

PERDIDO TOWERS CONDOMINIUM

**Rules and Regulations
For Owners and Guests**

Revised January 21, 2017

DO NOT DISCARD

(Leave in a visible area within the unit)

**16785 Perdido Key Drive
Pensacola, FL. 32507
850-492-4757**

PERDIDO TOWERS OWNERS' ASSOCIATION GENERAL RULES

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PERDIDO TOWERS OWNERS ASSOCIATION GENERAL RULES FOR OWNERS AND GUESTS

Welcome to Perdido Towers. We are a residential condominium as opposed to a hotel or motel. Please join us in taking pride in the condo and its amenities. Accommodations and amenities are provided for the enjoyment of all. For the safety, comfort, and pleasure of our owners and guests, please observe these rules at all times. Owners are requested that their families, relatives, and guests understand the rules so they will not be embarrassed when the rules are enforced by management.

We want everyone to enjoy their stay, but vandalism of any kind will not be tolerated. By using these facilities, you assume responsibility and liability for your actions. As an owner you are responsible for your children, grandchildren, and all your guests, including renters. Penalties and/or forfeiture of use of the common areas will be assessed to anyone responsible for destruction of property.

Neither the property owners, the management company, nor the owners' association assume any liability for accidents or injuries.

RENTAL UNITS

1. No Smoking in common areas including pool and sundecks.
2. Observe "no smoking" rules and signs from the owner or management company.
3. Since not all rental management is done on location at Perdido Towers by an agent of the association, each owner who rents must assume responsibility to the association for any infractions by his or her guests. The association retains the right to contact the rental agency with a demand for immediate payment from the renters security deposit in case the damage to property is beyond normal wear and tear. Owners of units involved will be notified. If the owner is acting as his own agent, he or she will have to absolve corrective action at his own expense.
4. All rental units must have a copy of these Rules and Regulations for Owners and Guests. For those units on a rental program, owners or owners' rental companies should provide a copy of this document with the rental package given to renters at sign in.
5. Care of the common area is an important part of what renters need to know and heed. Renters and other guests must also be responsible not to leave litter and trash in the pool area, exercise room, and on the beach. This is essential if we want to maintain the beauty of the building and our own quiet enjoyment of the facility.
6. Owners who rent and rental agencies used must be made aware of the sleeping capacity of a unit, and they must not rent to groups who plan to use a unit for a house party, which is unacceptable and does not create an atmosphere conducive to quiet enjoyment for all guests. **FOR EXAMPLE, A TWO BEDROOM UNIT SHOULD NOT BE RENTED TO MORE THAN SIX PERSONS; A THREE BEDROOM UNIT SHOULD NOT BE RENTED TO MORE THAN EIGHT PERSONS.**
7. Renting to minors is prohibited. Minors, student groups, etc. must be accompanied by a responsible adult. The responsible adult must be of legal contractual age, 21 years of age or older, and willing to assume responsibility for the minors. Identification must be provided.
8. Cooking on balconies is not allowed.
9. When windows or patio doors are open during times of strong winds, gulf breezes may cause doors to slam. Any damage to doors (i.e. deadbolt, levers) will be billed to the renter.
10. Any reservations made under false pretense will result in forfeiture of deposit. Demand for payment will be made to the rental agency or owner in charge of renting unit.

PASSING OUT KEYS AND CODES TO UNITS

1. The facilities owned and operated by the association are made available to the owners, their guests, the owner's family, and authorized renters, but only so long as those individuals are actually in occupancy.
2. The contract with the management company for Perdido Towers does not require the property association manager to pass out any keys to contractors, vendors, cleaning services, etc. If a request is received in writing, this can be done with a \$10.00 charge billed to the Owner,
3. Only the owner and the property manager have keys to individual units. A \$10.00 fee for lockout service will apply during business hours. After hours, a locksmith or the owners management company should be called.
4. Any Perdido Towers owner who gives a key or code to any individual whether family, friend, guest, renter, contractor, or other workman, is responsible for the conduct of that individual or individuals. An owner must realize that his actions should in no way jeopardize the security or quiet enjoyment of the other owners. Private door codes are intended for your safety and security.

PERSONAL CONDUCT

1. The use, sale, or possession of any illegal or controlled substance on the premises of Perdido Towers is prohibited.
2. The excessive use of alcoholic beverages shall be deemed a nuisance and an inconvenience to others and could lead to possible Board action and prosecution by authorities.
3. Violations may result in forfeiting the use of any and all common areas.

