



**Summertime is fast approaching, and we want to thank all the residents that help make Bella the most beautiful place to live on the Island. By following just a few rules, you can help us assure that you will have a pleasant and safe stay.**

### **SAFETY**

- Do not open the lobby door to strangers when the staff is on their rounds.
- All guests must sign in with the front desk even if they are accompanied by the resident.
- Contact the Concierge in advance to authorize guests or to provide key access. Guests will be required to provide identification when they sign in and if requesting keys.
- The FOB system is now operational on both the front and back doors. Residents should carry their FOB at all times to gain access to the building. The cost to replace a lost or stolen FOB's is \$25.00 each.
- Do not throw items from any balcony (especially cigarette butts) as this can result in property damage or start a fire and is a health and safety concern for Bella.
- The hanging of all personal property (garments, rugs, clothes, etc.) from any facades of the building is absolutely prohibited as falling items is a safety issue.
- Do not use bleach or harsh detergents to wash your balcony. This can cause damage to your neighbors below you. Bella has a maintenance service for balcony washing. Owners contact the Property Manager for details.

### **PARKING**

- Parking is allowed only in the assigned or leased space (indoor or outdoor). All vehicles must be registered with the Bella office. All residents parking outdoors are required to display a hangtag on the rearview mirror or on the dashboard of your car or you will be in danger of being towed at your expense. If you rent one spot, you are entitled to 1 parking access card and one hangtag. The cost for replacement access cards or hangtags is \$25.00 each.
- There is limited guest parking so inform your guest of offsite parking. Guest parking is on a first come basis. A \$20.00 refundable deposit is required and will be returned when the guest parking card and hangtag are returned. All cards must be returned within 48 hours or you will forfeit your deposit. Violators will be towed at the owner's expense.

- Parking is at your own risk. Bella is not responsible for theft or damage to vehicles or their contents.

### **PETS**

- Tenants are prohibited from having pets. Guests and visitors of residents are prohibited from bringing a pet in the building. Guests will be turned away and will have to find lodging for their pet.
- It is prohibited for pet owners to allow your pet to relieve themselves (by urination or defecation) inside the Bella building (this includes garage & stairwells). All pet owners are required to pick up after your pet. Violators will be fined \$100.00 per incident.
- Please keep your pets on a short leash when in common areas. Do not let your dog run loose in the building or surrounding area.

### **TRASH AND RECYCLABLES**

- Only items in a trash bag or recyclables are to be placed in the loading dock. For all other items, please contact property Management to coordinate and for fees related to removal of furniture, furnishings, etc.
- Do not throw oversized items into the trash chute. If you do and the chute gets clogged, you will be charged for the maintenance to reopen the chute.
- Rinse any and all recyclables before placing them into the recyclable container provided on each floor.
- Bag your shredded paper or other loose items before placing in the recycle bin.

### **POOL AND HOT TUB**

- Glass is not permitted in the Hot Tub or Pool areas. Food is prohibited in the Hot Tub or Pool.
- Parents must be located in the Pool area with children at all times.
- Please use the shower in the pool area to remove all sand prior to using the pool or hot tub.
- No one under 16 is permitted in the Hot Tub per NJ Dept of Health.
- Airborne toys (balls, frisbees, etc.) are prohibited in the pool and sun deck areas.
- Adult only swim hours are from 5 am to 9 am and then from 9 pm to midnight. No one under the age of 18 is allowed in the pool area during those hours.
- Please exercise caution in the pool areas as surface maybe wet.
- Proper attire should be worn at all times.

### **BICYCLES**

- Bicycles must be registered with the Concierge and stored in one of the two bike rooms or one of the two bicycle racks provided in the building. It is your responsibility to secure your bike(s). Bella is not responsible for lost or stolen property.

### **BEACH CHAIR ROOM**

- Beach chair storage will be limited to 4 chairs per unit. No umbrellas, boogie boards, beach carts or strollers or toys are permitted.
- You must wash off chairs prior to entering the building.
- Residents must keep the chair area clean and orderly.

### **MEZZANINE**

- Open from 8 am to 11 pm.
- Children under 16 years of age must be accompanied by an adult.
- No pets are permitted at any time.

### **GENERAL**

- According to the New Jersey State condo Law, no unit shall be occupied by more than four (4) individuals (including children).
- Any lease agreement must be in writing and subject to the Master Deed, By-Laws and no unit may be leased or rented for less than 90 consecutive days (3 months). No summer or AirBNB rentals are allowed at Bella.
- Move in/out and deliveries must be scheduled with the front desk (609.310.8260) and are permitted Monday – Friday ONLY between the hours of 8:00 am and 4:00 pm. Resident must provide movers/delivery company with their certificate of insurance and leave a \$250.00 refundable deposit prior to the move or delivery. Deposit will be returned if no damage was made to common areas at Bella during the move.
- Valet and shopping carts must be signed out and returned within 15 minutes after using them.
- Shirts and footwear are required to be worn in the lobby.

- Please be kind to your neighbor when smoking on your balconies and keep it to a minimum. Your smoke in your neighbor's home is not pleasing to them.
- Roller blades, skateboards, motorized scooters and bicycles are not permitted to be used in any common area of the building. Please transport these items by hand.
- If you do not have carpets in areas where you have movable chairs (like dining areas and desk areas), please install chair leg felt booties. Chairs that scrape the tile floors are very loud to your neighbors below and surrounding units. Felt tips on the bottom of chairs what can be purchased at the dollar store
- For your convenience, a rinsing station is provided at the rear door entrance from the parking lot. Please use this to rinse off after the beach prior to entering the building, this includes your beach chairs and beach toys.
- No resident or guest may make any disturbing noises between the hours of 11:00 pm and 8:00 am.
- Owners will be held responsible for the actions and behaviors of their Tenants, Guests, Visitors and all Vendors.

If you have any questions, contact Maryjane Pincus (Property Manager) at (609) 344-8300.

Have a great summer!

Sincerely,

Bella Board & Management

○ 526 Pacific Ave., Atlantic City, NJ  
08401