

## THINGS YOU SHOULD KNOW BEFORE HAVING TENANTS OR GUESTS IN YOUR UNIT

### (Guests and Lessee)

- Under no circumstances may more than six (6) persons (including the unit owner or tenant and their families) sleep overnight in a two (2) bedroom unit.
- Overnight guests' use of the Condominium facilities is subject to the same provisions as condominium facilities by Non-Overnight Guests.
- Tenants are not permitted to have overnight guests (related or non-related) in the tenant's absence.
- Should a unit owner wish to lease their unit, they shall furnish the Association with the proper documentation. No individual rooms may be rented, and no transient tenants may be accommodated. Rent-sharing and subleasing are prohibiting.
- All proper documentation signed by the unit owner and tenant shall provide that the tenant has read and agreed to be bound by the Declaration of Condominiums, Articles of Incorporation, By-Laws, and Rules Regulations of the Association.
- All leases shall be for a minimum period of thirty (30) consecutive days or one calendar month and a maximum period of one (1) year.
- Pets may be kept or harbored in any condominium unit ONLY by a tenant who leases a unit for SIX (6) MONTH OR MORE with prior written permission by the unit owner and Board of Directors. ALL PETS MUST BE REGISTERED AT THE PUNTA RASSA ADMINISTRATIVE OFFICE.
- NO TENANT who leases a unit for LESS THAN SIX (6) MONTHS shall keep or harbor a pet.
- NO GUESTS (of owners or tenants) may harbor a pet in a condominium.
- No tenant shall make or permit any disturbing noises or improper, immoral, or offensive use of the premises whether made by themselves, their family, friends, servants, or lessees, nor permit anything to be done by such persons that will interfere with the rights and comforts of other residents.
- Noise levels of television sets, radios, record players, and social gatherings shall not be annoying to others, whether during the day or night, on any property within the condominium boundaries.
- No cooking of any kind is allowed on porches, balconies, or walkways.
- No guest may use the amenities, including but not limited to the pool, spa, tennis courts, fishing piers, shuffleboard courts, etc. unless an owner or tenant is in residence and on the condominium premises when a guest uses the amenities.
- Upon the condominium property, an adult will monitor and regulate all children's activities and behavior.
- The fishing pier has a blanket license allowing residents and their guests to fish without obtaining individual permits. The privilege applies to the octagon dock only. NO

hazardous activities, barefoot, loud noises, loud music, horseplay, pets, or harassment of birds and wildlife, and NO children are allowed on the pier without an adult.

- Owners are to provide their tenant(s) with a fob to enter the gazebo area to access the pool and spa. The Association office will NOT issue entry fobs. There is a \$20.00 replacement fee for each fob. Gates shall NOT be propped open.
- The pool and spa hours are from 8:00 AM to 10:00 PM. The special adult period is only from 8:00 AM to 9:00 AM and from 5:00 PM to 6:00 PM. There is no lifeguard on duty; use the pool at your own risk—shower before entering the pool.
- There are to be NO glass containers in the pool and spa area, diving, running, or horseplay on the pool or spa deck, breakable containers or food in the pool, spa, or on the pool and spa decks, raft, boats, toys, Frisbees, balls, radio or television without earplugs, or children under 12 without an adult.
- Non-toilet trained children or incontinent adults are NOT permitted in the pool or spa without training pants or rubber pants. NO disposable diapers are allowed in the pool or spa.
- Swimsuits are required, with no cutoffs.
- Lounge chairs cannot be reserved. Beach towels shall be used on the lounges.
- Smoking is prohibited in the swimming pool, spa, pool and spa deck, and the gazebo area. Smoking is allowed elsewhere on the property in uncovered spaces.
- Smoking is prohibited in the building elevators, walkways, and stairwells.
- ALL VEHICLES parked on the Condominium Association property shall display a valid parking permit. All vehicles in violation will be towed at the vehicle owner's expense without notice.
- Drones and other remotely controlled flying devices are prohibited from being operated over or in any portion of the Condominium Property. Drones used for recreational purposes and Drones which are not correctly licensed and lawfully used are prohibited in the Condominium Property.