SIGNAGE

All signage must be approved by the Board of Directors. Signs currently not permitted are the following: *For Sale, For Rent, Open House*, and invitational signs such as *Party in Unit XXX*.

FOR EMERGENCIES AND ASSISTANCE

Feel free to call the Perdido Towers management company during business hours at the number listed on the front of this booklet if you need routine assistance. In case of an emergency after hours, call 911 or the Perdido Towers after hours number listed on the attached sheet, or the Sheriff's Department 850-436-9630.

Management and maintenance personnel are responsible for maintaining ALL COMMON AREAS only. The association management company and maintenance personnel can assist you with problems that arise in your unit by providing the names and telephone numbers of qualified repair people.

BALCONIES

1. Hanging of garments, towels, holiday decorations or decorative lights, or other objects over railings is not permitted.
2. Holiday flags and American flags are allowed but cannot be permanently attached.
3. Do not throw anything from balconies, including cigarette butts.
4. No type of grills are allowed per State Fire Regulations.
5. **DO NOT FEED BIRDS FROM THE BALCONY.** In addition to being messy, it is dangerous for small children.
6. All rusty patio furniture shall be removed as it causes rust on the balcony railings.

COMMON AREA GENERAL RULES

1. State Fire Regulations require that exit and escape routes such as walkways, hallways, lobbies, corridors, stairways, sidewalks, and elevators be used only for the purpose intended and remain clear or open at all times. No furniture is to be placed in the elevator lobbies.
2. Temporary storage of rafts, ice chests, fishing gear, shoes, toys, or drying of apparel and towels is not permitted in these areas. Common areas are not to be intended as an extension of condo units.
3. No loitering or playing in the elevators or stairway will be tolerated. The guest will be responsible for any damage incurred.
4. There are two (2) elevators per building. If for any reason the elevator at your door doesn't work, simply go out the "EXIT" door in your lobby and walk around to the next elevator lobby.
5. There are two (2) dumpsters – one on each corner by the road. PLEASE DO NOT LEAVE TRASH IN THE LOBBIES, STAIRWELLS, UNIT OR FRONT BUILDING RECEPTACLES UPON DEPARTURE.
6. No bathing suits, towels, etc. may be hung on patio balconies or walkway railings.
7. Any person maliciously activating a fire alarm or dispensing a fire extinguisher will be prosecuted.
8. RENTERS AND GUESTS ARE NOT ALLOWED TO BRING PETS TO PERDIDO TOWERS.

PARKING LOT

1. Only vehicles (of any kind) with a current Perdido Towers decal or temporary permit will be allowed. Unregistered vehicles are subject to being removed from the parking area subject to Florida Statute 715.07. Unregistered vehicles will be towed at the owner's expense.
2. Balls of any type, frisbees, kites, roller skates, skateboards, or any other form of gaming are not allowed in parking lots. Roller skates and skateboards are not allowed on Perdido Towers property.
3. Management has the authority to regulate the speed (5 MPH) of moving vehicles in the parking area.
4. Boats and trailers may only temporarily be parked in the Perdido Towers parking lot and must be placed only in the spaces nearest the highway between the white lines and detached from the vehicle. This shall be allowed for the purposes of loading and unloading only. At all other times such boats, water vehicle trailers, and utility trailers must be parked in the parking lot adjacent to the boat launch with a Perdido Towers parking decal visible. They must then be moved to the boat dock by 10 A.M. the following morning.
5. At no time should parking be on the grass or into a landscaped planting.

PARKING DECALS

1. All owners, guests, and renters must display a parking pass in any vehicles parked in Perdido Towers parking lots. Short term (daily) guests should display a pass provided by the owner.
2. Owners will be furnished 2 owner decals at no charge.
3. Decals must be displayed in the front windshield in the lower left corner of the drivers' side..
4. Additional owners' decals may be purchased from management for a small fee.
5. Guests will be provided with up to two parking passes for a two bedroom unit and three passes for a three bedroom unit.
6. Renters will be required to display a guest pass in each vehicle that is in the parking area. These may either be provided to them by an owner or their rental agency.
7. Boats, trailers, and all other vehicles in the parking area must also display decals or passes..

