



## **ISLAND DUNES OCEANSIDE I CONDOMINIUM ASSOCIATION, INC.**

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### **RULES FOR UNOCCUPIED UNITS AND PERIODS OF STORM / HURRICANE WARNING**

1. **Water and Electrical Connection to Water Heater:**  
If a Unit is to be left unoccupied overnight or more or closed for the season, the main water valve must be closed and the electrical connection to the water heater must be disconnected.
2. **Shutters, Windows, Doors, & Moveable Items:**  
If a Unit is to be left unoccupied for a period of 7 days or more, 24 hours or more if there is a storm/hurricane warning, or closed for the season, all storm shutters, windows and doors must be closed and locked prior to departure. Moveable items (furniture, plants, wall hangings, doormats, etc.) on the balconies or entry area must be brought inside the Unit.
3. **Perishable Food:**  
If a Unit is to be left unoccupied for a period of 2 weeks more or closed for the season, all perishable food must be disposed of by the Unit Owner or the Caretaker.
4. **Unit Compliance:**  
Every Unit Owner, including year-round residents, must have a Condominium Unit Closing form on file in the Office, indicating a caretaker. This is necessary when the Owner is not in residence (vacation, leasing, etc.) to indicate who will be checking the unit in his/her absence. If a Unit is to be left unoccupied for a period of 7 days or more or closed for the season, the Unit Owner must notify the caretaker to ensure compliance with Rules 1 through 3 above. Association personnel or its approved agents are authorized to enter an unoccupied Unit to determine and ensure compliance with these rules.
5. **Notification to Association Office/Condominium Management:**  
If a Unit is to be left unoccupied for a period of 7 days or more or closed for the season, the Association Office and/or Condominium Management must be notified of such absence or intended vacancy. A current Condominium Closing & Hurricane Preparation Form must be completed and filed with the Association Office and/or Condominium Management prior to departure.
6. **Violations:**  
These Rules apply to the Unit Owner, tenant, or other authorized occupant. The Unit Owner will be solely responsible for any violations of these Rules. Actions will be taken by the Association and charges will be assessed to the Unit Owner for any violations and for the performance of services by the Association to insure compliance with these Rules. The Unit Owner will be liable to the Association and any Unit Owner for damages caused by failure to comply with these Rules.