



## HOUSE RULES

In accordance with the By-Laws of the Association and the covenants, conditions, and restrictions set forth in the Declaration of Condominium, the following rules, and regulations ("House Rules") were approved by the Board of Directors of the Ocean Breeze of Perdido Owners Association, Inc., on 7 May 2017. The Board has the authority and responsibilities of amending the foregoing rules as may be deemed necessary, in order to upkeep the premises in good condition and to provide comfort and security to all its occupants.

These House Rules are effective **May 7, 2017**, and supersede any previous issues. They apply to all owners and occupants of Ocean Breeze Condominium and to all other persons who are on the premises at any time, including agents, employees, guests, licensees, invitees, owners, and tenants. Infractions can result in evictions or fines.

- Smoking is prohibited in all indoor and outdoor common and limited common elements of the Condominium Property of Ocean Breeze of Perdido Condominium including, but not limited to, hallways, elevators, stairways, foyers, pool areas, decks, patios, balconies, exterior landings, front steps, entrance ways, rooftops, storage areas, parking areas, driveways, walkways, lawns, beach areas, and building facilities.
- Only unit owners are allowed to have a pet that shall be maintained on a leash when outside of the condominium unit. Persons accompanying the pet outside of the unit shall immediately clean up and deposit all such fecal material in a refuse container. Pets are not allowed in the pool area, the common fenced areas at the rear of the buildings or on the beach (Escambia County Ordinance). Unit owners are defined as those persons holding the deed to the property and no others regardless of affiliation to the owner are allowed pets.
- Occupants of rental units are **NOT** permitted to have any pets on the premises.
- Only one approved temporary parking permit per condominium unit may be in use at any one time and must be visibly displayed in the visiting vehicle when parked at Ocean Breeze. All vehicles must have either an Ocean Breeze Owner decal or an approved temporary parking permit. Unregistered or unauthorized vehicles will be subject to towing.
- All personal items are to be removed from the beach every evening. Any items left unattended overnight are subject to being discarded. This includes, but is not limited to tents and frames, personal beach chairs, umbrellas, litter, etc. This is in accordance with Escambia County Ordinance 2017-25.
- Boats or trailers are not allowed in the parking lot.
- Quiet hours will be observed between 10 PM and 8 AM. Conversation, TV and music volumes should be kept at a reasonable level at all times. Construction and/or maintenance work causing excessive noise will only be conducted between the hours of 8:00 AM and 6 PM.
- Please return carts to the first-floor storage area by the stairwells.
- Do not allow children to play with or on elevators. Service calls are expensive and will be charged to responsible parties.
- Cooking grills of any kind are not allowed on the property. Cooking grills, gas heaters, or open flames on balconies are specifically prohibited by Escambia County Fire Safety Inspectors.
- Do not feed the seagulls.
- Do not throw objects from the balcony.
- Do not hang items on the balcony railing or rig clothes lines for that purpose.
- Items left in the common areas will be removed and discarded.
- The pool is open from 8:00 AM until 10:00 PM. Swim at your own risk – there is no lifeguard.
- Furniture from the pool and deck areas must not be removed from these areas.
- Fires or fireworks are not allowed on the premises including the beach.
- No skateboarding.
- Secure trash before sending it down the trash chute. Larger items should be carried down and placed in the trash bins. Do not leave loose items in the trash room. All trash must fit in the bins.
- Do not leave broken chairs, umbrellas, trash, etc., on the beach or by the trash can at the crossover. These items need to be taken to the trash bins.