GRILL RULES

1. No grills are allowed in the pool area, sundeck, the beach, or parking lot—NO EXCEPTIONS. This is a Escambia County Fire Department regulation.
2. Perdido Towers has placed charcoal grills for your use at both ends of the condos. Please follow proper procedures when disposing of the coals and help keep clean for others to use as well.

PERSONAL ITEMS ON THE BEACH

1. No personal items can be left on the beach while the owner is not in residence. Any items left on the beach while the owner is in residence should be secured. The Perdido Towers Owners Association is not responsible for lost, damaged, or stolen items.
2. Remove all personal items from the beach when leaving the area. “Leave only your footprints”.
3. Personal items cannot be stored under the walkover. Storage is never permitted in the dune area of the walkover.
4. Small sailboats, canoes, kayaks, and other small craft cannot not be stored on the grass, under or alongside the walkover, sundeck, or pool deck, at any time.

FLORIDA LAW FOR BEACH AREAS

1. NO PETS, FIRES, OR FIREWORKS IN POOL OR BEACH AREAS.
2. Florida law protects the sand dunes because healthy dunes are the first line of protection from hurricane wave surges. Florida law prohibits any actions that might damage the dunes or harm wildlife. .
3. Climbing over first floor balconies to go to the beach is in violation of Florida law that protects the dunes.
4. The walkover must be your only path for crossing to the beach. The walkover may be reached by going through the pool area. AT NO TIME SHOULD THE DUNES BE USED FOR CROSSING TO THE BEACH OR FOR PLAYING.

TENNIS COURTS

1. The tennis courts are for owners and guests only.
2. Tennis courts will be used on a first-come and first-use basis. Please do not tie up the courts for over one and a half hours if people are waiting.
3. Posted tennis court rules apply and will be enforced.
4. No shoes should be used on the tennis court except proper tennis shoes.
5. Whoever uses the tennis court is responsible to relock the gates and turn off the lights.
6. Use of the tennis courts for any activity other than tennis is a violation. Skateboarding, basketball and such activities are a violation and anyone caught will forfeit their right of use and be responsible for any damage costs.
7. Tennis courts will have a combination lock for entry. The owner or management company from whom you rent is responsible for issuing the code to you.

LUGGAGE CARTS AND SHOPPING CARTS

1. For your convenience, luggage carts and grocery carts are located in the entry lobbies of each building. These are for the convenience of all owners and guests, and should not be used for any other purpose. These carts **ARE NOT** to be taken to the pool area or beach.
2. Luggage carts and grocery carts are **NOT** for use by housekeepers or vendors.
3. Children must not be allowed to use the carts for play.
4. PLEASE return carts promptly after use. Do not leave in units, elevators or elevator lobbies.

POOL ROOM / EXERCISE EQUIPMENT

1. Please help the Association conserve energy by turning off the lights, fans, and television when you leave the room.
2. Clean up the room after you complete your activities in the room. Do not leave trash behind.
3. No children younger than 16 years of age are allowed on the exercise equipment.
4. Private and exclusive use of the meeting room by an OWNER who wishes to have a private event must be presented to management who will in turn clear it through the Association Board of Directors. All expenses of set up, maintenance and clean up must be borne by the party that has exclusive use of the facility.

GARBAGE

1. PLEASE DO NOT LEAVE TRASH OUTSIDE YOUR CONDO or in any other common area including hallways, stairways and entrances..
2. Because of odor and the drawing of insects, garbage should be sealed in plastic garbage bags and disposed of in dumpsters next to the road at each end of the parking lot.
3. No owner, guest or housekeeper shall throw the condo trash into the front receptacles located at building entrances.

ANIMALS

1. Florida laws and Escambia County laws prohibit animals on the beach and in the pool area, The ordinance is enforced by the County Sheriff's Department and State Park Service Officers.
2. Escambia County has a leash law enforced by the Sheriff's deputies. All dogs shall be kept on a leash when outside the unit.
3. The assigned area to walk pets is the grass area between the beach highway right-of-way and the parking lot northern edge.
4. Plastic bags are provided for your use in cleaning up after your animal. Please use these bags and dispose of waste in dumpsters near the road.
5. Renters and guests are not permitted to bring pets to Perdido Towers.

SATELLITE DISHES

1. A satellite dish can be no more than 18" in diameter, and must be dark in color.
2. It can only be used on the owner's private balcony and not permanently attached.
3. The satellite dish can not be attached to the building walls, slab floor, or rail system.
See attached POST CEW CONSTRUCTION GUIDELINES.

