



## GULF TERRACE CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

Observance of these rules will help promote the health, happiness, and peace of mind for the residents and owners of Gulf Terrace. We ask that you please follow the rules. If you have any questions, contact the Rental Office at 1 (850) 837-4720. These rules are in addition to any other duties and responsibilities imposed by the Association's declaration of condominium bylaws, or laws, regulations, and ordinances. Revised - 11.01.2013

### 1. NOISE

All residents and guests shall refrain from any activity that would disturb the quiet enjoyment of the property by all residents and their guests. In order to assure the comfort of our residents, the utilization of compact disc players, cassette players, radios, television sets, video cassette recorders, digital video discs (DVD), and musical instruments are not to exceed a reasonable level of volume at any time. Between the hours of 10:00 PM and 10:00 AM the noise shall be kept at a volume that cannot be heard outside the unit from which it originates from. This rule shall not apply to commercial service providers, such as lawn maintenance, waste management or to the Gulf Terrace maintenance staff, it being recognized that the provision of such services require early morning hours to perform required work.

### 2. ACCESS

State law requires access during normal business hours to each unit in case of an emergency (fire, flood, hurricane, etc.) and for safety inspections, pest control and performance of maintenance required to be done by the Association. Owners must supply the office with a key to the unit. This is not a SPARE key and will not be given out to any unauthorized personnel. Failure to provide access in accordance with this rule will result in the issuance of a fine and may further result in the Association changing the locks or making forcible entry at the unit owner's expense.

### 3. MAINTENANCE

Please report all Association emergency maintenance problems to the office. Occupants of units under lease are reminded that the responsibility of maintenance and repair is between the landlord and the tenant as established by their lease agreement. Service provided for which the unit owner is liable will be charged to the unit owner for cost of labor, materials, and, if needed, professional contractor fees. An administrative fee will be charged if the Association arranges for an outside contractor to perform the work.

### 4. COMMON AREAS

Breezeways, grounds, gardens, parking areas and recreational facilities are not to be used for individual purposes such as, but not limited to, storage of supplies and equipment, lawn and garden furniture, fire pits, personal gardens, and playground equipment. Storage of any type is not permitted in the breezeway, except as required by medical necessity. Colored bulbs are not permitted in permanent light fixtures. Proper wattage and lighting types must be in accordance with established specifications. All property found on the Association's common property will be confiscated (unless otherwise permitted in these Rules and Regulations) and held in the Association's outside storage area for fifteen (15) days; at the end of that time items will be

disposed by the Association. Encroachments of any kind upon the common areas will be subject to removal at the owner's expense.

5. **PATIOS AND BALCONIES**

These areas are not to be used for storage purposes of any items other than those approved by the Association. Approved items are up to six (6) patio chairs designed for outdoor use, one patio-type furniture table, and an approved storage box (see office for specifications established by the board). Outdoor grills are permitted to be stored, but are not allowed to be used in these areas. Grills are to be used temporarily on the common ground away from the unit at a safe distance to avoid a potential problem from fire or smoke. The hanging of garments, towels, clotheslines or plants is not permitted outside the patio plane, including the balcony railings. Approved items include a maximum of four (4) non-hanging plants and a maximum of four (4) hanging plants.

6. **BULLETIN BOARDS**

The North bulletin board at the mailboxes is designated exclusively for Association use for posting of board/committee meeting notices and other information for residents. The South bulletin board is designated as a community board – made available for residents to post non-commercial and non-solicitation information. All such information must be submitted to the Association office for approval before posting on the community board. Postings will be reviewed weekly and will be removed based on date posted and availability of space.

7. **SIGNS**

No signs may be displayed in any manner including "For Sale" or "For Rent" signs.

8. **COOK-OUTS**

Barbecue grills have been placed throughout the grounds for your use. Cooking of any kind on patios, balconies, or breezeways is prohibited. If you use your own barbecue grill it must be put away in a timely fashion after every use (when cool enough to store).

9. **PETS**

Owners or owners' tenants are allowed to keep no more than two non-aggressive pets in their unit. Pets are to be defined as a cat, dog or bird. When pets are outside, they must be on a leash held by the owner or the owner's agent at all times. Owners, or their agents, are responsible for picking up after their pets. Any owner or agent found not picking up after their pet will be fined without prior notice of violation required. All owners are responsible for all actions concerning pets of their guests, tenants, or invitees. When outside, pets are subject to Destin City Ordinance #65.3 and all other applicable laws of the County of Okaloosa and the State of Florida.

