

# **Rental Guide to Beach Club 160**

Beach Club 160 is a condominium Association made up of 160 separate condominium units. Each owner is a member of the association and has a share in the common elements of the association. These include parking lots, breezeways, stairs, pool, spa, clubhouse, dumpsters, workout room, laundry, and all exterior landscaped areas. The interior space of each condominium unit is the exclusive property of the unit owner. Porches and patios belong to the association but owners of the units they are attached to have exclusive use of these spaces.

When you rent a condominium at Beach Club you are renting the owners share of these common elements, the interior space of the unit and the exclusive use of the patio or balcony. This rental is contingent upon the compliance of the written rules and regulations of the Beach Club 160 Condominium Association. We have included these within this rental guide.

Owners of the condominium pay a fee or assessment to the association monthly for maintenance of the association's common elements listed above. Space Coast Property Management (SCPM) collects these fees and attends to the maintenance of the common areas. This service does not extend to the interior of the unit for problems you may have with your rental unit's appliances, heating, and air conditioning; lighting, and plumbing fixtures or other components. Please see your unit owner for assistance with these issues.

Finally, the Beach Club requires leases approval for all renters. If you have signed a lease without lease approval you are subject to eviction by the association. Please contact SCPM at 321-757-9609 if you are unsure whether your landlord has received a lease approval from the association in writing for your specific lease.

Space Coast Property Management  
645 Classic Ct Suite #104  
Melbourne, Florida 32940  
Phone: 321-757-9609 / Fax: 321-757-9597  
Website: [www.beachclub160.com](http://www.beachclub160.com)  
Email: [mainscpm@cfl.rr.com](mailto:mainscpm@cfl.rr.com)  
For association issues or lease approvals only

# **Did you sign a Lease Addendum?**

The Beach Club lease addendum is a three party lease addendum signed by a tenant, owner, and the Association that protects all parties. It requires owners to instruct tenants of the association's rules and regulation. It requires tenants to govern their actions according to the association's rules and regulations and finally it provides for the owner to pay their maintenance fees to the association or for the association to collect them directly from the tenant. If you have not signed The Beach Club lease addendum or your landlord has not signed The Beach Club lease addendum, the association may seek to evict you from the property.

In order to obtain a lease approval from the association an application should include a signed lease between the owner and the tenant that includes duration, and monthly lease fee. In addition, a completed Beach Club lease addendum must be included in the application. Once reviewed by the Board, the association will send an official approval to the unit owner.

Should you have questions about the lease approval process please contact our management company below.

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# Frequently Asked Questions

- **What is the city or mailing address?** The Beach Club 160 is located in the city of Melbourne, FL with a 32903 zip code.
- **How do I get a mailbox key?** From the owner of your unit. If they have lost them, replacement keys cost \$50 and can be ordered by completing a key request through SCPM at 321-757-9609. Only owners of the association will be provided new keys that they in turn can assign to a tenant.
- **How do I get access to the pool, laundry room and fitness center?** From the owner of your unit. If they have lost the key fob, replacement fobs cost \$100 and can be ordered by completing a key request through SCPM at 321-757-9609. Only Owners of the association will be provided new keys that they in turn can assign to a tenant.
- **What type of vehicles can I park in the parking lot?** Working and appropriately licensed and registered cars, vans, motorcycles, and trucks without commercial markings. No trailers, or recreational vehicles, are permitted. All non-compliant vehicles are subject to tow at the owner's expense. Please do not store vehicles unattended long term while out of the area.
- **How can I get a boat-parking sticker?** Boat parking is authorized by way of a board resolution and is first come first serve along the south property wall. Stickers can be ordered by completing a request through SCPM at 321-757-9609. Only owners of the association will be provided stickers that they in turn can assign to a tenant.

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# Beach Club 160 Rules and Regulations

*Summarized due to space requirements*

- Occupancy is limited to a single family. No guests or extended family are permitted to stay overnight.
- Pets are restricted to 2 per unit. No dangerous breeds are permitted and animals are not permitted on balconies or patios. Pets that are determined to be a noise or odor nuisance based on the association's determination must be removed immediately upon notice from the association. Dog walking areas identified by signs. Use only these areas.
- Nuisances determined by the association will be dealt with by eviction of the tenant.
- The sidewalks, entrances, passages, lobbies, and hallways and like portions of the common elements shall not be obstructed nor used for any purpose other than egress to and from the condominium property or common elements; nor shall any carts, bicycles, carriages, chairs, tables or any objects be stored therein.
- The personal property of the unit owners and occupancies must be stored in their respective units.
- No articles other than patio-type furniture including bicycles shall be placed on the balcony, patios or other common element. No linens, clothes, bathing suits or swimwear, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any windows, doors, balconies, terraces, or other portions of the condominium or association property.
- The unit owner or occupant shall not permit anything to fall from a window or door of the condominium, nor sweep or throw from the condominium any dirt or other substances onto any balconies or elsewhere in the building or upon the common elements.
- No garbage, refuse, trash, or rubbish shall be deposited except as permitted by the association. Only in the metal dumpsters provided by Waste Management. Do not lay any items next to the dumpster that will not fit in the metal container.
- No repairs of vehicles shall be made on the association's property.
- No flammable, combustible or explosive fluids or chemicals shall be kept in any unit or on common property.
- No gas, propane or charcoal grills shall be stored or used on balconies or patios. Electric ONLY.
- No owner or occupant shall affix or attach any item to exterior walls, window or doors without prior written approval of the association.
- No window air conditioning units. No reflective window treatments.
- Pool, spa, clubhouse, laundry, and workout room are open dusk to dawn only. Pool rules are posted and must be followed by order of the State Health Dept.
- Children under 12 years of age must be accompanied by an adult at all times on association property.
- No trailer parking, commercial vehicle parking, long term storage parking, at the Beach Club without prior written approval. Vehicles will be towed without warning.

*Video surveillance is operational and monitored in many areas of the Beach Club 160*