

Ocean Walk Condominium
Architectural Control Committee (ACC)
Rules and Regulations

Per Ocean Walk Documents Article XII 12.02

After Declarant Control - ... no Owner, Occupant, or any other person may make any encroachment onto the Common Elements or Limited Common Elements, or make an exterior change, alteration, or construction (including painting and landscaping), nor erect, place or post any object, sign, clothesline, playground equipment, light, fountains, flags, or thing on the exterior or roof of the buildings, in any windows (except window treatments as provided herein, on any Limited Common Elements, or on any other Common Elements, without first obtaining the written approval of the ACC (except for a mezuzah on the door frame of the Unit and reasonable seasonal decorative lights displayed between Thanksgiving and January 15th). ...

No Owner or Occupant may make any alteration within a Unit which involves connecting to Common Element pipes, lines, conduits and/or other apparatus for access to common utilities without prior written ACC approval ... no Owner or Occupant shall make any interior modifications to any structural or load bearing portions of a Unit. Interior modifications may only be made in accordance with any construction guidelines as may be adopted by the ACC. All building code requirements must be compiled with and necessary permits and approvals secured for any modifications.

General rules and regulations

1. Vehicles may only park in designated, lined parking spaces. Disabled vehicles are prohibited from being parked on condominium property.
2. Electric golf carts can not be charged via extension cords on top of Ocean Walk property.
3. Short term parking of a trailer or boat may be arranged with the property manager for a limited time in a designated parking area. Arrange with property manager for permission and location.
4. During winter months all Units must maintain at least 55F degrees whenever the forecast is for 32F degrees or lower.
5. No signs, billboards, advertising posters may be erected, placed or permitted. The Board reserves the right to erect reasonable signs on behalf of the Association.

6. Rubbish must be removed from a Unit regularly and may not be placed in Commons or Limited Commons areas.
7. No task shall be undertaken on any part of the property that may cause disorderly, unsightly, or unkempt conditions. Clothing, bedding, rugs, mops, appliances, indoor furniture, and other household items shall not be placed or stored outside the Unit.
8. Garage sales are not permitted.
9. Window treatments visible from the outside must be white or off white.
10. No gas, propane, or charcoal grills are allowed on patios or decks of flat Units. Electric grills are allowed. Townhouses may have grills at a safe distance from the Unit.
11. Hot water heaters must be replaced after 10 years.

Unit specific regulations

1. Any Owner who wants to replace upstairs carpet with tile, hardwood flooring, laminated or other hard surface flooring must comply with Board of Directors' requirements and obtain written approval from the ACC. See the property manager for clarification. The sound barrier rating of minimum 65 plus other steps must be taken.
2. Any Owner who wants to add or change flooring on upstairs decks must comply with Board of Directors' requirements and obtain written approval from the ACC. See the property manager.
3. Outdoor ceiling fans are allowed, but fan lights are not allowed on Units visible from the Commons Areas. The fan must be Hampton Bay, white, 44 inches.
4. Upstairs Units may install 4 inch or 6 inch white recessed lights, LED soft white bulbs. See property management for exact placement of lights that is permitted.
5. Any upstairs Owner who wants to finish the inside of the covered porch ceiling must see the property manager for specifics regarding required materials.
6. Only Units that do not face the Commons Area may screen the porches. The screen framing must match all other Units' screen framing.
7. Unit Owners are responsible for maintenance of the windows and doors, that includes caulking and painting. Paint is available from the Ocean Walk office. Front doors must be black.
8. Any Owner who wants to replace windows, must obtain written approval from the ACC. Windows may not be tinted. They must comply with the Ocean Walk window design.

9. Front doors must be painted black. Numbers on the doors must comply with standard brass.
10. Owners may not change out exterior light. Replacement bulbs must be LED soft white.
11. Storm doors must be black.

Construction on Ocean Walk property

1. Hours are limited to 8AM to 7PM.
2. Roll off dumpsters may be placed only for necessary length of time. Remove as soon as possible.
3. Be considerate of neighbors.

For Owners' convenience, go to oceanwalkssi.com for more information.