SEALING OF CONCRETE SUB-FLOORING

1. To stop water from traveling from unit to unit through cracks in the concrete or flooring, it is a requirement that cracks are sealed when tile or carpet is removed.
2. When carpet or tile is removed and a crack is discovered, the management is to be notified. The Association is responsible for sealing the cracks. **See attached POST CEW CONSTRUCTION GUIDELINES.**

SOUND BARRIER

1. Owners are required to install a sound barrier material (Nobleseal or equivalent approved by management) between the floor covering (other than carpet) and the concrete slab.
2. The material must be at least 1/8 inch in thickness.
3. As of 9/1/07 only the product approved by the board may be used. **See attached POST CEW CONSTRUCTION GUIDELINES.**

BALCONY TILE REPLACEMENT

1. When putting tile on the balcony, the slab must be sealed with an approved exterior sealer and inspected by Management before tile is set.
2. The tile should be exterior approved and a minimum of 12" by 12" in size.
3. Grout should be exterior approved grout. **See attached POST CEW CONSTRUCTION GUIDELINES.**

GENERAL INFORMATION

1. Elevators must be padded when moving anything that might damage floors and walls of the elevator and foyer. Padding is available from the management office.
2. Noisy construction work is only permitted after 8 a.m. or before 9 p.m.
3. Owners, guests and renters should not make loud noises or play loud music on balconies or in units such that neighboring units are disturbed. Loud late night parties and loud television are not acceptable.
4. During hurricane season, deck furniture should be brought into the unit when the owner is not in residence.
5. Air conditioner condensate lines **MUST** be kept clear to avoid damage to the Owners unit as well as possible damage to the units below.
6. **NOTHING IS TO BE INSTALLED ON OR TO THE BUILDING INCLUDING, BUT NOT LIMITED TO, PROTECTIVE HURRICANE SHUTTERS, SATELLITE DISHES, DECORATIVE ITEMS, OR ANY OTHER DEVICE THAT PENETRATES THE EXTERIOR SKIN OF THE BUILDINGS. THIS WILL NOT ONLY VOID OUR WARRANTY, BUT WILL ALSO CAUSE WATER INTRUSION TO BOTH YOUR UNIT AND THAT OF OTHER OWNERS.**

SWIMMING POOL

1. Pool hours of 8 A.M. until 10 P.M. are strictly enforced.
2. Please make sure all family members, guests, and children are made aware of courtesy and safety rules in and around the swimming pool.

3. If you as an owner see these rules being ignored or any of the facilities being abused, please notify management at once. Any questions regarding swimming pool rules may be answered by the Association Manager.
4. Posted pool rules apply and will be enforced.
5. All food and beverages must be kept at the table or chaise lounges. Neither are permitted at the pool edge or in the pool.
6. CHILDREN UNDER 12 ARE NOT TO BE LEFT UNATTENDED IN THE POOL OR WITHIN THE POOL FENCED AREA.
7. Parents and guardians are responsible for the personal safety of their children or guest.
8. Official swim diapers are permitted and must be worn by all children not fully potty trained.
9. For safety reasons and to avoid interference with other swimmers, inflatable devices such as floats, all balls of any type, frisbees, and air mattresses are NOT permitted in the pool. Noodles and floats for babies are acceptable. Adults are encouraged not to allow their children to disturb others.
10. No glass containers of any kind are allowed in or around the pool area.
11. Leave area clean and ready for others to use the pool area, tables, and lounges. Drink cans, food products and any other litter should be deposited in the trash receptacles that are conveniently located in the pool area.
12. Please use earphones when using a radio around the pool. No person shall do or permit any action which will interfere with the rights, comforts, and convenience of others guests in the pool area.
13. Residents and guests in bathing attire which are wet and sandy MUST RINSE OFF AT THE WATER STATION ON THE BOARDWALK PRIOR TO USING THE POOL.
14. Residents and guests in bathing attire with wet clothes or shoes MUST RINSE AND DRY OFF PRIOR TO USING THE ELEVATORS AND ELEVATOR LOBBYS.
15. NO ONE IS ALLOWED TO SIT, STAND, HANG ON OR REMOVE THE ROPE THAT CROSSES THE POOL.
16. No personal items can be left in pool area overnight
17. No foreign articles (rocks, shells, coins, etc.) are allowed in the pool. They will damage the filtering system.
18. Towels and other articles cannot be used to save chairs in the pool area.
19. Do not remove pool furniture from pool area.

