

## UNIT OWNER'S RESPONSIBILITIES

As an owner of a condominium at Jensen Beach Club Condominium Association you know that Hurricane Season starts in June and ends at the end of November each year.

Your responsibilities as an owner include the hurricane preparedness:

As per our Jensen Beach Club Rules and Regulations, paragraph 14:

*Each Unit Owner who plans to be absent from his Unit during the hurricane season must prepare his Unit prior to his departure by (1) removing all furniture, plants and other objects from his patio or balcony prior to his departure; and (2) designate a responsible firm or individual to care for the Unit, should the Unit suffer hurricane damage, and furnishing the Association with the name of said firm or individual. Such firm or individual shall contact the Association for clearance to install or remove hurricane shutters.*

### PLEASE NOTE:

- a. Unit owners cannot depend upon, nor is it the responsibility of our maintenance staff to do hurricane preparation for you.
- b. Empty all refrigerators and freezers prior to departing.
- c. Make arrangements with a firm or an individual to be responsible for your unit. Make sure that there is a clear understanding of what the caretaker will do.
- d. Close and lock all shutters.
- e. Close and lock/secure all windows and sliding glass doors.
- f. Ensure that all unnecessary electrical devices are unplugged.
- g. Ensure that all items are removed from the balcony.
- h. Ensure that your bicycles are stored in your unit during your absence.

### ACTIONS TO TAKE FOR THE PROPERTY OWNERS THAT ARE PRESENT:

- a. Close and lock all shutters. This should be done no later than 48 hours prior to evacuating or the storm arriving.
- b. Close and lock/secure all windows and sliding glass doors.
- c. Empty all refrigerators and freezers. Food may be disposed of in the dumpster at least 48 hours before storm or taken to your evacuation location. Remove ice and shut off ice makers.
- d. Unplug all unnecessary electrical devices.
- e. Remove all items from the balcony.
- f. Store your bicycles in the unit.

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## RE-ENTRY PASSES

According to our information from the Sheriff's office – non-emergency number 772-288-5600:

NO RE-ENTRY PASSES ARE REQUIRED THIS YEAR.  
INSTEAD, ALL RESIDENTS MUST HAVE AN ID AND PROOF OF THE RESIDENCE ADDRESS  
– SUCH AS FPL BILL OR MARTIN COUNTY UTILITIES BILL SHOWING THE ADDRESS AND  
THE NAME.

We strongly recommend that you also call the sheriff's department and obtain the same information.  
Non-emergency number: 772-220-7170

For our resident information:

Pick up all the rest of the copies with the important information about hurricane preparedness.  
All of this information sheets are located in our clubhouse and available to all of our residents.

**EMERGENCY: 911**

**Office number: 772-225-4888**

**Advantage Property Management: 772-334-8900**

**Manager: Alena Woodruff 772-225-4888**