10. **PARKING AND TRAFFIC**

Parking is permitted only in spaces marked on the pavement. All vehicles must be currently licensed and in working condition (no flat tires, missing hoods, engines, or wheels, etc.) Vehicles are not to be stored in common area parking. Vehicles shall not be covered in open parking spaces. Boats, motor homes, trailers, or spare vehicles shall be parked in the Association's storage area, based upon space available, and a monthly rental fee shall be assessed for such parking, as established by the board. All vehicles parked on premises must display a Gulf Terrace decal or guest pass obtained by unit owners, tenants, or guests by registering the vehicle at the Association office. Speed must be controlled in the interest of the safety of others. Observe speed limit signs. Double parking and tandem parking is prohibited. No sleeping is permitted in any vehicle, nor shall personal property be stored inside a vehicle's passenger area. Temporary permission may be obtained from the office for storage of property within a vehicle for owners making improvements to their units or relocating to or from the condominium community. Commercial and/or Construction-use vehicles with racks or other special equipment configuration not primarily designed to be licensed for public roadways, vehicles with more than two axles and/or any vehicle by width or

length that does not conform to parking spaces are prohibited from parking overnight, unless permitted by management on a special one-time basis.

## **11. RECREATIONAL FACILITIES**

- A. **Pools:** The hours of use for the swimming pools are 9 AM to 10:00 PM. Children under the age 16 must be accompanied at all times by an adult not less than 18 years of age. Observe all posted rules at each pool, including noise regulations. No glass is allowed in pool area. No lifeguard is on duty. Do not remove the safety buoyed ropes that are required by law to be in each larger pool. Keep the gates closed; keep pool furniture within the gated area. Animals are not allowed inside the pool fence. All owners, guests, tenants or invitees must display a permit in a conspicuous place on their attire or worn on their person while using our pools or tennis courts. The Association shall provide these permits through the office to the appropriate parties; furthermore the Association reserves the right to collect a refundable deposit for these permits.
- B. **Tennis Courts:** ~~The tennis courts are for tennis play only and are available on a first come, first serve basis.~~ If people are waiting, limit play to one (1) hour for singles, and one and one half (1½) hours for doubles. Only soft-soled shoes are allowed on the courts. Armbands must be worn while on the tennis courts. Children under the age of 16 must be accompanied by an adult at least 18 years of age.
- C. **Lake:** Armbands must be worn at all times while fishing from Gulf Terrace property. Swimming in the lake is prohibited.

## **12. TRASH**

Trash must be placed in the dumpsters located at the north end of the property on both sides of the lake. Heavy or unusual items, such as ovens, washers, box springs, mattresses, etc., are to be disposed of by resident. Dumpsters are NOT to be used to dispose of construction materials or hazardous materials, such as computers, rechargeable batteries, etc. DO NOT leave items like this on common property or in or near the dumpsters as they will not be picked up by Waste Management. Violators will be fined \$100.00 for dumping violations without prior notice of violation being served. Trash and garbage must not be left outside the unit for later disposal, but must be taken immediately to the dumpster. Cigarette butts are to be disposed of properly, by utilizing a designated butt tray and or can.

## **13. LOCK-OUTS**

If you are an owner or renter and are locked out of your unit after hours, a \$35.00 fee will be payable at the time the unit is reopened. Identification will be required. During office hours, if you are a renter and are locked out of your unit, there is a \$20.00 fee payable at the time the unit is reopened. Identification will be required.

## **14. FEEDING OF WILD ANIMALS AND BIRDS**

Do NOT feed the wild animals on the common property. Fish food is available in the vending machine at the clubhouse and can be fed to the fish and turtles in the lake.

## **15. RECREATIONAL AREA PARKING**

- A. Owners and tenants at Gulf Terrace with vehicles that have not been or will not be operated for a month or more must relocate such vehicles to the Recreational Area Parking spaces behind and near the office allocated for that purpose by the Board of Directors. Parking in such designated area is on a first-come basis, based upon availability.
- B. Vehicles that are permitted in the Recreational Parking area include jet skis, boats, boat trailers, recreational vehicles, camping trailers, and spare vehicles.

