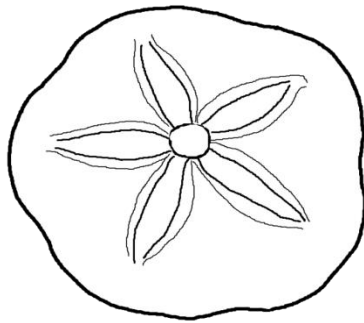


# *Sand Dollar Shores*



# *Renters and Guests Guide*

Provided by the SDS Communications Team

Updated April 2018

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**SAND DOLLAR SHORES**  
**7420 S OCEAN DRIVE**  
**JENSEN BEACH, FL 34957**

Dear Tenant,

Welcome to Sand Dollar Shores. We are delighted that you have chosen to spend a part of your year with us. The Board of Directors and Management Team want to ensure that your stay with us is a pleasant one. While we hope everything goes smoothly during your stay, we recognize that from time to time problems do occur and you may not be certain who to contact if certain things go wrong in your unit. The information below should serve as a guide in case you have issues or problems with your unit.

**Contact your Realtor / Owner for the following issues:**

- Unsatisfactory condition of the unit
- Cooling / Heating issues
- Washer / Dryer issues
- Appliance issues
- Faulty Hurricane Shutters
- Storm Door problems
- Balcony and interior lights

**Contact the office for the following issues (772-229-5352)**

- Elevator malfunction
- Loose Balcony / Catwalk railings
- Catwalk lights
- Window / Slider / Front Door problems
- Plumbing Leaks
- Water damage
- Empty grill gas tank

We wish you a pleasant stay.

Sincerely

Sand Dollar Board and Management Team

## **LOCATION OF THE FIVE WATER ALARMS**

One under Master Bath Toilet

One under Guest Bath Toilet

One under the Kitchen Sink

One in the Hot Water Tank Pan

One next to the Washing Machine on the Floor

Make sure that the Silver Sensors on bottom of Alarms are on the floor (Water Alarm is right side up).

Association replaces the batteries.

Five Water Alarms have been placed in all Units – if one is missing, contact the Landlord or Rental Agency to have it replaced.

## **Locations of Building Fire Extinguishers**

Fire Extinguishers are located in the center of each Floor's Cat Walk, in all Buildings, including the First Floors.

# ***Sand Dollar Shores***

The Sand Dollar Condominium Association, which represents all Owners, believe that observing the following rules promotes and provides a pleasant experience for all Residents and Lessees of Sand Dollar Shores.

## **Helpful Rules for Renters**

Upon taking possession of your Unit, the owner of the condominium unit shall make available to guests the following items and information:

- Keys to the Unit and Gate openers
- Walk through Gate Code is posted on the bulletin board on the 1<sup>st</sup> floor of each building.
- Lessees must register and obtain a vehicle ID pass by the next working day/ **SDS office**
- Guests of Lessees who stay overnight must obtain a Vehicle ID Pass.

## **General Rules**

- Catwalks and entry to the Units must be clear of all personal items.
- NO laundry, bathing suits, towels or other items shall be placed on railings, clotheslines or racks, on walkways or private balconies.
- Children shall not be permitted to play or loiter on stairways, elevators, walkways, driveways or parking areas.
- Please be respectful of others and refrain from loud noise levels within the Buildings, Pool Area, Clubhouse and Parking Areas.
- **No dogs or pets are permitted.**

## **Use of Garbage Disposal:**

- Before using garbage disposal unit run cold water for one minute. While running cold water, turn on the garbage disposal and slowly flush appropriate food. Continue running cold water for one minute after turning off the garbage disposal.

**Never put any of the following or other items that are likely to clog drainpipes, in the garbage disposal unit; including the following:** Coffee grounds, Dough, Grease (meat drippings, etc.) of any kind, Pasta (spaghetti, macaroni, etc.) of any kind, Pastry, Rice.

## **Trash**

- All waste, including coffee grounds, shall be tightly wrapped before depositing in the trash containers or trash chute. The trash chute is to be used only from 8:00 AM to 10:00 PM.

## **Recycle Area**

- All paper, metal, glass and plastic to be recycled should be carried to the first floor recycle containers. Please keep recycle containers free from garbage and non-recyclable materials. Do not put recyclable items in plastic bags. Boxes are to be broken down.

## **Swimming Pool & Area**

- Please read all posted pool rules and regulations before using the pools (located on Pool House).

## **Storage**

- First floor storage is for owners only. Floor level storage usage at owner's discretion.

*Please call or stop by the office if you need any further information regarding your stay.  
772.229.5352*

## **UNIT CLOSURE CHECKLIST**

**During your Rental period, if you are away overnight (June-November) OR four (4) or more days (December-May). The following procedure must be followed:**

- ✓ Close and secure all shutters.
- ✓ Turn off power to Hot Water Heaters and Heater Coils.
- ✓ Turn the water valve in the 2<sup>nd</sup> Bedroom closet to the off position and test that no water is running in Guest bathroom sink.
- ✓ Turn the water valve under the Kitchen sink to the off position (A, B, C and D buildings). Check to see that no water is running in the Kitchen sink.
- ✓ Turn the water valves in the Master Bedroom and 2<sup>nd</sup> Bathroom to the off position (A Building).
- ✓ Turn the valves to the Washing Machine to the off position.

# **ADOPTED CLUBHOUSE RULES**

**POLICY:** The purpose of the clubhouse is for the use and enjoyment of the owners, renters and their guests. We expect and encourage the use of the facility for meetings, social gatherings and for individual use. Each owner/user is responsible for the protection and care of the property.

