

PERDIDO SUN CONDOMINIUMS RENTAL RULES AND GUIDELINES

(850) 492-2390 ASSOCIATION DESK

- 1) ARRIVAL: All owners and guests are to **retrieve a Parking Pass** from the Association Desk upon arrival for security and fire emergency purposes. Association Desk is staffed daily from 9:00am - 6:00pm. Closed 12:30-1:30 for lunch. All access doors to the building lock at 6:00pm and can only be entered with the access code.
- 2) TRASH CHUTES: These are located on each floor at the west end of each breezeway in rooms marked "Trash" next to the west stairs and elevator. These chutes are for household trash only. If trash, such as large pizza boxes don't fit, please take boxes to ground level dumpster.
- 3) SWIMMING POOLS: Swimming pool rules are posted in pool areas and are strictly enforced. Wrist bands are to be worn by each guest at all times in either pool area during Spring Break and Summer season. Indoor pool hours are: 7am-11pm. Outdoor pool hours are: 8am-11pm. **No children under the age of 12 are allowed in the hot tub under any circumstance.** No food is allowed in the indoor pool area and no glass is allowed around either pool. After 6pm, owners and guests will need to use their codes to reenter the building. Guests and owners should close the sliding glass doors (after 6 pm) when they reenter the swimming pool area from the outside. Please wear footwear and proper attire when coming through the lobby – **our floors are slippery.**
 - A) POOL USAGE: Use of the pool areas is restricted to:
 - I. Paying guests
 - II. Owners
 - III. Owner's guests that are spending the night in an owner's unit and have a Parking Pass from the Association Desk.
 - IV. Owner's guests who are visiting (not staying in a unit) but **ONLY** when accompanied by unit owner in the pool areas
 - B) Any person not adhering to these rules will be asked to leave the premises. This is to help the Association stop trespassers.
- 4) BEACH TOWELS: **TOWELS ARE NOT TO BE PLACED OVER BALCONY RAILINGS**
- 5) FITNESS ROOM: Hours are from 7am-11pm. No one under 18 years of age is allowed in fitness room under any circumstances due to insurance restrictions.
- 6) PARKING: Parking permits will be issued at the Association Desk when owners or guests arrive. When the parking lot is full, cars must park in the parking overflow just north of us (Villagio, across the street). **NO RV'S, campers, boats or trailers shall be parked on Perdido Sun property or at the parking overflow.** Please display the parking permit on your front windshield or hang from the rearview mirror. Cars parked in a **NO PARKING** zone, or those without parking permits are subject to being towed.
- 7) QUIET HOURS: Quiet Hours are from 11:00 pm to 7am. This includes all Common Areas, breezeways to units, pools, parking lot, lobby, etc. Anyone walking the property during Quiet Hours is required to have identification. If an owner and/or guest is disturbed by loud noise, whether it be on or off the premises, they should report to law enforcement at 850-436-9620.

- 8) BALCONIES, GRILLING, FIREWORKS, etc.: Fireworks are prohibited. **NO grilling** of any kind is to be done on balconies. Grills are located in grassy area on east side of building. Absolutely NO feeding of the seagulls from your balcony.
- 9) PETS: Pets are **NOT** allowed in any condo unit, or anywhere on the premises. State law forbids pets on the beach. Guests found with a pet will be asked to leave, and owners will be fined.
- 10) HOUSEKEEPING: Housekeeping services are the responsibility of the rental company or owner. Perdido Sun Association Desk does not provide linen or maid service and does not stock items such as trash liners, toilet paper, soaps, etc. There is a coin operated laundry facility available for use by guests.
- 11) BEACH SERVICES: Beach chairs and umbrellas are available for rent during the season through an outside vendor who is located at the end of the west boardwalk.
- 12) SECURITY OF PERSONAL PROPERTY: Perdido Sun Condominium is **NOT** responsible for any acts of theft or vandalism, or other damages to any personal property. Please take sensible precautions for safeguarding your property and lock your vehicle.
- 13) DAMAGE CHARGES: The guest of record is responsible for any loss or damage of property to the unit that may occur during their stay. This will be assessed by the Owner or Owner's rental company. Responsibility of damage to any common area lies with the owner.
- 14) KEYS: Rental companies are responsible for distribution/return of rental keys and ensuring that renters have a number to call if they are locked out. The Association Desk **cannot open** unit doors for rental companies or clients. The Association Receptionist has no control or knowledge of access codes for electronic locks.
- 15) UNIT PROBLEMS: Guests should refer any problems and/or questions regarding their unit to their rental company.
- 16) PROPERTY RULES & REGULATIONS: Shouting from balconies or playing of loud music on balconies or pool areas should be avoided. Please observe all Perdido Sun rules, regulations and guidelines. Guests who violate rules and guidelines set forth by the Perdido Sun Board of Directors can be evicted, and owners can be fined.