

OV III General Rules

Bicycles

- No more than two bicycles per unit shall be allowed to be stored on the condominium property. Bicycles stored on the condominium property shall clearly be labeled with their owner's or user's unit number. Unlabeled bicycles or bicycles exceeding the unit limit shall be a violation of these rules and shall subject their owners and/or users to available remedies, including but not limited to, having their bicycles removed.

Buildings

- Hanging items from balconies, terraces, catwalks, patio furniture, bushes and/or railings is prohibited. Obstructing the sidewalks, entrances, passages, vestibules, corridors, and halls is prohibited by Section 16.5 of the Condominium Declaration.
- Shaking, sweeping, and/or spilling anything over the catwalks or balconies is prohibited.

Dumpster

- The Association's dumpster is for trash ONLY. In addition, no furniture or large household items are allowed to be disposed of by being placed inside or alongside the Association's dumpster. Some charity organizations will pick up your large items for free. In addition, there are businesses that can be contacted to haul away unwanted furniture and similar large items.

Grounds

- No fire, open flame or barbecuing is permitted on walkways, porches or anywhere within 15 feet of any building. Propane tanks may not be stored on condominium property. Electric grills are permitted.
- For ground floor units without lanais, use of outdoor space as patios may not exceed 4'x13', if approved by the Association. Such areas may not be furnished with more than 2 small chairs and 2 small side tables. Requests for patios and/or other additions, alterations, and improvements are governed by Section 9 of the Condominium Declaration. Owners may not install patios without complying with Section 9 of the Condominium Declaration and must be pre-approved by OVIII and the POA Architectural Board of Review. Existing landscape or sprinkler heads must not be altered or removed. Pavers and similar modifications that have been installed by owners must be properly maintained free of dirt and mold, etc. An owner's failure to maintain exterior improvements installed by him or her or by previous owners shall be a violation of these Rules and shall subject the owner to available remedies, including but not limited to, the revocation of the Association's approval to have and/or keep the improvement.
- Please use sidewalks. It is prohibited to cut through lawns, flowerbeds, and areas close to the rear units when entering or leaving any building.

Parking & Vehicles

- Persons using handicapped parking spaces shall ensure that their vehicles display proper signage for use.
- Each owner's vehicle must display a Red OVIII sticker in the front windshield or rear window in order to be parked on the condominium property. Renters & guests must display a valid Security Pass visibly in their vehicles at all times while their vehicles are parked on the condominium property. Vehicles found to be in violation of these rules shall subject their owners and/or users to available remedies including but not limited to having their vehicles towed.

Pets

For the health and safety of people and pets, the following must be strictly followed:

- All pets and animals must be registered and obtain the Board of Directors' approval before they are allowed to be kept on the condominium property. Unit Owners are responsible for the pets and animals of any renters or guests in their unit. All pets and animals being kept on the condominium property for longer than 6 months must have a valid City of Ft. Pierce pet license (Ordinance No.21-019), and persons keeping pets or animals shall submit a copy of such license to the Association. For pets and animals being kept on condominium property for less than 6 months, persons keeping such pets or animals shall submit a valid state animal license and vaccine record to the Association. Pets and animals without documentation will not be granted permission to stay on condominium property and their removal will be required.
- The Board of Directors may refuse to consent to a person keeping a pet prohibited by our Condominium Documents section 16.2. A maximum of two pets are permitted in each unit. Dangerous breeds will NOT be approved.
- Pets must be on a leash when outside at all times. Pet owners are required to pick up and dispose of their pet's waste. Residents and guests must use common areas to walk pets or animals. It is prohibited to walk a pet or animal in areas within fifteen feet of the rear of the units.
- In the event that the Association becomes liable for damages or for escalated insurance costs as the direct and proximate result of a pet or animal's behavior or health, the Association may seek to hold the Owner of the Unit where the animal is or was being kept financially responsible for such damages or costs.

Please refer to the OVIII Condominium Documents for clarification and a complete list of the rules.

