

BAYWATCH CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS

The spirit of these regulations is to provide a minimum of rules so that all may recognize and respect the rights and privacy of others.

1. **PETS.** *Renters **MAY NOT** have pets.* Having a pet in a rental unit or on the premises will result in a \$100 per day fine and renters will be subject to eviction. *Owners only (not family members or visitors)* may have pets. Pets are limited to 10 pounds or less. Pets must be on a leash and are not permitted on the beach, pier, pool deck or in the pool. Leash laws and pet waste ordinances will be **strictly enforced with fines up to \$250 per occurrence.**
2. **QUIET HOURS & COURTESY.** Between 10:00 P.M. and 8:00 A.M., all musical instruments, stereos, tape and CD decks, radios or televisions will not be played in such a manner as to disturb others. This includes excessive people noise created by inside and outside deck gatherings. Large parties are not permitted without prior written board approval (20 people or more).
3. **BEHAVIOR.** Occupants are responsible for the acts of their children and guests. Each unit shall not sleep more than 6 people each night. Because noise resonates between floors, there is to be No running on balconies and decks. Please be respectful of the unit below you.
4. **PARKING.** Numbered parking spaces in the covered areas are privately owned and each space is restricted to the **private use of the owner.** Outside parking is available for third floor residents and guests. Boat /Trailer parking is permitted only if it is parked in the owner's designated parking area and does not exceed the parking boundary lines. Vehicles and trailers in any unrestricted parking areas must have a permanent or temporary parking permit with unit number visible. Unauthorized vehicles parked in designated parking areas will be towed at owner's expense.
5. **TRASH DISPOSAL.** Trash and garbage should be properly bagged and placed in dumpsters. Dumpster and recycle bins are located on the southeast and southwest corners of the property visible from the complex entrances.
6. **BARBECUE GRILLS:** No charcoal or gas grills are allowed on any balconies. Grills are not allowed to be used within 10 feet of a building. There are two community charcoal grills located in the common area next to building B.
7. **TOWELS:** Towels or other objects **may not** be hung over balconies or stairways.
8. **POOL:** Absolutely no glass, food or pets in pool area. The use of the pool is strictly at swimmer's own risk. Children under the age of 14 must be accompanied by an adult. Infants must wear plastic pants over diapers in the pool. Rules governing use of the facility are posted on site. Pool hours are 8 a.m-10 p.m.
9. **FISHING PIER:** This is a private pier for Baywatch owners AND/OR currently active renters only. For liability reasons, if guests are using pier the unit owner and/or responsible renter must be on premises. Loading or unloading Baywatch owner/guests are permitted but in no cases should a boat or personal watercraft tie up to pier.
10. **BEACH AREA:** Pensacola Beach ordinance prohibits any pets or glass on the beach at any time. Storage of canoes, kayaks, and other items will not be permitted for more than 7 days. Please pick up all your trash and leave nothing but your footprints.
11. **MOORING BUOYS.** Buoys should be marked with the associated unit number and are privately owned and not for public use.
12. **OWNER RESPONSIBILITY:** It is the responsibility of each condominium owner and/or rental agency to ensure that their tenants and guests are **notified** and **abide** by these rules and regulations.

Beach Condo Management
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Revised - Board Meeting May 15, 2014