

Grand Caribbean at Perdido Key Owners' Association, Inc.

REVISED
RULES & REGULATIONS
AND
REVISED
VIOLATIONS

**OWNERS YOU ARE RESPONSIBLE FOR NOTIFYING
MANAGEMENT COMPANY OF THESE REVISED RULES &
REGULATIONS AND VIOLATIONS AND ENCOURAGED TO POST
IN YOUR UNIT**

A Reminder: Minutes, By-Laws, Rules & Regulations, Rules Violations, Unit
Remodel Forms and other pertinent information can be found:

Website: gulfcoastarea.com - press on the More heading and Grand Caribbean.

Password: GC2018

Grand Caribbean at Perdido Key Owners' Association, Inc.
c/o Key Concepts Realty, Inc.
13880 Perdido Key Drive, Pensacola, FL 32507
850 492-5462 (Office) 850 492-5924(Fax)

RULE VIOLATIONS

- **Parking**
 - Owners and guests must display Parking Pass at all times
 - Vehicles are ticketed and towed after 24 hours
 - No large trucks, motor homes or other oversize vehicles including boats and trailers except for deliveries.
 - Vehicles will be Towed

- **Pool Area Violations**
 - Smoking, Food, Glass
 - Owner may be fined \$50 per violation
 - Pets
 - Owner fined \$500 fee per violation
 - Excessive Noise; Foul Language; Loud Music
 - Notify Sheriff's Office

- **Pets (Owner & Guest)**
 - Pets off leash or not picking up after pets relieve themselves
 - \$150 fee per violation
 - Pets in the pool
 - \$500 fee per violation
 - Owners that Rent to Guest with Pets
 - Warning with Telephone Call, Email Notification and Door Posting - Guest has 24 Hours to remove pets; Thereafter \$150 per day fine imposed

- **Remodeling**
 - Owner must submit Unit Remodeling Form prior to start of construction
 - Owner pays \$500 if proper documentation is not submitted
 - Owners remodeling a unit must make arrangements to dispose of their waste materials. Owner will be charged excess garbage fee of \$250 if such arrangements are not made.

- **Common Area**
 - Towels or anything else hanging on Balcony
 - Notification to abide by Rules & Regulations; Owner may be fined \$25 for repeat offenses

Grand Caribbean website: <http://www.gulfcoastarea.com>
david@gulfcoastarea.com
Grand Caribbean at Perdido Key Owners' Association Inc.
Board Approved on January 12, 2019

RULES & REGULATIONS

EMERGENCY NUMBERS

Emergency	911
Escambia County Sheriff	850 436-9620 – Responds 24 hours
Association Maintenance	850 492-5462

PARKING RULES

1. **All vehicles (Passenger Car, Pick-up Truck and Motorcycle) must have a parking decal or parking pass obtained from Key Concepts.** Owners and Rental agents are required to issue parking passes to all Guests.
2. No large trucks, motor homes or other oversize vehicles including boats and trailers.
3. **Vehicles WILL BE towed if a valid parking pass is not displayed.**

POOL/HOT TUB AREA RULES

1. Pools/Hot Tubs are open from **8:00 a.m. to 10:00 p.m. NO EXCEPTIONS**
2. **No lifeguard on duty. Swim at your own risk.**
3. **NO Children under 13 should be UNATTENDED IN THE HOT TUB.**
4. **NO Children under 14 should be UNATTENDED in the POOL.**
5. **NO FOOD, SMOKING, GLASS CONTAINERS OR PETS (Refer to Pet Rules) permitted within the pool or hot tub fenced area.**
6. Owners and Guests are requested to shower off sand before entering the pool.
7. Any person, who is incontinent, or not fully potty trained, **must wear SWIM DIAPERS at all times while in pool.** Diapers must be changed prior to entering the pool and immediately after leaving the pool. **DO NOT** dispose of used SWIM DIAPERS in pool garbage containers.
8. Owners and Guests must remove all items from the pool area.

PET RULES

1. **Owners ONLY are permitted to have pets. NO EXCEPTION**
2. **Pets are NOT PERMITTED in the pool area per Florida State Statute; \$500 fee for violation.**
3. Keep pets on leashes at all times in the common areas and clean up after your pets.
4. Owners will be held responsible for themselves or their guests who violate Pet Rules at a fine of \$150 fee per occurrence (not on leash and not cleaning up after pet).
5. Appropriate documentation required for service pets brought in by guests.

GARBAGE RULES

1. No garbage bags, containers or other disposable items may be placed on the walkways. Please bring all of your trash to the dumpster located in the parking lot.
2. **ONLY** household garbage in dumpster.

REMODELING RULES

1. Submit Owner Unit Remodeling Form to Key Concepts prior to start of project.
2. Owner violation fee of \$500 failing to submit proper documentation.
3. Owner, contractor or service vehicle trailers permitted 8:00 a.m. to 5:00 p.m. for delivery.
4. Owner or Contractor will **NOT** place construction debris in dumpsters.

NOISE RULES

1. Quiet Hours are 10:00 p.m. to 8:00 a.m.
2. No loud music, excessive noise or other disturbances will be allowed at any time.

COMMON AREAS RULES

1. Grills and flammable material of any kind are not allowed on patios/balconies.
2. Personal Items may not be kept on the walkways at any time.
3. Canopies of any kind are not allowed.
4. No towels or other objects may be hung on balcony rails at any time.
5. Luggage carts are provided and riding on carts is strictly prohibited. Carts are to be returned to elevator area immediately after use.
6. Children must be supervised at all times.
7. Grand Caribbean is not responsible for lost or stolen items.

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