

PERDIDO SKYE CONDOMINIUM

RULES AND REGULATIONS

1. ARRIVAL:

- 1.1 Perdido Skye does not have an "on-site" office. If you are a renter, you should make arrangements prior to arrival with respective owner for unit entry access (i.e. pick up of keys, entry codes, etc.) along with a parking pass which should be displayed on your dashboard.
- 1.2 Please do not park in "handicapped" spaces without proper credential.
- 1.3 Luggage carts are located on the ground level near the elevator (west side). They may be located inside the west ground level stairwell. Luggage carts are to be returned immediately to the ground level/elevator area. PLEASE DO NOT take luggage carts inside units to unload.

2. PETS:

- 2.1 Escambia County ordinance prohibits pets on the beach.
- 2.2 Renters are prohibited from having pets in the units or on the property. This right is reserved FOR OWNERS ONLY.
- 2.3 Owners, please remember to pick up after your pet. There is a doggie walk located on the East side of the property.
- 2.4 Pets must be leashed at all times when out of doors.
- 2.5 The board may order any pet removed from the building and property if excessive barking or disturbances are reported.

3. DAMAGE:

- 3.1 An owner or guest of record is responsible for any loss or damage to the common elements as a result of their misuse or carelessness. The cost to repair or replace any such damaged property will be assessed to that unit owner.

4. KEY POLICY:

- 4.1 Every owner or their agent is responsible for unit keys. The association does not distribute new keys.
- 4.2 If you are an owner and loose or misplace your unit key please call Stephenson Resort Management 850-497-1300. There will be a \$50.00 lock out charge. If you are a renter please call your rental company.
- 4.3 For vehicle entry you may call "ACE UNLOCKS" at: (850) 505-7545.

5. HOUSEKEEPING:

- 5.1 The association provides personnel to clean the common areas.
- 5.2 Owners and their guests are reminded to pick up trash to keep the property looking presentable and to enhance your own enjoyment.
- 5.3 Occupants shall maintain their unit in a clean and sanitary manner.

6. OUTDOORS GRILLING:

6.1 Outdoor grilling is permitted ONLY in the designated area. Permanent charcoal grills are provided for the use of our owners and rental guests.

6.2 Fire and Safety Rules & Regulations state that no charcoal/gas grills are allowed on balconies. If you are found to have a charcoal or gas grill on your balcony you will be subject to a \$100.00 per day statutory fine charged by the State Fire Marshall for each day the violation continues.

7. PERSONAL PROPERTY:

7.1 The Perdido Skye Condominium Association is not responsible for theft or vandalism, or other damages to any owner's personal property. Please take sensible precautions for safeguarding your property.

8. FITNESS ROOM:

8.1 Hours are from 6 am-11 pm.

8.2 No one under 18 years of age is allowed in the fitness room under any circumstances due to insurance restrictions.

8.3 No Food or Glass Containers allowed in fitness room.

8.4 When using exercise equipment, you must be dressed in proper attire including foot wear. No wet swim suits.

8.5 Use of fitness equipment is at your own risk.

11. SWIMMING POOL:

11.1 The use of the pools or hot tub is at your own risk. No life guards are provided.

11.2 Non-swimmers or children required PFD's must be personally supervised by a parent or guardian in the pool with the child or sitting within arms reach on the deck.

11.3 Swimming pool rules are posted in pool areas and will be strictly enforced. Pool hours are: 8am-10:30pm.

11.4 Children under the age of (12) must be accompanied by an adult who is responsible for overseeing them in the pool areas. CHILDREN IN DIAPERS MUST WEAR "SWIMMERS".

11.5 Children under the age of (6) are NOT allowed in the hot tub under any circumstances.

11.6 DIVING is NOT permitted. The "feet first" principle should be followed.

11.7 No food or glass containers are allowed in the pool area.

11.9 Pool may be closed for maintenance without prior notice.

11.10 Only owners, their resident guests or lessees may use the pools or pool areas. Unauthorized persons will be ejected from the property by a call to the Escambia County Big Lagoon Sub-Station.

11.11 Footwear must be worn to and from the pool areas. Bathers must dry themselves before re-entering the building to prevent puddles and slippery conditions on the common walkways.

11.12 Bathers must shower to remove suntan lotions before entering pools or hot tub.

12. PARKING:

12.1 NO RV'S, campers, boats or trailers shall be parked on Perdido Skye property.

12.2 Cars parked in a NO PARKING or HANDICAP zone or those not belonging to occupants or guests are subject to being towed.

12.3 Parking is at your own risk.

12.4 The association does not accept any responsibility or assume any liability for loss or damage to vehicles or other personal property stored or parked on the premises due to theft, vandalism or loss from any other cause.

13. QUIET HOURS:

13.1 Quiet hours are from 10:30 pm to 8am. This includes all common areas, walkways to unit, pool areas, parking lot and fitness building.

14. FIREWORKS IN COMMON AREAS

14.1 The use of fireworks on our property is prohibited by state and county statute and by this document.

14.2 DO NOT feed the seagulls, as they will learn to frequent your balcony and leave YOU with messy cleanups.

15. TRASH AND GARBAGE REMOVAL

15.1 Garbage must be contained in plastic bags and tied shut before carrying down to the dumpster located on the east side of the parking lot.

15.2 All trash, including boxes or other large or heavy items must be carried down to the dumpster.

15.3 Please use your garbage disposal for most food waste but do not deposit shrimp peelings, fibrous food such as asparagus or cooking grease in the sink or disposal.

16. PENALTY FOR VIOLATION OF RULES OR REGULATIONS

16.1 Any violation of these Rules and Regulations or damage to the common property by lessees shall become the unit owner's responsibility and will render the owner liable for fines of \$100 not to exceed \$500 per infraction in addition to the cost of repairing such damage or loss. Collection of such fine may be by Special Assessment.

17. SPECIAL CONSIDERATIONS BY OWNERS

17.1 Unit owners are responsible for the conduct of their guests and conformity by such guests to the Rules and Regulations.

17.2 No radio or television antenna or dish or any wiring for any such purpose may be installed on the exterior of the building or upon the condominium property without prior written consent of the Association.

17.3 All official notices of the association shall be placed in the official Perdido Skye notice box located on the ground level across from the elevator.

17.4 Each unit shall be used only for the purpose of single-family residence and for no other purpose whatsoever.

17.5 The balconies shall be used only for the purpose intended and shall not be used for hanging garments or other objects, or for cleaning rugs or other household items. Drying of laundry will not be permitted out of doors. Towels may not be hung over balconies.

17.6 Unit owners are reminded that alteration and repair of the building is the responsibility of the Association. However, the cost of maintenance to interior unit windows, doors and doorframes are owners' responsibility. Absolutely no alternation of windows or balconies is permitted without the express written approval of the Association. There shall be no

exterior painting of doors by the unit owner and no additions, enclosures or lighting fastened to the exterior of the building and NO SIGNS DISPLAYED without the written consent of the Association.

17.7 Luggage carts are to be returned immediately to the ground level/elevator area.

17.8 Loud or boisterous conduct and disturbing noises will not be tolerated.

17.9 No object (including cigarettes or cigars) may be thrown or dropped from balconies. Expulsion from the property and other legal remedies will result from such actions.

18. EMERGENCIES

18.1 For security and medical emergencies call 911. For non-emergency disturbances or accidents call the Escambia County Sheriff at 850-436-9630.

19. PROPERTY PROBLEMS

19.1 For any issues with the property (pool, trash, etc.) please call Stephenson Resort Management 850-497-1300. For after hours emergencies call 850-516-0673.