

Santa Maria II Rules and Guidelines

Revised March 2020

Quiet Enjoyment

1. Observe the quiet times from 10 PM to 8 AM. Use conversational level voices.
2. No loud talking or running in the atriums.
3. Children under 12 years of age must have adult supervision at all times.
4. No radios, stereos or musical instruments without the use of headsets.
5. Elevators are to transport people and goods, not a toy for children.

Common Areas

1. No skateboarding, rollerblading, running, or bicycling in the walkways.
2. Walkways and the common areas must be kept clear and clean. If you drop or spill something, clean it up. If you see something damaged, let an owner or employee know.
3. No pets are allowed in buildings or residential units except for comfort/therapy animals with legal documentation
4. No cigarette/pipe smoking or vaping in the buildings, hallways, atrium, pool deck or grilling decks.

Security/Keys

1. Keys to the buildings, condo units, storage lockers, and keypad codes are the responsibility of the owner.
2. Do not share the building or pool access security codes.

Parking Rules

1. Park cars only in designated areas.
2. No recreational vehicles, mobile homes, or utility trailers are allowed.
3. Boat trailers can only be placed at the southeast corner of the property in the grass. Limit one per owner. Register them with Santa Maria Master Association or its agent.
4. Association property is residential in nature, so no commercial vehicles larger than a utility van are allowed. They can park at the south end of the property. Maximum length of stay is 7 days without prior consent of the Santa Maria Master Association or its agent.

Pool Rules

1. No lifeguard is on duty. Swim at your own risk.
2. The pool is for use by Santa Maria II owners, tenants, or guests only. (40 person limit)
3. Children under 12 years of age must have adult supervision in the pool.
4. Pool hours are 8:00 AM to sunset. No night swimming.
5. No food or glass in the pool, pool area, or the spa area per Florida statutes.
6. Shower before entering the pool. Showers are located on the north side of the pool bathroom building.
7. No inflatables or floatation devices larger than 3 feet in diameter.
8. No animals are allowed in the pool or spa.
9. No animals are allowed in the pool or spa area except for certified service animals.
10. No running in the pool area.
11. No diving into the pool.
12. Infants who are not potty trained must wear appropriate swim diapers.
13. When you are done in the pool area, clean up after yourself and leave the pool furniture where you found it. Put down and tie the table umbrellas.

Hot Tub/Spa Rules

1. No lifeguard is on duty. Use the spa at your own risk.
2. The spa is for use by Santa Maria owners, tenants, and guests only.
3. Spa hours are 8:00AM to sunset. No night use.
4. Children under 12 years of age must have adult supervision.
5. Shower before using the spa. Showers are located on the north side of the bathroom building.
6. Pregnant women, small children, people with health problems and people using alcohol, narcotics, or other drugs should not use the spa without consulting a doctor.
7. Maximum number of people in the spa is 6. Maximum use is 15 minutes.
8. Turn off spa jets when you are done.
9. When you finish using the spa, clean up personal items.

Garbage/Trash

1. Place recyclables in the designated blue containers located in the trash rooms at the end of every floor of each building. Recycle paper, glass, metal cans, plastics 1-7, and cardboard. NO PLASTIC BAGS.
2. All garbage must be bagged and placed down trash chutes located in the trash rooms at the end of every floor. Double bag meat and seafood.
3. Break down cardboard boxes and place them next to the recycle bins.
4. Large trash items can be placed in the ground floor trash room in each building.
5. If you hire a contractor to do some work in your unit, make sure they know that all items removed, like cabinets, etc. and excess construction materials must be taken down to the ground floor trash room.

Grills/Gazebo

1. Make sure the gas controls for the grills are turned off and the valve in the gas line is turned to the 90-degree position.
2. Please clean the grills after you are done cooking.
3. Clean the gazebo area when you are done. Replace furniture where you found it.