

ORA AT MELBOURNE BEACH, INC.
A CONDOMINIUM ASSOCIATION ADMINISTRATIVE RULES and REGULATIONS
(Abridged Version-revised November 14, 2020)

DEFINITIONS

1. A Guest is any person other than a spouse or a member of the immediate household residing with the Resident of record, who shall stay in the recreational vehicle on the unit at least overnight, or who occupies a recreational vehicle on the unit with written permission of the Owner.
 - a. The Resort Condo office or Rental office will issue a Vehicle Identification pass for the length of stay.
2. A Visitor is any person entering the Resort to spend time with the occupant of a particular unit and who shall not stay overnight.
 - a. A person or persons presenting themselves to the Resort Condo office or Rental office as a Visitor(s) to a particular unit will not be permitted to enter the Resort unless the occupant of the unit can be contacted and authorizes the visit.
 - b. Unauthorized visiting or sightseeing is detrimental to the security of our park, is not permitted and is deemed trespassing.
3. Each Guest or Renter expected to be in the Resort for at least a week will be provided with a copy of an abridged version of the Administrative Rules and Regulations by the lot owner, the Resort Condo office or the Rental office.
4. When a unit Owner has conveyed to others; either as Guests or through the Rental program, he/she shall forfeit his/her privileges of the conveyed property. If the property is in the Rental program, the Owner will deposit both magnetic gate cards with the Rental office.

GENERAL RULES:

1. A maximum of two (2) automotive vehicles and one motorcycle or two (2) motorcycles and one automotive vehicle other than the primary recreational vehicle are permitted on a lot.
 - a. On street parking is prohibited and no vehicle shall be parked in a manner that results in the vehicle extending into the road right-of-way.
 - b. Vehicles, boats, boat trailers, or car-tow trailers shall only be parked on the 1400 sq. ft. of approved concrete and pavers on the lot. Golf carts will be allowed to be parked on stone.
2. No second recreational vehicle over twenty-one (21) feet exterior length may be allowed on a unit unless it is the sole means of transportation. In no instance may a second recreational vehicle be used as living quarters or be attached to utility services. All primary recreational vehicles within the Resort must meet RVIA standards and in particular must possess a sewer hose connection adequate to satisfy the State of Florida and Brevard County regulations.
3. Removable slide-in campers cannot be placed or stored on any unit when separated from the automotive unit.
4. A clothesline is permitted - minimum time on the clothesline will make our neighbors view more pleasant.
5. Antennas and recreational vehicle satellite dishes must be mounted on the recreational vehicle or the storage shed. The existing 14 ft height limitation must be maintained except for CB and "ham" radio operators who are limited to a (whip) antenna not to exceed 25 feet in height"
6. All (Owners) of motorized vehicles must be registered with the Resort condo Office.
7. A person must be at least sixteen (16) years old to operate a motorized vehicle within the resort
8. Vehicles including bicycles must obey the posted speed limits, traffic signs and other rules governing traffic within the Resort.
9. Bicycles operated within the Resort shall be operated in a safe manner. This includes obeying speed limits and operating on the correct side of roadways as well as not being ridden on pedestrian walkways including those walkways at the River Club and Post Office (staff golf carts may operate on walkways at the River Club and the Post Office). All bicycles and golf carts must have adequate lights and reflectors when operated between sunset and sunrise.
10. Skate boards are not permitted. Roller blades and roller skates are permitted only on streets from sunrise to sunset.
11. Ice boxes, refrigerators, freezers, clothes washers/dryers or any dangerous, dirty or dilapidated items may not be installed or left on any lot outside the recreation vehicle, screen room or shed.
12. The disposal of sanitary items or diapers, etc. into the toilets in the recreational vehicles or bath houses frequently causes blockages and dangerous backups and is prohibited.
13. The use, sale or possession of controlled substances (narcotics, marijuana, crack cocaine, etc.) other than prescription drugs is illegal and reason to call law enforcement.
14. Vehicles emitting objectionable smoke or noise shall not be allowed to operate within the Resort.
15. To ensure the reasonable peace and tranquility for all, quiet hours will be observed throughout the Resort from 10 P.M. until 7 A.M. These hours may be extended for scheduled activities sponsored by the Recreation Committee. Doors to the Recreation Building, and Owners Lounge, Pool Areas, Health Club and Laundries will be closed at 10 P.M. All activities must cease and these areas vacated at that time unless the activity has been scheduled with concurrence of the Recreation Committee. The health, sauna, exercise room shall have the same restrictions as the Owners Lounge. (I.e. NO one under 18 years of age unless accompanied by an adult.)
16. Smoking is not permitted in any common building.
17. Children under twelve (12) years of age must be accompanied by an adult at the Recreation Building, Card and Crafts room, Pools, or other recreational areas unless participating in an Association sponsored event. Anyone under eighteen (18) must be accompanied by an adult in the River Club or Owners Lounge.
18. No minor(s) may occupy a recreational vehicle within the Resort over night without an adult Resident.
19. Living aboard a boat secured to a pier or to a containment wall within the Resort is prohibited.
20. Pets are permitted within the Resort:
 - a. The number of all pets is two (2), must have rabies immunization shots and pet owners must have a current certification of such immunization.
 - b. All pets must be on a leash no longer than six (6) feet in accordance with Brevard County Law, at all times when outside the recreational vehicle.
 - c. No pets shall be allowed to create a disturbance.
 - d. Pets are to be exercised on roadways and are not permitted on private lots except their own.
 - e. Excreta are to be picked up immediately.
 - f. Pets are not allowed in common buildings, sports areas, pool Areas or the Fishing Pier. Service animals accepted.

