

HEMINGWAY CONDOMINIUM ASSOCIATION

House Rules – Owners and Tenants (Updated March 2026)

Property Manager for the Hemingway Condo:

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BUILDING SECURITY

- Owners may select a personal 4-digit code on the Call Box to open the main door. Contact a member of the board to have your cell number registered so you can open the door remotely.
- Owners have a physical entry key; an entry key should not be given to non-residents.
- Propping the entry door open should be **restricted** to brief tasks (depositing trash, loading/unloading vehicles, etc.).

STORAGE

- Each resident must secure their property within their unit or designated basement storage space.
- Fire code requires unimpeded exit in the event of an emergency.
- Storage of bicycles or other personal items is not permitted in stairwells or hallways.
- Per Fire Regulation, the steps, walkway, and common area must remain clear.
- Place stored items in the basement on blocks of plastic/resin/metal shelves to avoid damage during heavy rains; wood compartments are not allowed in the basement.
- Do not keep perishable items, combustible materials, or hazardous liquids in the storage area. SUCH ITEMS WILL BE REMOVED.

TRASH

- The household trash dumpster is located inside the corral next to the building.
- Trash is collected on Monday and Thursday.
- Break down boxes and toss trash to the rear to conserve space.
- Dispose of appliances, electrical equipment, household furnishings, and toxic chemicals by taking them to appropriate waste disposal facilities.

PARKING

- Each unit has one assigned parking space. Notify the board if owners agree to trade spaces.
- The nine spaces outside the parking shelter are designated as VISITOR.
- Residents and guests may not park in another unit's space without permission.
- Parked vehicles may stand at the entry door for loading and unloading purposes **only**.
- Fire code **prohibits** leaving unattended vehicles parked at the building entrance.

BALCONIES

- In consideration of others, refrain from excessive noise and conduct.
- Fire code strictly prohibits propane/charcoal grills and kerosene heaters on balconies, under any overhanging portion of the building, or within 10 feet of any structure.

SHOPPING CART

- A folding shopping cart, located at the entrance to the basement, is available to assist in taking items to/from units. Be sure to return it promptly after use.

HELP

- Notify appropriate authorities in the event of health emergencies, water leaks, and/or hazardous conditions.
- Maintenance issues such as elevator malfunctions, pool/spa problems, etc. should be reported to the Property Manager.

POOL/SPA/POOL DECK

- Smoking is not permitted within the gated area of the pool deck.
- The pool and spa are closed from sunset to sunrise.
- Use of the pool and spa is restricted to residents and accompanied guests.
- The spa heater **MUST** be turned off after use.
- Florida statutes limit the use of the spa to 15-minute intervals.
- Users must follow the legal mandates posted on the two signs located in the pool/spa area.
- The spa is restricted to four people at a time.
- Children under **3** years may **not** use the spa as the heat is dangerous to their health.
- Children under **14** years must be accompanied by an adult.
- Pets are not allowed within the gated area surrounding the pool deck.
- Residents and guests are not allowed to tamper with or re-adjust pool and/or spa water lines or electrical controls. Report issues to the Property Manager.
- Refrain from entering the lobby and/or elevator in a dripping bathing suit as standing water poses a slipping hazard.

SALES/RENTALS

- Rental of units is restricted to periods of one month or more.
- Sale and/or rental of units must secure prior review by the Board of Directors.
- A lease application should be submitted to the Property Manager to allow sufficient time for the security check(s) of potential renters.
- Owners should provide their renters with a copy of the Hemingway “House Rules.”
- Renters are entitled to the owner’s designated parking space for the duration of the lease.
- Unit owners are responsible for remediating complaints/concerns expressed regarding their tenant(s).

RENOVATIONS/REMODELING

- Prior review by the Board of Directors is required. Request a notification form from the Property Manager.
- Hemingway is designated a commercial property and as such owners must adhere to statutory codes governing renovations to existing condominiums.
- South Pasadena requires an asbestos inspection **PRIOR** to any removal or demolition (i.e. fixed cabinetry/wall alterations, etc.).
- Proper permits must be obtained and proof of such presented to the Board and/or the Property Manager. See South Pasadena’s website for details regarding projects requiring a permit and the process to follow **before** any work is begun.
 - <http://mysouthpasadena.com/businesses/permits/index.php>
- Work must be done by bonded/licensed contractors.
- The dumpster may **never** be used for disposal of construction waste materials.

Thank you for your cooperation,

The Association Board of Directors