



RULES & REGULATIONS

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Effective: August 30th, 2017

RENTAL REQUIREMENTS: A guest must be 25 years of age to rent a unit. Proof of age is required. The primary registered guest is required to be the occupant of the unit (condo) always. Unregistered guests (guest visitors) are expected to vacate the premises by midnight. No one under 18 years of age may be left in a unit or on the property without a parent or responsible adult. There is no underage drinking in any of our units, or anywhere else on our property. There is no use of illegal drugs in any of our units, or anywhere else on the property. We are required by law to report such offenses. Failure to comply with rental rules and regulations may result in eviction, the forfeiture of all deposits, assessment of additional moneys or both.

LIABILITY: Fifty Gulfside Condominiums Inc. cannot be responsible for any mishaps that occur during your stay. By renting our condo, you agree to assume all liability for personal injury and property damage caused by you or your guests during your visit. Guests assume full financial responsibility for damages due to misuse or negligence and for missing items. Prior to check-out, please report any damages that occurred during your stay.

MAXIMUM OCCUPANCY: Each unit is furnished and equipped to accommodate only the number of occupants printed in our brochure, described by our office management or in the unit description on the web site. The total number of persons allowed in the unit at any time is restricted to the stated limit for each property unless approved in advance by the rental office management. If approved, there is an additional charge for each person over the stated number that must be paid in advance. Failure to abide by these limitations could result in eviction by the condominium association. In the event of eviction for violation of these maximums, no refunds will be provided.

UPON CHECKING IN: Please inspect your unit at check-in and report any damage or maintenance problems immediately to the rental office management. We do not maintain a 24-hour maintenance staff and there are limited service personnel available on weekends. Neither the office management nor owner shall be responsible for providing any additional furnishings or appliances not presently in the units.

SMOKING: Smoking is not permitted in any unit but is on the common patio. Please use receptacles on the patio to dispose of properly. **SMOKING IN A UNIT WILL RESULT IN A FINE OF \$250.**

PETS: Due to condominium association rules, pets are **not** permitted in any unit. If a pet is found in your unit you will be asked to leave and forfeit your deposit. If evidence of a pet is found after your departure you will forfeit your deposit.

PARKING: Each unit has one assigned parking space for a motor vehicle only. No trailers or watercraft of any kind are permitted. Guests must display their parking permit on their rear-view mirror so it is readable always. **VEHICLES NOT PARKED IN ASSIGNED LOCATION WILL BE TOWED AT THE VEHICLE OWNER'S EXPENSE.** There is additional parking across the street.

ACCOMMODATIONS: Our units are individually owned and furnished. Please do not rearrange the furniture, take any items outside that are part of the interior décor, or move any furnishings or kitchen items to another unit. **HANGING TOWELS OR CLOTHING ON YOUR BALCONY RAILING IS NOT PERMITTED.** Drying racks have been provided on each unit patio. Each unit is equipped with a hot water leak detector. Please notify the office management if the alarm sounds.



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LAUNDRY: Guests are responsible for the cleaning of their unit during their stay and for leaving the unit in good condition at check-out. Linens and bath towels are included but will not be cleaned during your stay by our cleaning service. There is a laundry room on each floor next to the elevator. Change may be obtained in the rental office.

HOUSEKEEPING: Guests will need to provide their own paper items and cleaning supplies. An initial set-up of trash liners, bathroom paper, and facial soap is provided. Extra items needed are the responsibility of the guests. Use the garbage disposal for food scraps only not for trash. Please do not allow trash to remain in the unit for any length of time. Trash and recyclables can be disposed of at the north-east corner of the parking lot.

NOISE: We are very serious about maintaining a family atmosphere for the quiet enjoyment of all guests. Our guests will greatly appreciate your efforts to keep noise to a minimum. This includes minors running through the hallways. Loud audio equipment is not permitted in units, on unit balconies or on the common patio. Absolutely no house parties allowed. Failure to abide by this rule will result in eviction by the condominium association with no refund of payment and deposit. Do not hesitate to notify the office management if another guest is violating the rule.

THE COMMON PATIO: The pool opens at 9:00 AM and closes at 10:00 PM. The common patio closes at 11:00 PM. The common patio furniture, e.g. chairs and lounges, should not be taken to the beach or apartments. Do not throw items such as cigarette butts, ashes and/or food from balconies. Please use plastic, aluminum or paper products only on the common patio area. **GLASSWARE, BOTTLES OR DISHES ARE NOT PERMITTED IN THE POOL OR ON THE COMMON PATIO AREA.**

FEEDING THE SEA BIRDS: There is a \$50 fine for feeding the birds from anywhere on the premises and will be assessed against your deposit. It really DOES make a mess of the building and common areas, and may frighten other guests so please try to keep the premises in great shape for all to enjoy!

FIREWORKS: Fireworks of any type are not permitted in a condo or on the grounds. Failure to abide by this rule will result in eviction by the condominium association with no refund of payment and deposit.

CHECK OUT TIME IS 10:00 AM: Prior to check-out, please report any damages that occurred during your stay. Discard all food in the refrigerator and make sure to turn the coffee pot off. Wash all used dishes, pots and pans and kitchen utensils and return to their proper location. Remove trash to the dumpster. Return keys to the office or place keys in drop slot by office door. There is a \$5 charge for each lost key. Charges may be made against security deposits for damaged or missing items or if the unit requires excessive cleaning. Charges against security deposits will also be made for smoking in your unit. If you need a later check out time please consult with the rental office in advance to ascertain availability

CHECK IN TIME IS 04:00 PM.

OFFICE SERVICES: Our rental office is open 7 days a week with hours posted on the office door to assist you during your stay. For after hour emergencies of a non-medical nature, call 727-595-6739 and follow the directions on the recording.