

# Welcome to Cocoa Beach Towers

*Upon arrival, please visit the CBT Manager, Martin Andreasen, in Unit #15, so he knows who you are and is aware that your unit is occupied in the event of an emergency.*

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- Owners and/or Rental Agents need to provide the Manager contact & rental information prior to arrival of all renters.
- Contractors must check in with the Manager, in Unit #15, prior to starting work.
- Owners and/or Rental Agents are responsible for damage to common areas caused by themselves, their guest, renters, children & pets.
- Owners and/or Rental Agents, renters and guests are responsible for their personal property.
- No more than 6 persons may sleep in 2 bedroom units; no more than 8 persons may sleep in 3 bedroom units.

## **Safety**

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- Any child under the age of 12, must be accompanied by an adult in public areas, especially in the pool area.
- Running or playing on walkways, stairwells, elevators or in the parking lot is not allowed.
- Skateboards, roller blades, and roller skates are not allowed on the walkways, balconies or in the parking lot.
- Bicycles are not allowed in the elevators or on balconies or patios. Bike racks are available on the first floor under the stairwells.
- The State of Florida Fire Prevention Code (FFPC), as enforced by the Fire Marshall, specifically requires that common walkways must be kept clear at all times, this includes strollers, bikes, rafts and other items.
- FFPC also specifically restricts hibachi, gas-fired and charcoal grills from being used within 10ft of the building. Electric grills are allowed.

## **Pool Area**

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**Quiet swim: 6am to 9am**

**General use: 9am to 10pm**

- Please remove all suntan lotion, sand and tar before entering the Pool Area (inside the fence surrounding the pool).
- The following items are not allowed in the Pool Area:
  - Glassware or Glass Bottles
  - Food or Chewing Gum
  - Balls or Frisbees
  - Rafts, Surfboards or Boogie Boards
  - Snorkels or Fins
  - Wetsuits
- Drinks in non-breakable containers are permitted. Florida law requires that drinks not be taken into the water or within 4ft of the water's edge.
- Individuals wearing diapers or diaper equivalents must wear watertight garments and/or diapers designed for swimming.
- No diving or hanging on the pool rope.
- Please clean up any drink containers or trash before leaving the Pool Area.
- Swim at your own risk, no lifeguard is on duty. Please keep gates closed around pool to prevent access by small children.

## **Trash, Recycling & Housekeeping**

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- Trash chutes are located next to the elevators and may only be used between 8am and 10pm
- Trash must be placed in garbage bags and tied/sealed before placing in the trash chute to avoid spilling out when landing in the dumpster.
- Beer/Pizza Boxes and other large items will clog the trash chute. Please carry these items to the dumpster located on the first floor.
- Please recycle newspaper, aluminum, plastic and glass. Recycling bins are provided next to the dumpster on the first floor.
- Do not hang anything on balcony handrails, either in the back or front of the unit. Do not shake rugs or mops from the balconies.

## **Parking**

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- Carports are reserved for Owners and/or Rental Agents or their renters and are identified by the unit number.
- Visitors should park only in designated visitor parking and not in reserved or numbered parking places.
- Recreational vehicles, commercial vehicles, boat trailers or other trailers of any type are prohibited in the parking lot.
- No overnight camping is allowed in the parking lot. Working on automobiles, boats or any other vehicle in the parking lot is not allowed.

## **Beach & Pool Access, Tennis Courts & Laundry Rooms**

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**Laundry room hours: 8am to 10pm**

**Tennis Court hours: 8am to Sunset**

- When returning from the beach, please wash off all sand and tar to prevent tracking it into public areas.
- Dripping swimsuits are not permitted in the elevators.
- Access to the pool & beach requires a key, available from the Manager. The same key also opens the pool bathrooms and laundry rooms.
- If a unit is rented, Owners and/or Rental Agents are not free to access CBT. Use privileges are limited to unit occupants and their guests.
- Laundry rooms are available on floors 2 through 5. Please do not use trash cans in the laundry room for anything more than lint.
- Contact the Manager for the combination to the tennis courts gate.

## **Pets**

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- Renters are not allowed to have pets.
- CBT Bylaws specify that owner's pets are limited to birds, small dogs and cats. Pets must be on a leash when outside the unit and should not relieve themselves on the premises.
- Please do not feed the birds or stray animals.

## **Excessive Noise is Not Allowed**

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- Please keep all noise to a minimum between 10pm and 8am when other residents may be sleeping
- Games or other activities that are a disturbance to others are not allowed