

SUMMER READINESS PACKET

POLICIES RELATED TO ALL COMMON AREAS

**ALL OWNERS, RENTERS, AND GUESTS MUST COMPLY
WITH ALL OF THE POLICIES AND PROCEDURES RELATED
TO THE NAMED AREAS**

GUESTS

- All guests must sign in every time they enter the building, and the concierge will contact the owner for admittance.
- Please do not allow anyone to follow you into the building. Each person must use their own FOB to gain entrance into the building.
- Guests are not allowed to bring pets into the building

GENERAL

- ***BELLA DOES NOT PERMIT AIRBNB'S OR ANY SHORT-TERM RENTALS. THIS IS A VIOLATION OF THE BELLA DEED AND BY-LAWS AND IS SUBJECT TO STEEP FINES.***
- Do not throw cigarette butts or any other items from your balconies. This is a fire as well as a safety hazard. Fines will be enforced for any offences found
- **All deliveries MUST be picked up in the lobby**, door dash, Instacart, uber eats, etc. If this is a hardship, please contact the concierge desk at (609)310-8260
- All packages must be picked up within 3 days. If they are not picked up within the 3 days you will be charged a storage fee of \$25 per day per package. As an alternative solution you can request that your package be delivered to your unit for a \$25 fee. If there is a situation when you are not able to pick up your package please let the concierge desk know, (609)310-8260. If your package is not picked up after 7 days it will be returned to the sender
- Valet and shopping carts must be signed out and returned within an hour
- Smoking is prohibited in all common areas, i.e. pool, pool deck, fitness center, lobby, hot tub and the garage
- **When you return to Bella from the beach, make sure to rinse sand off yourselves and your children so that we keep the building sand free.**

There are hoses at the beach chair storage building and the outside entrance from the back parking lot

PARKING

- Every car must use their OWN card to enter either the garage or outside lot.
- No one should swipe anyone into the lots.
- All guests should obtain a parking pass from the concierge. **A refundable \$20 deposit is required and is good for 72 hours. Fines will be issued for unreturned parking passes.**

TRASH INFORMATION

- Trash cans are provided in all areas of the Bella, especially in the indoor and outdoor pool areas. All trash is to be deposited in the trash receptacles provided. Additionally, all oversized cardboard boxes are to be brought down to the recycling/loading dock area and deposited in the correct garbage bins (this means pizza boxes, oversized cardboard boxes, etc.) **Make sure that you break down all large boxes so that the bins do not fill up too quickly** and leaving no room for your neighbors to dispose of theirs. Any large bulky items thrown out should be placed on the yellow square at the bottom of the ramp.
- PLEASE DEPOSIT YOUR PLASTIC BOTTLES IN THE APPROPRIATE RECYCLE TRASH BINS.

PETS

- Guests are not allowed to bring pets into the building
- No pets are permitted in the fitness center, indoor or outdoor pool deck, or the hot tub at any time
- Make sure that all pet vaccinations are up to date and that they are registered with the city as well as with the building
- When using the dog park make sure that you clean up after your pet
- Do not allow your pets to relieve themselves on the hydrangeas outside of the garage,

BIKES

- All bikes must be registered and tagged yearly. Bella is not responsible for any unregistered, untagged or unclaimed bikes. Regular sweeps will take place to remove any untagged bikes.

- Each unit is allowed 2 bikes in the garage and 2 in the indoor bike rooms. Bikes stored in bike rooms will be charged a \$50 yearly fee, oversized 3 wheeled bikes can be stored for a \$100 yearly fee
- Bikes are not to be brought in or out through the main front doors. They are only to be brought into the building through the valet or Congress Ave doors

BEACH CHAIRS

- All beach chairs must be registered and tagged yearly. A maximum of 4 chairs per unit can be registered
- All umbrellas and wagons must be tagged. Wagons must be foldable.
- Bella is not responsible for any unregistered, untagged or unclaimed items. Regular sweeps will take place to remove any untagged chairs.
- All chairs must be rinsed off of sand, with the hose, before returning to the storage area

FITNESS CENTER

- Those who use the fitness equipment understand and agree that they do so at their own risk
- No individual under the age of 16 is permitted to use the fitness equipment without adult supervision. This means that an adult must be with the juvenile while they are working out in the gym.
- All equipment should be wiped down after each use. There are wipes provided in the fitness center.
- No alcoholic beverages or glass are permitted in the fitness center
- No more than two (2) guests from a single Unit are allowed to use the fitness center/ fitness equipment at any one time.
- The unit owner shall be subject to a fine for any disregard of the Bella rules and regulations.
- **OUR CAMERAS IN THE FITNESS CENTER WILL ASSIST IN ENSURING BELLAS POLICIES ARE BEING FOLLOWED**

