian River has adopted single stream recycling guidelines. The ground floor Trash/Recycling Room is located outside the west pedestrian door, and there are posters that list all acceptable and unacceptable materials. If your unit does not have a copy of the guidelines, you can obtain one from the maintenance man.

All acceptable materials can be placed in any of the blue containers in the Trash/Recycling Room. All food containers should be lightly rinsed before recycling. Cardboard boxes must be broken down flat, not left on the floor or jammed into the containers. Batteries and light

bulbs may be recycled in the black trays above the recycle bins. All Styrofoam containers and plastic bags, including those used to carry recycled material to the trash room, can be recycled in the bins outside Publix or placed in the Beachwalk dumpster.

Where are the storage areas?

Each floor has a designated air-conditioned secure storage room, which is clearly marked and accessible by key. Renters may, with the owner's explicit permission, store items within the owner's cage, but may not store any items outside the cage in the common storage area. Due to Fire Marshall regulations, fire corridors in each room must be kept clear of all items, and no items may be stored on top of the cages without exception. No flammable liquids or materials can be stored in the storage rooms, including paint, chemicals, and large amounts of cardboard.

What items may be left in the garage area?

Keeping the garage relatively free of items other than cars promotes more efficient cleaning by our maintenance staff, as well as improving the overall appearance of the garage. One or two bicycles and a grocery basket are acceptable. Other items (beach chairs, inflatable toys, etc.) should be kept in the unit or in the storage cage assigned to the unit. Remember, items left in the garage could be an invitation to unwanted visitors. Beachwalk has no responsibility for personal property left in the garage. You must remove personal items from the garage before you leave when your lease has ended.

Are there restrictions on the unit's porch or balcony?

Balconies and patios are considered "limited common areas" and are for the use and enjoyment of the unit residents and guests. However, because of the close proximity to other units, please be considerate of the rights of others when using your balcony or patio. Be mindful of noise levels or other activities in these areas that may be bothersome. No clothing, towels, or other items may be hung on the balcony or patio railings.

How does Beachwalk deal with noise or offensive behavior?

Like all good neighbors living in close proximity, Beachwalk residents should be mindful that their activities might diminish the enjoyment of other residents. To make a complaint, obtain the names and unit number of the parties involved and notify Elliott Merrill. Nuisance issues, including behavior of guests, are ultimately the responsibility of both the renter and the unit owner, who will then be held accountable, with remedies including termination of the lease.

May renters have guests?

Renters may have invited guests; see Rules and Regulations for complete details. However, a renter's guests cannot occupy the unit when the renter is not in residence, and guests are allowed to use common areas only when accompanied by the renter. Renters are not allowed to sublet the unit or leave their guests in residence. The renter is responsible for insuring compliance in this regard. The owner of each unit retains overall responsibility for the actions of all occupants of their unit.

Who can use the outside parking areas?

Parking spaces in the lot off Sea Gull Drive are for the use of invited guests to Beachwalk, vendors and/or repair services, and delivery vans. Invited overnight guests of renters may

park vehicles in the parking lot, and all overnight vehicles must display the green parking pass supplied by the unit owner. Any unidentified vehicles left overnight in the parking area may be towed.

Are pets permitted at Beachwalk?

Only pets belonging to owners are permitted. Renters and guests may not bring pets on the premises.

What changes can be made to Beachwalk condominiums by renters?

Renters may not make any changes or alterations to any unit, of either a temporary or permanent nature.

Who should be called in case of an emergency?

In case of a fire or suspected criminal activity, call 911.

For virtually all non-emergency situations relating to the unit, such as appliance issues, renters should first contact the owner. For administrative, maintenance or nuisance issues, contact Elliott Merrill at 772-569-9853, extension 125.

A Final Reminder:

This information does not include ALL of the Rules and Regulations governing life at Beachwalk. Please be sure to read them in their entirety. They can be found on Elliott Merrill's website at www.elliottmerrill.com/community/beachwalk/. Scroll down the page to Community Documents and click the box for Rules & Regulations.

In the event of an inconsistency between this FAQ document and Beachwalk's Rules and Regulations, the latter document takes precedence legally.

=====

Failure to comply with all rules and regulations regarding renters may result in immediate termination of lease.