The following rules apply and we ask that all owners/users adhere to them. In addition, we ask you to observe others as they use the facility. Please report any misuse to the property manager or a Board Member.

## **CLUBHOUSE RULES**

1. The clubhouse is for the use of Sand Dollar Shores owners, renters and their guest.
2. The clubhouse is designated as a NON- SMOKING facility.
3. An adult must be present at all times with children under the age of 18.
4. The clubhouse is not to be used for commercial activities, without Board approval.
5. It may be necessary to restrict usage by residents and their guests during Board Authorized Activities. Board authorized activities include, but are not limited to: Board of Directors Meetings and Workshops, Committee Events/Meetings and/or Social Events/Meetings.
6. No entertainment or performance shall be permitted without Board approval.
7. Tables, chairs and other furniture may be temporarily moved to accommodate an activity but must be replaced in their original locations at the end of the activity.
8. Trash must be picked up by the participants of an activity and is to be disposed of in the available receptacles.
9. No food or beverages may be left in the clubhouse.
10. The last person leaving the Clubhouse is responsible for turning off the equipment and lights.
11. Proper attire: street clothes, bathing suit cover-ups, shirts and shoes are required for anyone using the clubhouse. No wet clothing is permitted.
12. Noise levels that are not respectful of others who are using the clubhouse are not permitted. Decorum and quiet are also required when leaving the facility so as not to annoy neighboring residents.
13. The clubhouse must not be used for sleeping over night.
14. No pets are allowed.
15. No one under the age of 21 years of age may consume alcohol. No alcohol is to be in the clubhouse at any time unless a person 21 years of age or older is present.
16. No alcohol will be provided or sold by Sand Dollar Shores. All Sand Dollar Shores functions will be on a "B.Y.O.B" (bring your own bottle) basis.

## **KITCHEN**

1. May only be used for scheduled Board approved activities.
2. Shall not be used for residents to cook.
3. The refrigerator must be cleaned out after each activity.

## **OUTDOOR GRILL**

1. The outdoor grill must be cleaned after each use.
2. Turn off valve on gas tank after each activity.
3. Do not place the cover on the grill until the grill has cooled.

## **EXERCISE ROOM**

1. All use of equipment is at the operator's risk.
2. No children under the age of 18 are permitted in the room.
3. No food or beverages are permitted in the exercise room except for bottled water.
4. Machines are to be turned "off" when not in use.
5. All music devices must have headphones so as to not disturb others.
6. Lights are to be turned off by the last person leaving the room.
7. Equipment must be wiped down after use.



# **AREA ATTRACTIONS**

## **MUSEUMS**

Children’s Museum of Treasure Coast	772-225-7575
Elliot Museum	772-225-1961
Florida Oceanographic Center	772-225-0505
Gilberts Bar House of Refuge	772-225-1875
Hallstrom Planetarium	772-462-7503
Huong Art War and Peace Museum	772-225-3200
Lighthouse Art Center Museum	561-746-3101
Maritime and Yachting Museum	772-692-1234
Navy Seal Museum	772-882-4040
Stuart Heritage Museum	772-220-4601

## **THEATER**

The Barn Theater	772-287-4884
The Lyric Theater	772-286-7827
Starstruck Performing Arts Center	772-418-3487
Sunrise Theater	772-461-4884

## **FITNESS**

LA Fitness	772-209-3010
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## **ISLAND RESTAURANTS**

Alberto's	Jensen Beach	772-225-4948
Archie's	Fort Pierce	772-460-3888
Baha Grille	Stuart	772-225-6989
Bluewater Beach Grill	Fort Pierce	772-466-0023
Capone's	Fort Pierce	772-219-9600
Chillin' the Most	Jensen Beach	772-232-6483
Chuck's Seafood	Fort Pierce	772-461-9484
Harvest Table	Hutchinson Island	772-678-3463
Hurricane Grill & Wings	Fort Pierce	772-467-9464
Kyle G's	Hutchinson Island	772-249-5255
Magic Oyster	Jensen Beach	772-877-3139
Manatee Island	Fort Pierce	772-242-8460
On the Edge	Fort Pierce	772-882-9729
Pietro's on the River	Jensen Beach	772-229-7575
Saunder's Landing	Nettle's Island	772-229-0246
Shuckers	Jensen Beach	772-229-1224
Strawberries	Jensen Beach	772-229-9356
Surfside Grill & Pizzeria	Jensen Beach	772-229-9885
The Inn at Ocean Village	Hutchinson Island	772-577-4344

## **QUICK REFERENCE GUIDE**

### **SUPERMARKETS**

Publix	940 NE Ocean Blvd	Stuart	772-229-9885
Publix	1764 NE Jensen Beach Blvd	Jensen Beach	772-225-3704
Winn Dixie	1105 NE Jensen Beach Blvd	Jensen Beach	772-334-7270

### **HOSPITALS**

Martin Memorial Hospital	200 Hospital Ave	Stuart	772-287-5200
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### **PHARMACIES**

CVS	4232 NE Ocean Blvd	Jensen Beach	772-225-3940
Walgreens	1259 NE Jensen Beach Blvd	Jensen Beach	772-334-5886

### **WALK IN CLINICS**

Treasure Coast Urgent Care	1050 SE Monterey Rd	Stuart	772-675-3948
Jensen Beach Walk in Clinic	1801 NE Jensen Beach Blvd	Jensen Beach	772-334-1700