

In season, the bulletin board next to the service elevator is dedicated to postings by the Entertainment Committee. Please refrain from posting personal notices until the Entertainment Committee has finished their event postings which end about April.

Car Wash

For RCCA unit owners/lessees, a place for washing your personal car is provided at the Northeast corner of the North parking lot.

Please note that the unit owners/lessees using the car wash must provide their own supplies and water nozzle.

Common Areas

Common elements are defined as the portion of the condo property jointly owned by all the owners and include all areas outside of the private units. The common elements are maintained by the RCCA Association.

The common elements are not to be obstructed, littered, defaced or misused in any manner.

No structural changes or alterations are to be made in any unit, or to any of the common elements, except upon approval of the Board of Directors, or as provided in the Declaration of Condominium.

For your protection, unit owners/lessees, residents, their families, guests, personal help, employees, agents, and visitors, etc. should not attempt to enter any RCCA rooms noted as: "DESIGNATED PERSONNEL ONLY" such as the roof, elevator shafts, elevator equipment rooms or power rooms except with the express written consent of the Board of Directors.

Contractors

Before any work is started in a unit, it is the owner's responsibility to contact the building manager to obtain information and procedures regarding an upcoming project. Repairs or upgrades involving structural, electrical or plumbing are required to follow strict protocols. The initial step is to complete the "Update, Repair and Architectural Modification Approval Form" from RCCA. All companies and contractors must submit to the property manager:

- Certificate of Insurance with RCCA as certificate holder
- License
- Lauderdale by the Sea Permit (where applicable)

A general contractor/licensed professional must submit the permit application. The town building department will check all work and provide final inspections.

If the work will include any significant structural changes to your unit you must request the appropriate paper work from the office to obtain approval. See the manager for details.

The following is an excerpt from the applicable building code:

105.1 Required

“Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official or a duly authorized representative and obtain the required permits.”

Drop cloths must be used on the hallway carpeting when work is being performed in a unit.

Please note that when construction is going on in a unit, all construction material is to be stored in the unit. No construction machinery, material or tools are to be placed in the hallways of the RCCA. Any damage or clean-up of the hallways due to construction material being placed in the hallways will be the full responsibility of the unit owner.