



*Good  
Neighbors*

The overriding principle in the condominium concept is the promotion of the health, happiness and peace of mind of the majority of unit owners. In accomplishing this goal, there will be some compromises of individual rights. It is the Board of Directors that continually faces the responsibility of maintaining the delicate balance between individual rights of unit owners and preserving the common scheme for the benefit of all owners.

At Oasis we all strive to be good neighbors ever mindful that our actions impact the lives of our neighbors.

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### **1.BEACH**

1. After utilizing the beach please remove all sand and tar or any other debris from your bodies and footwear prior to entering the recreation deck.

### **2.EXERCISE ROOM**

1. Wipe down equipment after each use.
2. Turn off television and return air conditioner thermostat to 73° when finished with your workout.

### **3.GATEHOUSE/SECURITY**

1. Unit Owners should have transponders in their vehicles to gain access through security gates and into the garage.
2. Every vehicle without a transponder needs to stop for recognition at the security gate.
3. Delivery personnel (except for an emergency), contractors or service personnel are only allowed on Oasis property Monday through Friday from 8:30am to 4:30pm and not allowed on legal holidays (including the Friday after Thanksgiving).
4. Delivery personnel and contractors or service personnel shall be instructed to park outside and access units through the garage only. Those expecting a bulky delivery shall check with the manager before scheduling such delivery to assure that there is ample parking and that the service elevator is available (and padded) to accommodate such delivery.

#### **4.GUESTS**

1. Attended Guests: Owners will call the guardhouse and inform the security staff of the name and approximate arrival time of all visitors or extended family who will remain on premises. Unannounced guests may not be granted access to the property.
2. Unattended Guests: All guests or extended family members of Owners and Tenants who will remain on premise must be registered in writing with the building manager in advance before entering the Oasis property. The security staff will be notified and a guest pass will be issued for their vehicle.
3. Owner, Tenants must provide access to the units. The management staff is not authorized to deliver keys.
4. The Unit Owner shall be legally liable and financially responsible for all acts of all persons visiting, occupying and or utilizing such Unit,

#### **5.KEYS/ELEVATOR/ACCESS**

1. A key(s) to the lock(s) of the entrance door of each Unit shall be delivered to and left with Management for use in an emergency or any other necessary purpose.
2. The Oasis management is not responsible for giving your guests, domestics or listed realtor access to your Unit please make all necessary arrangements.
3. You will need a key fob, access card or Medeco general access key to enter the Oasis premises and Oasis buildings.
4. Once you buzz them in (phone #9) they will have a time window to enter the lobby elevator and go to your floor.

#### **6.MOTOR VEHICLES**

1. Interior garage parking is reserved for Unit Owners, tenants and their guests. Please park in the numbered spaces assigned to your unit.
2. You may give written permission to another Unit Owner or tenant or make your parking space available to the management to be placed in a pool for assignment while you are away
3. Exterior parking is permitted in those areas designated. Parking is not permitted in driveways or between buildings.

4. A vehicle shall operate at a maximum speed of 10 mph on the Oasis property.
5. Washing of a vehicle is only permitted behind the gatehouse and the garage.
6. Commercial vehicles and boat trailers are not allowed on Oasis property between 4:30 pm and 8:30 am Monday through Friday or on weekends or holidays.

#### **7.LOBBIES, CARD/TV ROOM, CONFERENCE ROOM & TENNIS LOUNGE**

1. These are solely intended for the enjoyment, social functions and meetings of the Unit Owner Membership. These are not intended for private parties and functions.

#### **8.PETS**

1. Each Unit Owner (regardless of the number of joint Owners or occupants) may maintain up to two (2) household pets in his Unit, to be limited to dogs or cats not to exceed a total of twenty five (25) pounds in weight when full grown (e.g. one (1) 25 pound dog or cat, two (2) dogs or cats of 15 pounds and 10 pounds each
2. Please remove any waste accidentally eliminated by a pet onto common areas and limited common areas (unit balconies)
3. Pets are not allowed on pool deck, please use north side boardwalk to access beach.
4. Animals other than household pets – for example: raccoons, squirrels, foxes, etc. – are not permitted.

