

CASTLE BEACH CLUB CONDOMINIUM

House Rules

The Castle Beach Club Condominium would like to provide all its owners, renters and visitors a peaceful enjoyable atmosphere and facility that capitalizes on our unique location on Millionaire's Row in Miami Beach. This commitment requires an adherence to common sense rules of conduct that are fundamentally based on respect for condominium property, our neighbors, employees and visitors.

NOTE: Violation of the House Rules will result in fines assessed against the unit owner.

General

- 1.1 All owners, renters and visitors must be properly registered with the security/reception. Registration includes providing a photo ID and current contact information.
- 1.2 Occupancy is limited to 4 persons in the Tower hotel units (studios) and 6 persons in the larger apartments having one bedroom or more. Studio rental units are classified as hotel rooms and are transient in nature. NOTE: Studio unit rental agreements cannot exceed 30 days.
- 1.3 Owners, renters and agents of the owner assume full responsibility for the actions of any person that they authorize or invite to enter the property at any time and in any capacity. Everyone is expected to conduct themselves in a professional neighborly manner that is safe, clean, reasonable and respectful of others and in compliance of all Condominium Rules and Regulations.
- 1.4 No work is to be performed in any unit without obtaining an approved work request from the Association. Working hours are limited to 8am-5pm. Mon-Fri. All service personnel and contractors must be licensed in the State of Florida and must be registered with the Security/Reception and the Management Office.
- 1.5 We recognize that we are a beach community, however proper dress is required in the interior common areas of the premises. Bare feet are not allowed and some type of shirt and "cover-up" must be worn over bathing attire in elevators, hallways and any interior common areas of the building. Additionally, bathing suits must be dry enough to avoid dripping water on hallways carpeting, elevators, floors and furniture.
- 1.6 Laundry, bathing suits, towels etc must not be hung out or over windows, balconies or railings in public view. Additionally, antennas, signs, notices, advertisements, fans, air conditioning devices, awnings, curtains or light reflective material are not permitted to be attached to the exterior of any unit.
- 1.7 Pets less than 25lbs. are permitted provided they display current county/govt issued animal control tag. All pets with the exception of service animals must be in a kennel or held in the arms of the owner while in the interior of the common areas. Pets are prohibited in the pool area and consistent with city ordinances must be on a leash while outside. City Ordinances also require that owners clean up after their pets.

Common Areas

- 2.1 Every entry into the building must be via the main Lobby entrance and acknowledged/registered by the security reception personnel. Persons with disabilities or special needs are always able to access the lift with coordination of the valet and/or security/reception personnel. Deliveries, loading and unloading of bulk items must only be done between the hours of 9am-5pm Mon. - Fri. via the North Side lower lobby-receiving door.
- 2.2 Sidewalk, entrances, passageways, elevators, vestibules, stairways, corridors, halls and all the common areas must not be obstructed, encumbered or used for any other purpose other than ingress and egress to and from the premises. Storage of any item including but limited to carriages, bicycles, shopping carts, chairs, benches, tables is strictly prohibited on the common areas. Fire exits must never be blocked.
- 2.3 Loitering, child play, eating or drinking alcoholic beverages is strictly prohibited in the halls, stairways, lobby and elevators. Excessive noise, including but not limited to loud music or TV originating from inside a unit, that can be heard in the hallways or from inside a neighboring unit is strictly prohibited.
- 2.4 For safety and security reasons, all doors leading to and from the premises shall remain closed at all times and must not be propped open for any reason.
- 2.5 Garbage and trash must be placed in sealed leak proof bags that are securely tied and deposited in the trash chute between the hours of 6:30am-10:30pm. Garbage must never be left to accumulate in the trash chute room or in any area of the premises.

- 2.6** Boxes or large items should be cut-up & reduced in size before placement in the trash chute. Construction material, including but not limited to cement, paint, carpeting, and wallpaper must not be deposited into the trash chute. Bulk items, large items and construction debris must be carried down to the North Side lower lobby Receiving Area to be deposited directly into the trash container. Tower unit owners must use the North Side Service Elevator to transport bulk items.

Pool and Beach Facilities

- 3.1** The pool is open from dawn to dusk (exact hours will be posted). NOTE: There is no lifeguard on duty and Pools are to be used at the “user’s risk”. Children must be supervised and everyone is expected to adhere to all Posted Pool Rules as required by the State of Florida and the Castle Beach Condominium Association.
- 3.2** During times of high occupancy the association may impose admittance-screening requirements such as the use of a wristband or temporary ID for owners, renters and their visitors up to the occupancy limits free of charge.
- 3.3** All glass items such as bottles, glasses and anything breakable are strictly prohibited in the pool area and deck as they pose a safety hazard. The use of plastic cups, bottles or cans is acceptable. It is each person’s responsibility to clean his or her area after use. Garbage containers are provided by the Association.
- 3.4** All bathers must shower before entering the pool ensuring that all sand is properly removed.
- 3.5** Pool and Patio furniture must not be removed from the pool area.
- 3.6** Loud music, loud and/or offensive behavior that is disruptive to the reasonable peaceful enjoyment of the pool area by the Castle Beach community of owners, tenants and visitors is strictly prohibited.
- 3.7** Beach area access from the East side of pool area is for the exclusive use of owners, renters and visitors who are properly registered with the Security/Reception.
- 3.8** Use of the Sand Dunes for any activity is strictly prohibited, as this is an ecologically protected area. Barbequing in the Dunes or grass area behind the building is strictly prohibited.
- 3.9** Owners, Renters and Visitors are expected to clean their area after use by depositing their garbage in the county provided receptacles on the Beach.

Security, Maintenance, Janitorial and Valet Personnel

- 4.1** Our security, maintenance, janitorial and valet personnel are employed to maintain and preserve our facility and atmosphere for the enjoyment of the entire Castle Beach Community. Owners, renters and visitors are expected to treat the Association’s staff with complete dignity and respect. Adhering to security personnel direction is required for safety and security. Failure to adhere to their direction will lead to a call to law enforcement and your removal from the premises.
- 4.2** Our security, maintenance, janitorial and other agents of the Association may enter any unit at any time in the event of an emergency. For non-emergency or routine maintenance, including but not limited to pest control, and AC filter replacements, entry will be made during reasonable hours of the day.
- 4.3** Owners are required to supply a duplicate key to be held by the association to facilitate emergency entry and regularly scheduled maintenance. In the event an owner fails to supply a key, all costs necessary to obtain entry will be borne by the unit owner. Additionally, any service request made by an owner that has not provided a key will be voided and the owner will need to initiate a new request after providing a key.
- 4.4** Self-parking does not exist at the Castle Beach Condominium. Parking is by Valet only and requires a resident, temporary renter or visitor-parking permit. The Castle Beach Condo Association reserves the right to restrict visitor parking during holiday and high occupancy periods. All owners, renters and visitors parking a vehicle on the premises must avail themselves of the valet service and adhere to the parking permit program. There is a Municipal-Public parking lot just 4 buildings south of our facility.
- 4.5** Unauthorized parked cars, including cars self parked or vehicles without a valid parking permit will be towed. All cost associated with towing and impounding will be borne by the vehicle owner at the vehicle owner’s risk.

We thank everyone in advance for their cooperation in maintaining the property and security at the Castle.

To report issues related to Maintenance, please call 305-865-6969 Mon-Fri 9am-5pm after hours 305-865-6980
To report issues related to Security, please call 305-865-6980. In case of an emergency, please Dial: 911.