MASSAGE ROOM

- Key can only be signed out by Bellas authorized therapist or any other authorized, licensed and insured therapist
- The key is available from the concierge staff
- Check with the concierge if you want information about Bellas authorized therapist
- Can only be used by owners and tenants

HOT TUB/HOT TUB AREA

- The hot tub is for the use of adults only. Maximum of 4 Adults in the hot tub at any one time. Individuals under the age of 18 are not permitted in the hot tub. No eating or drinking in the hot tub.
- Proper bathing attire is always required in the hot tub area, no gym trunks, shorts, cut-offs, thongs etc. are permitted in the hot tub area
- In the case of high winds or heavy storms, it may be necessary to evacuate the pool area and deck area
- No more than four (4) individuals from a unit are allowed to use the hot tub/hot tub area at any one time.
- Women who are pregnant/ or may be pregnant should not use the hot tub.
- All persons using the hot tub do so at their own risk. Bella is NOT responsible for any accidents or injuries
- **Any misbehavior will be subject to a fine to the unit owner.**
- No alcohol, beverage or food is permitted in the hot tub

OUR CAMERAS IN THE HOT TUB AREA WILL ASSIST IN MONITORING THE HOT TUB AREA.

POOL/POOL DECK AREA

- Children under the age of sixteen (16) must be accompanied by an adult, eighteen (18) years of age or older, when entering/utilizing the pool facility. Parents must be ACTIVELY SUPERVISING their Children in the immediate pool area. This means that they should not be out on the pool sun deck but must be in very close proximity to the children.
- **The pool facility is for the exclusive use of the Owners, Tenants, and their Guests. Owners and Tenants shall in every case be responsible for the conduct of their Guests. The act of providing the pool for the use of the Owner, Tenants, and their Guests, with or without the employment of a Lifeguard, does not create a duty of care on the part of BELLA Condominium Association, nor does BELLA Condominium Association assume any responsibility for the safety of any Owner, Tenant and/or their guests in their use of the Pool. All Owners, Tenants, and Guests utilize the pool at their own risk.**
- Proper bathing suit attire is required for swimming; gym trunks, shorts, cut-offs, thongs, etc. are not permitted.
- **Personal safety flotation devices such as children's water wings, inflatable rings, pool noodles and life jackets are permitted. No airborne toys such as balls, frisbees, or bean bags. Floatation devices such as inner tubes, personal inflatable chaise loungers, and boogie boards are not permitted.**

- **Shower before entering the pool. Make sure that all sand, oil and sweat is rinsed off yourself and your children before entering the pool**
- Bikes, animals and personal beach chairs are not permitted at the pool or the outside pool deck and are subject to \$100 fine
- **Food and beverages are not permitted within the pool enclosure.** Food and beverages are permitted on the outdoor pool deck area. All trash must be properly disposed of in the receptacles provided. There is NO GLASS permitted anywhere in the facilities.
- During Bella social events, based on weather conditions, there may be a chance that food will be allowed in the enclosed pool area. If this is the case, they will be responsible for cleaning and returning the pool area to its prior condition.
- In the event of an injury or any circumstance where first aid may be necessary, a first aid kit is available in the pool area. Call 911 and the Concierge Desk at 609-310-8260.
- Radios or other sound-emitting devices are not permitted in the pool enclosure or pool deck unless used with headphones.
- Diving and jumping are NOT prohibited. Water landing on the pool deck will create a slipping hazard. Please advise your children of this Rule for their own safety.
- In the case of high winds, lightning, or heavy storms, Owners, Tenants, and Guests will be required to evacuate the pool enclosure, and pool/ hot tub deck area. The Pool Operator/Maintenance Manager will supervise all shutdowns of the facility when on duty.

CAMERAS IN THE POOL AREA WILL ASSIST US IN MONITORING THAT THE POLICIES AND PROCEDURES ARE FOLLOWED

Any disregard for the Bella rules and regulations will result in a fine to the unit owner.

BELLA CONDOMINIUM ASSOCIATION RESERVES THE RIGHT TO CHANGE, AMEND, OR ALTER THESE POLICIES AND PROCEDURES AT ANY TIME

HAVE A SAFE AND ENJOYABLE SUMMER

