



DANBURY BREAKERS CONDOMINIUM RULES

This is our home, please treat it as such

Please be courteous to those parking in the garages and pull your cars all the way up to the curb when parking in the parking lot so cars can safely back out of the garage.

- We do not have a manager. If your guests/renters have questions, contact the party who rented you the unit.
- Renters, Guests, and Relatives are not permitted to have pets of any kind. Only owners may have pets.
- Everyone **MUST** register. Registration cards are below the bulletin board. Completed cards go in the same box. Unregistered vehicles will be towed at your expense.
- Minimum rental is 2 weeks. Shorter rentals will be asked to leave.
- No smoking (includes electronic cigarettes, vaping etc.) in the common areas including the hallways, stairwells and the pool and gazebo area. Smoking is only permitted outside at the north lobby entrance.
- The maximum residents in a two-bedroom unit are 6 and 4 in a one bedroom.
- The maximum number of people using the facilities (owners, residents and day guests) is 8 for two bedrooms and 6 for a one bedroom. A board member can adjust this number based on circumstances.
- Non owner/family keys (gate and unit) must be returned at the end of a stay.
- Owners, family, and guests are not allowed use of the facilities when their unit is rented or when they are not staying in the unit.
- Previous renters and their day guests are not allowed to use the facilities when not staying in the unit.
- Do not allow anyone access to the facility. If they are renters, they should have a key. If they are guests have then call to get access.
- Gates **MUST** be closed and locked at all times.
- Climbing over walls and railings is not permitted.
- Nothing is to be hung from the balcony railings or other railings.



CONDO ASSOCIATION

- **Daytona Beach Shores Fire Regulations do not permit charcoal or fires of any type on patios, balconies or within 10 feet of the building.**
- **Access to Units.** If the Association knows at least forty-eight (48) hours in advance that the Association will need to access a unit for reasons of performing maintenance or repair work, the Association shall notify the affected unit owner by text and email message forty-eight (48) hours in advance of entering the unit of the need to enter the unit, the purpose for entry, who will be entering and the expected time of entry. The Association will only enter the unit during normal business hours.

Before entering a unit in the event of an emergency, the Association shall take reasonable efforts to notify the affected unit owner before entering the unit, including by telephone, text messaging and email, informing the owner of the reason for the entry and who will be entering the unit.

- **Master Key.** All unit owners must have their front door keyed to a master association key regardless of the type of lock (e.g., electronic, coded, keyed). Only three master keys for the front doors of condominium units shall exist. One master key shall be possessed by the President of the Association. A second master key shall be placed in the KnoxBox for use by police, firefighters and EMTs in the event of an emergency to protect the health or safety of unit owners or their property. The third copy shall be maintained in a lockbox located in the Danbury Breakers first floor electrical room. A lock automation system shall be utilized for the electrical room door. Only the President, two designated Board members, and one designated building maintenance person ("Authorized Persons") shall have the code or a key to the electrical room.

A master key shall be maintained in a coded lock box in the electrical room. Only the Authorized Persons shall possess the lockbox code. In the event one of the Authorized Persons leaves their position, the code shall immediately be changed.

In the event it is necessary for any Authorized Person to use a master key to access a unit, the Authorized Person using the master key shall fill out a form maintained at the lockbox indicating the unit entered, the reason for the entry, the date of the entry, all persons who entered the unit, and the time in the unit. The form shall be made available for review to any unit owner upon request.

- **The Association recommends Kittle's Key Shop, 1863 S. Ridgewood Ave., Daytona Beach, FL (368-252-0145) for any key work.**