BAYWATCH CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS

The spirit of these regulations is to provide a minimum of rules so that all may recognize and respect the rights and privacy of others.
Be a good neighbor….respect the rights of others.

1. **PETS**. ***Renters MAY NOT have pets.*** ***Owners only (not family members or visitors)*** may have pets as long as they do not exceed 25 lbs. **No pets on beach, pier, pool deck or in the pool.** All pets must be on a leash. **Strictly Enforced with fines, which are $100 per day per animal.**

2. **NOISE**. Musical instruments, stereos, tape and CD decks, radios or television will not be played between 10:00 P.M. and 8:00 A.M. in such a manner as to disturb others. Large parties are not permitted without prior written board approval. (20 people or more)

3. **BEHAVIOR**. Occupants are responsible for the acts of their children and guests. Each unit shall not sleep more than 6 people each night.

4. **PARKING.** Numbered parking spaces in the covered areas are privately owned and each space is restricted to the **private use** of the owner. Outside parking is available for third floor residents and guests. Each owner and renter is allowed two parking spaces. **Vehicles not identified with owner passes or visitor passes will be towed at owners expense. If vehicle is towed you may contact Bayside Towing 850-932-2020. Every vehicle on the property must have a pass.**

5. **TRASH DISPOSAL.** Trash and garbage should be properly bagged and placed in dumpsters.

6. **BARBECUE GRILLS:** No charcoal or gas grills are allowed on any balconies. Grills are not allowed to be used within 10 feet of a building.

7. **TOWELS:** Towels or other objects may not be hung over balconies or stairways.

8. **POOL:** No glass or pets in pool area. The use of the pool is strictly at swimmer's own risk. Rules governing use of the facility are posted on site. Pool hours are 8 a.m-10 p.m.

9. **FISHING PIER:** This is a private pier for Baywatch owners, immediate family members and renters only. If guests are using pier, owners must be on premises. Boats may not tie up to pier except when loading or unloading **Baywatch** residents.

10. **BEACH AREA: No glass or pets are allowed on the beach. Storage of canoes, kayaks, watercraft or any other items will not allowed overnight (Pensacola Beach Ordinance).** If left they will be removed from property. All kayaks and paddleboards must be in racks and not left on ground. Property Manager assigns #'s for spaces on racks.

11. **MOORING BUOYS**. Buoys are privately owned and not for public use. **Do not tie up to pier.**

12. **OWNER RESPONSIBILITY:** It is the responsibility of each condominium owner to see that their tenants and guests are **notified** and **abide** by these rules and regulations.

Beach Condo Management, Property Manager Linda Watson
PO Box 1568
Gulf Breeze, FL. 32561 850-393-6754

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