

International Tower Owners Association Realtor & Prospective Buyer Information Sheet

INTRODUCTION

The following is a quick reference guide regarding ownership in the International Tower. Additional information, including the history of the Tower, can be viewed on our website at www.itoalb.org. Please note that a comprehensive Escrow package should be obtained and reviewed prior to sale. In addition, each new resident must attend a New Resident Welcome Social with the Manager and Social Committee to review the Association's Welcome Package (which includes important information on rules, practices, and policies), and meet/socialize with some of their new neighbors! New Resident Welcome Socials are held every other month, and notices are posted. Each new resident receives a \$25 Gift Card to welcome them to the building and neighborhood!

**NOTE: This Information Sheet is not a complete summary of the Rules and Regulations. Prospective buyers/real estate agents should conduct a thorough review of all governing documents prior to sale.*

BRIEF OVERVIEW

The International Tower was originally built in 1966 as a 32-story apartment complex, with circular massing, floor to ceiling aluminum frame glass curtain walls, continuous metal-railed balconies and a flat roof. The original construction allowed for a total of 204 units, which included 1, 2, and 3-bedroom units, as well as 4 penthouse suites. The Tower was later incorporated into condominiums in 1986. Each owner is a Member of the Association and can elect Directors annually. The Association employs an onsite General Manager, an Assistant Manager, and a Maintenance Staff of four. Security services are also provided 24 hours per day, 7 days per week, 365 days per year.

PARKING

There is a 4-level gated parking garage underneath the Lobby. The garage entrance is accessed at the Plaza level, which is located on Ocean Boulevard. The garage exit is located on the backside (south) of the structure at Seaside Way. Assigned parking spaces are documented in the deed to the unit. To obtain guest parking, which is located on the garage level 1, guests may temporarily park their vehicle under the entry canopy in order to check in with Security to get a guest parking pass.

SECURITY SIGN-IN PROCEDURES

Upon arrival, ALL guests, realtors & contractors are required to sign-in with Security in the Lobby.

ITOA AMENITIES

- Fitness Center & Swimming Pool
- Community Room, Large Lobby & Conference Room
- 24/7 Onsite Security
- Free Basic HD Satellite TV Service (Frontier FiOS)
- Fitness Center & Swimming Pool
- Washer/Dryer hook ups in all Units
- Private Balconies in all Units
- Trash Chute on all Floors
- Public & Resident Website - www.itoalb.org
- Monthly Association Newsletter
- Special Events planned by ITOA Social Committee

UNIT IMPROVEMENTS - ARCHITECTURAL APPLICATIONS REQUIRED

Architectural improvements to any unit must meet the guidelines set forth by the ITOA Architectural Committee and requires written Committee approval prior to beginning work. A complete Architectural Application can be furnished upon request. ***NOTE: ALL HARD FLOORING, BALCONY FLOORING, WINDOW COVERING, and ACOUSTIC CEILING MODIFICATION projects must adhere to the Association's Standards found in the Application!**

CRITICAL RULES & ITEMS OF NOTE

- 1.) Open Houses - Are NOT permitted. Units are to be shown by appointment only. No signs may be posted anywhere in common areas or front yard.
- 2.) Stairwells - Are for emergency use only and do not allow access onto other floors (exits at Lobby & garage levels only). A key is required to exit stairwell on any other floor. Please do not enter stairwells unless necessary.
- 3.) ITOA Pet Rules - Require all pets to be registered with the Association and limits the number of pets to 1 cat/dog per unit with a weight limit of 25 lbs (unless the pet is an ADA assistance animal). Pet's must be carried in common areas and taken up/down via the Service Elevator ONLY, unless it is out of operation. Additional rules apply. A copy of the Pet Rules is included in the Welcome Package.
- 4.) Security Access Units - Access fobs/key cards for building and elevator access are issued to new owners/residents upon move-in. Completed New Owner/Resident forms and Move-In Policy forms must be submitted prior to issuance. Access new or replacement access fobs/key cards are \$25 each.
- 5.) Unit Door Closers - LBFD requires unit front doors to have a functioning automatic door closer installed.
- 6.) Shared Plumbing Valves - All units share a main shut off/on water supply valve with their neighbors on each side. ONLY ITOA Staff may shut off, turn on, or exercise these valves. Call Management to schedule.
- 7.) Unit Water Heaters - Tankless water heaters are NOT PERMITTED! The building's electrical infrastructure cannot accommodate them.
- 8.) Plumbing Supply Lines - All sink/toilet and other plumbing supply lines must be of the braided steel variety.
- 9.) Clothes Dryer Venting - Dryer venting MUST be into water filter units. Venting through the ceiling in the laundry area is STRICTLY PROHIBIED, as this can cause damage to rooftop exhauster equipment.
- 10.) Unit Inspection - It is highly recommended new perspective owners have the unit inspected for any non-compliant association issues by ITOA staff. This inspection will help protect your client from inheriting any visible nonconforming or outstanding issues related to ITOA's regulations.

IMPORTANT PHONE NUMBERS

ITOA Management Team Office - (562) 436-9066, ext. 2

ITOA Security Office - (562) 5436-9066 ext. 1

Financial Management Co. (for assessment account and escrow/lender info.): Management Professionals, - (310) 802-4808.