

The west (common) balcony corridors and common areas must always remain clear. No tools, supplies or debris allowed to remain on west balcony. No smoking on west balcony. Do not sweep water or trash off east or west balcony. If sliding doors are open inside the unit, DO NOT let front door slam shut.

MARKUP #1 ->

CARTS

Contractors are not to use the blue shopping carts provided for residents.

COMMUNICATION

All contractors, service providers and their workers MUST sign in daily on the clipboard by the south entrance door. It is the owner's responsibility to arrange for access into the building and their unit.

DELIVERIES

ISSUE #1

Contractors must reserve the service drive PRIOR to delivery of materials and hauling away of old materials/debris. Contact the office to schedule. Remove vehicle after delivery of materials.

ELEVATORS

Do not hold elevators. Do not prop doors open. Contractors must use the south elevator (padded). No smoking in elevator. The area in front of the elevators must remain clear.

PARKING

No commercial vehicles may park on the upper parking deck. It is the resident's responsibility to instruct their contractors and service providers to park on either the north or south LOWER parking deck. No trailers or roll-up dumpsters shall be on premises. Contractors must remove debris.

STAIRWELLS

No smoking in stairwells. Do not prop door open.

IMPORTANT NUMBERS

Ocean 14 Office: 904-246-4814
Stellar Properties: 904-371-3028
Management Office Email: alambert@stellarproperties.com

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE BOARD & COUNSEL REVIEW

Sec. ELEVATORS (p. 7): Parking clause restricts pickup trucks or authorized work vehicles in direct violation of Fla. Stat. § 720.3075(3) (HB 1203).

Statutory / Legal Reference: Fla. Stat. § 720.3075(3)

Statutory Comparison: Fla. Stat. § 720.3075 as amended by HB 1203 renders unenforceable any covenant that prohibits an owner from parking a personal vehicle, including a pickup truck, or an emergency service/work vehicle in their driveway.

CURRENT WORDING IN DOCUMENT:

ELEVATORS Do not hold elevators. Do not prop doors open. Contractors must use the south elevator (padded). No smoking in elevator. The area in front of the elevators must remain clear. PARKING No commercial vehicles may park on the upper parking deck. It is the resident's responsibility to instruct their contractors and service providers to park on either the north or south LOWER parking deck. No trailers or roll-up dumpsters shall be on premises. Contractors must remove debris.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Notwithstanding any provision herein to the contrary, personal pickup trucks, law enforcement vehicles, emergency services vehicles, and work vehicles operated by a resident or owner may be parked in the resident's designated driveway or parking area, pursuant to Fla. Stat. § 720.3075.