- C. The Owner must request and receive an assignment of a slot before parking any vehicles in the designated slots available.
- D. Slots will be assigned for the actual time needed, but not to exceed one (1) year at a time. An owner/tenant may renew the time period provided there are no other persons waiting to use such slots.
- E. All vehicles occupying slots must have proper identification and valid license plates (if required to be operational.) They also must be in serviceable condition (no flat tires, no broken axles, etc.)
- F. Only one slot per unit will be assigned at any one time so that other owners and tenants can have the opportunity to use the spaces.
- G. If all requests for slots have been filled and a unit owner or tenant requests a second slot, management may, at its discretion, allow temporary USE OF A 2<sup>ND</sup> SLOT FOR THAT UNIT FOR NO MORE THAN ONE (1) YEAR. All other rules apply as for those in regularly assigned slots.
- H. The Association office should be notified when the use of an assigned slot is no longer needed to make it available to others.
- I. Vehicles cannot be chained to fences and cannot be parked or extend into lawn or ground cover.
- J. Gulf Terrace will enforce a FINE upon the owner of the unit for vehicles owned by unit owner or his tenants or guests parked anywhere on Gulf Terrace property in violation of these Rules and Regulations.
- K. Vehicles/equipment never allowed include: vehicles not owned or leased by owners, tenants, or their guests, vehicles with more than two axles, semi-tractors and trailers, and construction equipment such as bulldozers, back loaders, etc.

#### **16. USE RESTRICTIONS ON ASSOCIATION PROPERTY**

No bicycles or skates are allowed on the sidewalks or bridge. Skateboards are prohibited on Association property. Children are not permitted to play in the parking areas or streets.

#### **17. ALTERATIONS AND IMPROVEMENTS**

- A. Unit owners may not make any alterations or improvements to their property except those specifically allowed by the Association's governing documents or as otherwise permitted by law. All such alterations and improvements shall be made at the unit owner's expense. Work shall be done without disturbing the rights of other unit owners. Unit owners shall make no changes to any interior boundary wall, exterior wall, or patio without first obtaining the written approval from the Board of Directors. This includes, but is not limited to, screen doors, exterior doors, windows, structural or load-bearing members, exterior lighting, electrical wiring and plumbing additions.
- B. A request for "Build Out/Modification" is to be submitted to office for board approval prior to the commencement of any work. It must be accompanied by the following:
  - Copy of plans for such work prepared by a contractor or an architect licensed to practice in the State of Florida.
  - A list of materials to be used.
  - Copy of the City of Destin permit for all trades.
  - Copy of the contractor's business license.
  - Copy of the contractor's Certificates of Insurance.

- C. The contractor shall be required to give a start date and estimated time for work to be completed. Contractor will be advised that no construction material, equipment or debris that has been removed from the unit shall be left on the common grounds at the close of the day. No work shall be commenced until the building permit and/or permits from all trades involved have been submitted to the board of directors for approval and a letter approving such work has been issued to the contractor. All work must meet the current building codes and meet the existing standards of the Association.
- D. Further, nothing herein shall be construed as a prohibition of or limitation on the right of the Board of Directors to pursue other means to enforce the provisions of the various condominium association documents, including, but not limited to, mediation, arbitration, or legal action for damages and/or injunctive relief.

**18. NOTICES**

First offense of the rules will result in a notice from the Gulf Terrace office, unless otherwise provided in these rules. If the violation is not corrected, VIOLATORS WILL BE SUBJECT TO A MAXIMUM FINE OF \$100.00 PER INCIDENT IN ACCORDANCE WITH ARTICLE X (H) OF THE DECLARATION OF CONDOMINIUM AS AMENDED AND FLORIDA STATUTE 718.303(3). Any fine issued pursuant to a violation of these Rules and Regulation will be charged against the owner of the unit which the violator occupied at the time of the violation, whether or not the owner of the unit is the violator. The foregoing provision shall not apply in those situations where the Association is serving as the rental agent for the owner and the violation is done by the tenant. The amount of any fine, if not paid, may be the basis for the disapproval of a future lease of the unit as outlined in the Declaration of Condominium, Article XI, B, 1, B., or if unpaid for more than 90 days, the basis for suspension of the right to use of certain common property amenities. Nothing herein shall be construed to interfere with any right that a unit owner may have to obtain from a violator occupying the owner's unit payment in the amount of any fine or fines assessed against the unit.

**19. CONSTRUCTION AND INTERPRETATION**

In the event of conflict between one or more of these rules or where more than one interpretation can be construed, the board of directors shall apply the meaning that best promotes and protects the interests of the majority of the owners in maintaining a peaceful and tranquil environment and a uniform, consistent, and attractive appearance of the buildings and grounds.