21. Flea Markets or lawn sales sponsored by the Rec. Department are permitted. Door-to-door solicitation is prohibited. Items for sale may be posted on the several bulletin boards throughout the Resort.

22. Fireworks are prohibited anywhere in our resort. Florida law prohibits use of Fireworks.

23. The following rules for the several recreation areas and functions will be adhered to:

a. Pools - Pool hours are 8 A.M. to 10 P.M, weather permitting. Children under twelve (12) years of age must be accompanied by an adult. Swim at your own risk. Pool hazards are most frequently due to misuse of facilities: Wet, painted surfaces, haphazardly arranged furniture, and improper movements are likely causes of accident and injury.

Lifeguards are not on duty

Diving or jumping into the water is not permitted because they may injure persons swimming under water or cause waves hazardous to people nearby who are not strong swimmers. Cut-offs, street clothes, or street shoes are not permitted in pool(s). Food and/or beverages are not permitted in pool area(s) within 4 feet of the pool edge. Glass containers are not permitted within the pool area. Pets are not permitted in pool area(s). They are not allowed in the pool and there is no acceptable reason for their presence in pool areas. Floats, balls or ball playing are not permitted in pool area(s). Woggles (noodles) may be used for the purpose of exercise but non-swimmers must be aware that they are not approved lifesaving devices. Radios/ "boom boxes" or the like may be used only with personal earphones in pool area(s) so as to not become irritants to others. Bicycles, mopeds, roller blades, or roller skates are not permitted in the pool area(s). Pool furniture will not be removed from the pool area(s) without permission of the Park Manager.

b. Hot Tub - The same rules that apply to the pools apply to the Hot tub except that no one under sixteen (16) years of age, infants in particular, is permitted in the Hot tub.

c. Sauna, exercise room - the same rules apply as apply to the River Club; NO one under the age of eighteen (18) allowed unless under the direct supervision of an adult responsible for their welfare.

d. Tennis Courts – are to be used only for the game of tennis. Court hours are 8 A.M. to 10 P.M. Proper tennis shoes must be worn. Shirts must be worn. If others are waiting, limit playing time to one hour. Children, with adult supervision, may play tennis. No bicycles, mopeds, roller blades, or roller skates are permitted. No chairs, benches, etc. are allowed on the playing surfaces.

e. Bingo - No minors allowed. Florida law requires that you must be at least eighteen (18) years of age to attend or play and that you must be able to produce proof of residency or Guest status in the resort.

f. River Club common areas - Bicycles, roller blades or roller skates are prohibited . They may only be used on the roadways.

24. Parking within the Resort.

a. Each parking area within the Resort is designated a "tow-away" zone as posted and defined in Florida Statute 10.12 with the exception of the parking area adjacent to and East of the center tennis courts.

b The Resort has no storage facilities. Accordingly, parking in the parking area adjacent to and East of the center tennis courts is hereby limited by the Board of Directors to four (4) days with the advance written permission of the Resort Manager, and with no more than two such parking permits issued to any Owner or Renter in a thirty (30) day period. Violators will experience immediate tow-away.

c. A Guest as defined in Definitions, item #1 above, of an occupant of the Resort may park a passenger-car type vehicle (no motor home) in any parking area overnight if the lot at which he is a registered Guest does not have a parking space available. The car must display the appropriate vehicle pass, and the Resort Manager must be notified in advance

d. No overnight parking is permitted in the RV check-in parking area. However RV's with reservations arriving too late (after 10 P.M.) to proceed to an assigned lot may park overnight in the check in area. Under such conditions generators will not be run. RV's without reservations must depart the resort immediately.

25. No setting up or residing in tents of any type, pop up vans or free standing screened in enclosures. RV's must be fully self-contained with three inch (3") sewer connections.

26. No open fires are permitted. All grills must have legs or be on some sort of metal stand.

27. Trellises are not allowed without an approved lot alteration form.

28. Furniture (tables and chairs) may not be moved from one ORA recreation facility to another without the approval of the ORA manager and then can only be moved by the ORA staff.