Each Unit Owner (regardless of the number of joint Owners or occupants) may maintain up to two (2) household pets in his Unit, to be limited to dogs or cats not to exceed a total of twenty five (25) pounds in weight when full grown (e.g. one (1) 25 pound dog or cat, two (2) dogs or cats of 15 pounds and 10 pounds each), except for the following breeds of dogs (or mixed breed dogs of such breeds) which shall not be permitted: Pit Bull Terriers, Dobermans, Rottweilers, German Shepherds, St. Bernard's or Great Danes. Pets may only be kept on the Condominium Property provided they are not bred or maintained for any commercial purpose, and provided they do not become a nuisance or annoyance to neighbors, and are registered with the Association. No reptiles or wildlife shall be kept in or on the Condominium Property (including Units). Unit Owners must pick up all solid wastes of their pets and dispose of such wastes appropriately. All pets (including cats) must be kept on a leash no more than six (6) feet in length at all times when outside the Unit and shall be walked only within areas, if any, designated for such

purpose by the Association. No pets may be kept in or on a balcony when the Owner is not in the Unit. Nothing herein shall prohibit the keeping of tropical fish in a Unit. Tenants or guests shall not have the right to maintain any pets in a Unit. Pets that are vicious, noisy or otherwise unpleasant, will not be permitted on the Condominium Property. In the event that a pet has become a nuisance or unreasonably disturbing in the reasonable opinion of the Board, written notice shall be given to the Unit Owner or other person responsible for the pet, and the pet must be removed from the Condominium Property within ten (10) days thereof.

### **9.REAL ESTATE AGENTS/BROKERS**

1. The listing agent/broker must be present to show a unit.
2. Please supply a unit key and elevator card to your listed real agent/broker. Management is not responsible for giving real estate agents/brokers access to units.
3. Open houses are prohibited.

### **10.SHOPPING /LUGGAGE CARTS**

1. The carts shall be returned to the proper storage room immediately after use.
2. Please do not leave the carts in your hallway, elevator, stairwell or any common area. The association will fine you \$100.00 for failure to do so.

### **11.SWIMMING POOL/SPA**

1. The rules posted at the pool and spa which conform to the requirements of the board of health shall be obeyed.
2. No lifeguard is stationed at the pool or spa. Use of pool and/or spa is at the sole risk of the user.
3. Pool and spa hours are from sunset to sundown.
4. Children under 12 years of age must be accompanied by an adult to use the pool or spa.
5. Infants who are in diapers or not toilet trained are not permitted into the pool and/or spa
6. Food is not permitted in the pool/spa area. Drinks are permitted only in plastic or metal containers. All containers shall be deposited after use in trash receptacles.

7. The playing of music at the pool area is permitted if used with earphones.
8. Please avoid rowdy or raucous behavior in the pool/spa area.
9. Turn off lights and fan when leaving restrooms.

## **12. TENNIS**

1. Playing hours are from 8:00am to 8:00 pm only.
2. Please wear proper tennis attire and footwear at all times.
3. When others are waiting please limit your singles play to one hour and doubles play to 90 minutes from your starting time.
4. No one under 12 years of age may play unless accompanied by an adult.

## **13. TRASH ROOM/CHUTES**

1. Trash may be deposited in the trash chute between 8:00a.m. And 11:00p.m.
2. Food garbage shall be enclosed in a securely tied plastic bag before being deposited into the trash chute.
3. Cigarettes and cigars shall be extinguished before being deposited into trash chute.
4. Recyclable glass, aluminum, plastic containers, paper products and cardboard shall be placed in recyclable containers by garage entry doors.

## **14. WHILE YOU ARE AWAY**

1. Turn your water and water heater off.
2. Bring all your patio furniture inside the unit.
3. Close your shutters.
4. Inform the manager or the gate officer of how long you will be away.

## **15.MISCELLANEOUS**

1. Smoking is not permitted in any interior common areas. Cigarette butts and/or ashes shall not be thrown off balconies, onto the floors of any interior or exterior part of the common areas.
2. Persons should wear footwear and upper and lower body clothing in any interior common area.
3. Radios, televisions, sound equipment and musical instruments shall be operated or played at such time and at such volume as to not be reasonably offensive or disturbing to neighbors.
4. Please use a measure of care when moving furniture or opening and closing doors after hours.
5. Articles placed in storage rooms shall be stored in your designated locker. Bicycles shall be stored in the rooms designated for such purpose or in your assigned storage locker.
6. Roller skates/blades, skateboards, power toys/trucks, bicycles are not be operated or utilized on the Oasis property.
7. No articles shall be placed or hung, temporarily or permanently, on the balcony railings nor attached to the balcony wall or ceilings.
8. Balcony floors, doors, windows and/or glass railings shall not be washed in such a manner as to result in water being ejected or dropped over the balcony.
9. Sprinkler heads, smoke detectors and enunciators shall not be moved, disturbed or tampered with in any matter.
10. Children shall not play or congregate in the halls, stairwells, lobby, elevators, garage or other interior common areas.
11. Oasis employees shall not be directed in the performance of their duties nor reprimanded by anyone other than Management. Any complaint with respect to the acts or demeanor of an Oasis employee shall be made in writing to management.
12. Barbecuing is permitted in the designated area by the pool. Barbequing is not allowed on the balconies.
13. No sports oriented activities including but not limited to ball games and object throwing, are allowed on the Oasis property.