

Phoenix East Rules and Regulations

Parking

A. General

1. All vehicles must display a current, authorized pass.
2. Absence of a pass for identification will result in vehicle being towed from parking lot at owner's expense.
3. If identifiable, owner will be notified if pass is improper. Owner will have four (4) hours to obtain proper pass or remove vehicle before it will be towed at owner's expense

B. Condo Owners

1. Owners will be allotted two passes per unit owned. The authorized Owner's permit is physically transferable from one vehicle to another. Permanent residents (year round residents) will be permitted two additional passes.
2. Owners who have misplaced passes must purchase new ones at a cost of \$50.00 each.
3. Owners may leave passes at the front desk for use by non renting guests. However, Brett/Robinson will not be responsible for ensuring the passes are returned, or for lost or stolen passes.
4. When a unit is sold, the previous owner should give the new owner all vehicle passes.
5. Owner's Parking areas
 - a. Owner's parking passes do not guarantee an owner's parking space.
 - b. Section A - 1 also applies to owner parking area.
 - c. Owners may not leave their vehicle in owner's parking area while not occupying their unit.

C. Renters

1. When the Association service fee is in effect, all guests must pay the fee plus tax for the authorized vehicle pass.
 - a. Renters are allowed to purchase one vehicle pass for a one bedroom unit, and two vehicle passes for both two and three bedroom units.
 - b. During periods when ample parking is available, additional passes can be purchased.
 - c. The service fee/pass is valid for the entire visit (Reservation).
2. Day passes during service fee effective dates

- a. During non peak periods and on a space available basis, visitors may receive a No charge day pass valid for one day only, expiring at 8:00 p.m. Visitors wishing to stay after 8:00 p.m. must purchase a pass.
 - 3. All renters vehicle passes will be available at the check-in desk, and must be displayed immediately.
 - 4. The service fee is not a guarantee of a parking space.
 - 5. The Association nor the agent assumes responsibility for damage by storm, theft, accident, nor for loss of articles left in vehicles.
 - D. RV=s, Boats, Trailers, etc.
 - 1. No long term storage is allowed.
 - 2. Each parking space occupied requires a vehicle pass per above rules.
 - E. Handicapped parking
 - 1. A handicapped parking permit does not guarantee a handicapped parking space.
 - 2. Owners, renters, and visitors may use handicapped parking space if vehicle is so permitted.
- II. Pets
- A. Absolutely no pets are allowed by renters or their guests. A pet, or evidence of a pet, found on the premises will result in forfeiture of all rents and deposits, and immediate eviction.
 - B. Owners may have pets only in their condo or on a leash to and from authorized walking area which is outside the fence, north of parking lots. Owners must pick up after their pets. All other areas are off limits to pets.
 - C. Pets are not permitted on the beach by city ordinance.
- III. Beach
- A. Walking or playing on dunes and habitat area is prohibited. If toys or equipment inadvertently lands there, retrieve with least disturbance.
 - B. Parties after 10:00 p.m. must be quiet.
 - C. No jet ski type water craft will be permitted to operate from the Phoenix beach. In order to park jet skis in the parking lot (provided space is available), the owner must sign a statement agreeing not to operate it at the Phoenix beach.
 - D. Open fires are prohibited on the beach by city ordinance.
- IV. Balconies/Decks
- A. Hanging towels, swimsuits, etc. from the balcony railings is prohibited.
 - B. The use of grills on balconies or decks is prohibited
 - C. Feeding birds from the balconies is prohibited.
 - D. Noises, music, instruments, etc. loud enough to disturb neighbors is

prohibited.

- E. The throwing or dropping of any item from balconies is prohibited.

V. Pool and Spa

- A. All swimming pools and hot tubs will be closed from 11:00 p.m. to 7:00 a.m. All posted rules apply:

SWIMMING POOL -

1. No lifeguard on duty. Swim at your own risk
2. No diving!
3. Children must be accompanied by an adult .
4. Pool use limited to owners and guests.
5. No running or rough play in pool area.
6. No glass containers allowed in or around pool.
7. No pets allowed in pool area.
8. Bathing suits required.
9. Pool may be closed for cleaning and water treatment when necessary.
10. Pool side furniture cannot be reserved.
11. Babies must wear protective swimwear.

HOT TUB -

1. Caution - floor and steps may be wet!
2. Maximum 4 adults in tub at one time.
3. Children must be accompanied by an adult.
4. Glass containers are not allowed in tubs.
5. No food allowed in or around tubs.
6. 20 minute time limit when others are waiting.
7. Remove suntan oil before entering tubs.
8. No pets allowed.
9. Dry off - Do not leave tub area dripping wet.
10. Tubs will automatically drain if occupants violate these rules.

VI. Other Property

- A. Racquetball Court - Must be 12 years old or accompanied by an adult, eye protection must be worn.
2 hour time limit. Tennis shoes only. No wet clothing. Closed at 10 p.m.
Absolutely no black marking shoes. Please sign in at Front Desk.
- B. Fitness Room - No food or drink permitted. Children under 16 years of age are Not allowed. Use at your own risk. Keys are at the front desk. Please keep door closed and locked.
- C. Sauna - Keys are at the Front Desk. No children under 16 years of age are

allowed in the sauna.

- D. Rollerblading and skateboarding is prohibited on the property.
- E. Bicycling is allowed only across parking lot to and from street.
- F. Use of fireworks on beach and property is prohibited.
- G. Obey all posted rules and signs.
- H. Property belonging to one Association may not be taken to another building.
- I. Smoking is prohibited from enclosed common areas (lobbies, meeting rooms, elevators, etc.)

VII. Enforcement of Rules

A. Owners

- 1. Violation of those rules for which penalty is not so above stated will be referred to respective Association board for assessment of penalty.

B. Renters

- 1. Violation of those rules for which penalty is not so above stated will be referred to Brett/Robinson Gulf Corp. Property Manager for penalty.
- 2. Failure to comply can lead to eviction and forfeiture of rents and deposits.

C. Enforcer

All Brett/Robinson Gulf Corp. Employees shall have the authority and responsibility to enforce the above regulations.