

## **Sunswept Condominiums Rules & Regulations 6829**

### **Thomas Drive – Panama City Beach, Fl 32408**

All owners and guests are requested to cooperate with the Association management in seeing that the rules and regulations are observed.

- **Owners will be responsible for their guests following the rules and regulations. Unit owners can be fined for violations and charged for reimbursements for repairs and/or cleaning expenses of their guests.**
- Excessive noise is not allowed outside any unit between 10 PM and 10 AM
- Food, gum or drink on the pool deck is not allowed (Health Department Regulation)
- Glass anywhere outside the unit is not allowed.
- Guests are prohibited from having pets of any kind on the premises of Sunswept unless the owner is present.
- Except for owners storing unkindled grills on patios, there will be no use or storage of grills anywhere on the property except for the grills provided by the Association.
- Grills are for owners and guests use only. Please clean grills before each use. Grilling can only take place in the designated grilling areas. Grills can not be left untended nor left behind for later use. Grills can be left to cool off up to 12 hours.
- No signs, except “No Smoking” signs which have been approved by the board, may be displayed on the unit door or in windows. This includes for sale or rent signs.
- Objects (except those allowed by law), towels or clothing, are not to be hung upon railings, or exterior window sills or ledges at any time or displayed on balconies and patios. No object may be mounted on the exterior or roof without prior approval by the Board of Directors in writing. This includes decorations (except those allowed by law), awnings, illumination, plants or signs.
- All Florida State, Bay County and Panama City Beach laws will be enforced, including those that cover the consumption of alcohol and illegal drugs
- Window coverings on bedroom windows are to be lined in white or blackout panels.
- No waste of any kind, including cigarettes, is to be disposed from balconies, windows or walkways. Ash urns are placed around the property for cigarette disposal.
- Unit occupancy is limited to 4 persons in one bedroom units and 6 persons in loft units.
- Owners and guests are allowed up to only 4 visitors utilizing the pool and grill areas. Owners and guests must be present with the visitors.
- No trash will be left out side of front doors, all trash will be disposed of in designated trash areas.
- No tents or umbrellas are allowed in the pool area. The only exception for umbrellas, are the ones placed in the pool area by the association and umbrellas for persons with small children.
- The swimming pool rules displayed in the pool area must be obeyed at all times. Only residents and their house guests may use the pool.
- All pets must be leashed when outside, curbed only in the designated areas, and waste must be disposed of in a sanitary manner.
- Skateboarding, rollerblading, and any wheeled recreational vehicles (i.e. electric toy cars, three wheelers etc.) are prohibited on the property
- Games are prohibited from being played on the sidewalks, grass areas, and pool area (i.e. football, corn hole, baseball etc.)
- Dumpsters are for the disposal of household trash only. Owners are responsible for making arrangements for disposal of building materials, old furniture, appliances etc.
- Adults will be responsible for the observance of these rules and regulations by their children.
- Items left overnight in the pool area and common areas will be thrown away. (i.e. towels, floats, etc.)
- Suspicious persons and activities should be reported to management or call 911.
- No article may be stored or used on the common area that constitutes a hazard.
- Parking spaces are for personal vehicles used on a daily basis. Parking areas are not to be used for storage of trailers, RV’s or boats for over a week unless requests are received in writing and approved by the Board of Directors. Prior permission from management is needed for boat and trailer parking. All trailers and boats must have an authorized parking tag from management. Owners can not leave vehicles on the property longer than 10 days if their unit is available for rent, this includes bicycles. Units that are used as second homes as a full time residence by an owner can leave one vehicle remaining on the property. There will be absolutely no parking available for trailers and boats during June and July.
- Recreational rental vehicles are not allowed on the property- this include but not limited to: golf carts, sling shots, and mopeds.
- No motorcycles are allowed to be parked on the sidewalks or patios.

- Each unit will be allowed to have a minimum of one parking pass per unit and up to a maximum of two parking passes subject to availability. Parking passes are to be issued by the owner to their guests and visitors. Parking passes must be displayed at all times.
- Tenants and owners are prohibited from storing or leaving watercraft on common property which includes the beach front common area.
- All Florida State, Bay County and Panama City Beach laws will be enforced.

MINIMUM AGE FOR RENTALS IS 23