RULES FOR BOATING FACILITIES

GENERAL RULES OF WATER CRAFT

1. Owners' boats using the Perdido Towers boating facilities (docks or boat yard) will display a numbered decal. Owners must apply for the decal in the Management Office. The decal must be attached to be visible from the dock. The Management Office will maintain a record which contains the boat description and the decal number assigned.
2. Owners' trailers stored on Perdido Towers property will display a numbered decal. Owners must apply for the decal in the Management Office. The Management Office will maintain a record which contains the trailer description and the decal number assigned.
3. Effective 9/1/07 any boat, jet ski, trailer, or other motorized watercraft which does not have a current Perdido Towers decal properly affixed is subject to removal from the Perdido Towers property at the Owner's expense.
4. The code to the launch area and keys to the dry storage are not allowed in the possession of anyone other than owners at Perdido Towers.
5. Renters wishing to launch a boat must contact their own rental agent for a parking pass, and Perdido Towers Management must have registration and insurance information.

BOAT YARD (DRY STORAGE) RULES

1. Owners may store boats with trailers in the designated dry storage area, provided space is available. Permission for boat/trailer storage **must** be secured through the Perdido Towers Management. Description, including serial numbers of all boats, trailers, motors, etc., along with proof of ownership and proof of insurance must be supplied to the Association Manager.
2. Stored boats and trailers must have a current registration and/or a current license and must be in operational condition.
3. Storage of other things such as cars, motorcycles, campers, mobile homes, boatless trailers, etc. is prohibited.
4. In the event of danger, damage, or inconvenience to another owner because of the presence of a boat and trailer in the dry storage area, the Perdido Towers Management Company may have the problem corrected through contracted help with the cost being billed to the owner.
5. Owners may store only one boat and boat trailer provided space is available.
6. No boat and/or trailer that is so large as to interfere with other owners or renters' rights or cause an inconvenience will be permitted in the dry storage area. The Perdido Towers Management will be the judge as to the reasonable size of any such boat and/or trailer; however, should a dispute arise, then the Board of Directors will make the final decision.
7. Trailers without boats may not be stored in dry storage.
8. A separate fenced area is available for owners smaller boats, wave runners, jet skis, and other small water craft.
9. Any assigned dry storage slip remaining unoccupied for over thirty (30) days will be subject to re-assignment to another owner.

SLIP ASSIGNMENT

BOAT SLIPS will be available on a first come first serve basis to any owner, renter, or guest for a time period not to exceed the time period the owner, renter, or guest occupies a Perdido Towers unit. Do not select a slip larger than is necessary for your boat.

DOCK RULES

1. Only Perdido Towers owners, renters, and guests at Perdido Towers will be permitted to dock boats at the Perdido Towers docks. Each person who docks a boat at the facility will be required to provide Management proof of insurance, boat name (if any), brand of boat (Boston Whaler, Grady White, etc.) length, color, and registration number.
2. The management company will maintain up-to-date lists of all owners and guests using slips.
3. The Perdido Towers Management company, Board of Directors, or Owners Association makes no guarantee of safe dockage. Each boat owner is totally responsible for the maintenance and safety of his/her own boat. In the event of inclement weather (hurricane, flood, etc.), it will be each boat owner's responsibility to remove his/her boat from the dock prior to the arrival of such weather or to secure the boat in a manner so as not to cause damage to the docks or other boats. In the event any damage is caused at any time by an owner or renter's boat, the individual boat owner shall be personally liable for the damage.

4. Should the Management company observe any minor problem with a boat at the dock such as a broken dock line, loose bumpers, etc., then they may, at their discretion, have the problem corrected and/or repaired with cost (not to exceed \$100.00) being billed to the boat owner. By agreeing to do this neither Perdido Towers Management nor the Perdido Towers Owners Association assumes any responsibility for the safety of any boat, as any service performed is done merely as a favor to the owner.
5. Any individual or group of individuals shall not make additions, deletions, changes, or other alterations of any kind to the docks or dock area without prior written approval of the Board of Directors
6. A Perdido Towers Owner may use more than one boat slip (not dry storage).
7. Should a Perdido Towers Owner who has a boat docked at the Perdido Towers' docks sell his/her condo unit, then their boat and all other personal property must be removed from the premises within thirty days of the condo sale (closing date).
8. In the event any boat or any personal property at the Perdido Tower's docks becomes a danger to the docks, to other boats, or becomes an unsightly nuisance or a safety hazard as determined by Perdido Towers' Management and the Board of Directors, then the owner of such boat or property will be notified by the Manager to correct the problem. If the conditions are not corrected within seven working days, the Manager may have the problem corrected or removed with all expenses being billed to the owner.
9. Boats occupying a slip at Perdido Towers will be secured with no less than four (4) lines at all times, two on the bow and two on the stern.

IMPORTANT TELEPHONE NUMBERS

Emergency

Fire.....	911
Police.....	911
Rescue.....	911
Poison Information Center.....	800-282-3171
Gulf Power (To report an outage).....	850-505-5711

Property Management

Property Manager – Sandy Gyorkos.....	850-492-4757
After Hours Emergencies.....	850-572-5939
Office Fax.....	850-492-4755

Local Hospitals

Baptist Health Care – 1000 West Moreno St., Pensacola, FL. 32501
Phone: (850) 434-4011

Sacred Heart Health System – 5151 N. Ninth Ave., Pensacola, FL. 32514
Phone: (850) 416-7000

West Florida Healthcare – 8383 N. Davis Hwy., Pensacola, FL. 32514
Phone: (850) 494-4000

South Baldwin Regional Medical Center – 1613 N. McKenzie St., Foley, AL.
Phone: (251) 949-3400

Urgent Care

Dr. Kevin Hurson – 25405 Perdido Beach Blvd. #18, Orange Beach, AL.
Phone: 251-964-7425

American Family Care – 25775 Perdido Beach Blvd. Orange Beach, AL.
Phone: 251-974-3004

Perdido Urgent Care – 12385 Sorrento, Pensacola, FL.
Phone: 850-466-8668

Boarding Pets

Pensacola Pet Resort – 300 E, Gadsden St., Pensacola, FL. 32501
Phone: (850) 438-3393 www.PensacolaPetResort.com

Towing Service

Tatum's Towing – 3906 Mobile Hwy., Pensacola FL. 32505
Phone: (850) 470-0222

POST CEW CONSTRUCTION GUIDELINES

Perdido Towers owners share common space in close proximity to each other, which requires each of us to abide by rules in common, applicable without exception to all owners, GUESTS, and to the Association as a whole. Such agreements are entered into by Neighborhood Associations, Condominium Associations, and wherever living quarters are in close proximity to ones neighbors. The rules governing each owner's actions are designed to protect the interest of all owners since work being done at odd hours, work being done by unqualified contractors, or work by the owner of said unit can cause damage to those owners who are above, below, or beside their neighbors. The limitation of the hours in which work is to be done by owners and/or contractors protects everyone in each building from loud noises from hammering or other types of work creating an atmosphere which is unpleasant for the remaining owners. Leaks from plumbing work done improperly or fires resulting from faulty wiring by inexperienced workers represent examples of hazards to all owners in common.

Unit owners are reminded that alteration and repair to the Common Elements are the sole responsibility of the Association, except for those matters which are stated in the Declaration of Condominium to be the responsibility of the owner. No work of any kind is to be done upon or affecting those portions of exterior building walls or interior boundary walls which are the responsibility of the Association without first obtaining written approval of the Association's Board of Directors and its designated Board of Directors (hereafter referred to as the ARC). No work of any kind is to be done on any portion of the Unit considered to be "white box" without first obtaining the written approval of the Association Board and ARC. No owner may install any plumbing, wiring, electrical device, or air conditioning equipment without first obtaining the approval of the Association Board and ARC. Nothing shall be done in any unit or on the Common Elements that may impair the structural integrity of the Building, that may change the Building structurally, or cause an increase in the insurance rate for the Association or unit owners; nor shall anything be altered or constructed on or removed from the Common Elements without first obtaining the written approval of the Association Board and ARC.

Owners wishing to perform improvements to their Unit, except for cosmetic changes such as painting, wallpapering, and carpeting/flooring, shall submit to the Chairman of the ARC, for the Association's reasonable approval, plans and specification clearly and completely describing the improvements contemplated. The plans and specifications shall be suitable for receiving a building permit from the appropriate authorities for the work. Exhibits shall include installation details, the dates and time of day work is to be performed, a sample of tile colors for tile that will be installed on balconies (shades of beige and cream only), and a signature from the installer and owner that sound attenuation requirements for tile and flooring installed within units will be met.

* (see below) In accordance with Florida law, all contractors and/or sub-contractors who are hired by Perdido Towers Owners to perform Owner-specific work must provide the chairman of the ARC: 1) A copy of the contractors/sub-contractor's valid Florida Contractor's License. 2) written proof of Workman's Compensation Insurance, 3)

Written proof of Liability Insurance naming the Perdido Towers Owners Association as an Additional Insured., and 4) a photocopy of the Escambia County building permit for the work to be done on the Owner's unit. It is the Unit Owner's Responsibility for seeing to the contractor/sub-contractor providing these documents to the Chairman of the Board of Directors prior to the commencement of any work in the Unit.

The Owner shall provide to the Association, a signed and completed Indemnification form that the ARC chairman shall provide, indemnifying the Association from any and all loss and expenses, including legal expenses, resulting from the performing of the improvements.

It is important that all Owners know that they will be held ultimately responsible if the contractor/sub-contractor do not comply with these rules and regulations. The Perdido Towers Owners Association will NOT go after a contractor to recover damages. The Unit Owner will be held responsible for the paying of all damages; and that owner can then go after the contractor for reimbursement.

Prior to commencing work, the owner and owner's contractor shall sign that they will:

1. Pad and protect the elevator walls (using the quilted padding provided by the Association), and all Association Common areas, including agreement to pay for any damage incurred while completing work contracted by any owner.
2. Protect flooring in elevators and common areas, including agreement to pay for any damage incurred while completing work contracted by any owner.
3. Not commence work which involves noise before 8 AM or after 4PM unless such construction or repair work is necessitated by an emergency. Unit owners shall not permit or cause any unusual or objectionable noises or orders to be produced upon or emanate from their unit or any balcony. Common Area, or Limited Common Area. It is requested that contractors complete their work for the day by 4PM so that the designated inspector can, at his discretion, come in and inspect prior to 5PM.
4. Perform clean-up of all debris or trash resulting from their work at the end of each work day and periodically during the work day should the need arise. This shall include, but not be limited to, vacuuming the floors, elevators, sidewalks, and/or parking lot where residue from their work or from bringing materials into or out of the buildings has occurred, and cleaning up and protecting all landscaping.
5. All waste material removed from the unit in question is to be removed from the site on a daily basis. Reasonable prior arrangement may be made with the ARC chairman to use the Association's dumpster with appropriate cost-sharing.

The ARC, with the approval of the Board of Directors, shall determine the amount of fines and the method in which they shall be collected for unpaid damages, including but not limited to, the filing of liens, as supported and remedied by the laws of the State of

Florida.

Any change whatsoever to the "white box" requires submission to and approval of the ARC.

Any upgrades to the "interior finishes" on the bottom two floors of the Towers requires submission to and approval of the ARC. This is necessary so that adequate flood insurance is maintained to cover interior finish improvements.

All owners planning to have work done to, or replacement of, roof-top air conditioner condensers are requested to give the ARC notice, in advance.

There are to be NO attachments to the window frames. This is a non-negotiable item as it will render our window warranty null and void.

The Association, at the direction of the ARC chairman, will provide a central check-in and check-out point for all contractors on a daily basis. If damage is discovered we will have to know who was working in the building and for whom they were working. This person will oversee and enforce all rules. Initially David Pinder and Mike Martin will serve in this capacity with the owner paying all inspection expenses as negotiated with Pinder-Martin Associates.

- *The above policy is not intended to prohibit an owner from doing minor installations in their unit, i.e. Install a dimmer switch, change out a toggle switch or receptacle, install a ceiling fan or light fixture, tap into and run a TV cable, change out a sink trap, replace or install sinks, toilets, water heaters, appliances, window coverings, and minor carpentry work, etc. These items do not require a permit and also should not create damage to the common areas or effect anyone else in the Towers.*

PLEASE MAKE THIS DOCUMENT A PART OF YOUR PERMANENT CONDO MATERIALS, AS THESE REGULATIONS WILL APPLY EVEN AFTER INITIAL INTERIOR FINISH WORK IS COMPLETED.

Thank you for your cooperation as our goal is to protect our new buildings and also protect the rights of enjoyment for all owners and their guests.

Adopted at the October 21, 2006
Annual Owners Meeting