

# PHOENIX VII OWNER'S RULES AND REGULATIONS

Please be courteous and follow the Golden Rule

Most Common areas of this property are under video surveillance.

## CONDO UNIT ACTIVITIES

- It is prohibited to attach anything to balcony railings, staircase railings, walkway railings or common area walls or ceilings. This includes lock boxes when selling your unit.
- Smoking is prohibited in any enclosed common area. THIS IS A NON-SMOKING BUILDING.
- Drone use is prohibited.
- Rollerblading and skateboarding are prohibited.
- This HOA has the right to enter any unit in the event of an emergency.

## PARKING

- Parking permits are required for all vehicles. Parking permits for registered guest must be purchased at the service desk inside Phoenix VII.
- Single Day Permits for guests/visitors/contractors/vendors/service vehicles can be obtained at the Entrance Gate House and are valid through 10:00 pm on the date issued.
- Trailers and/or boats require permits. These vehicles are not permitted Thursday through Sunday from June 15<sup>th</sup> through August 15<sup>th</sup>.
- Vehicles without permits are subject to booting or towing after 24 hours at the vehicle owner's expense.
- Every vehicle must fit into a parking space.
- Owner's underground parking permits are for the designated underground space number only and are not valid for above ground parking.
- Buses are not permitted past the Gate House. Bus passengers must unload and load at the Gate House.

## OWNER'S PARKING

- There are (2) plastic parking permits allocated for each unit. Permanent residents are allotted one additional parking pass.
- Owners can replace a parking permit for \$25 over a two-year period. Any additional permits required during this two-year period will be \$100.
- Damaged parking permits may be exchanged for new ones by presenting the old one to the Association Office. Association Office can be contacted at 251-948-1949.
- Owners may leave passes at the Service Desk for non-renting guests; however, they will not be responsible for lost permits or permits not returned.
- Owners are prohibited from allowing rental guest to use their parking passes. Discoverable events of this nature will result in the owner's permits being confiscated. Any violation will result in fines of \$100 for the first occurrence, \$200 for the second occurrence, and \$300 for each subsequent occurrence.
- Unpaid fines will be assessed as a late charge to their account using the same formula as non-payment of dues, and/or assessments.
- Owner should give new owners all passes when unit is sold.
- There are no guarantees of availability of handicap parking spaces.

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## PETS

- Only Owners and their non-renting guests are allowed to have pets.
- Pets are not permitted on the boardwalk or pool areas.
- City Leash Law is in effect except for behind the Tennis Courts.
- Pets must have an HOA issued pet tag on their collar or leash. Pet tags can be picked up at the service desk inside Phoenix VII.
- Anyone not having a pet tag is liable for fines from \$50 for first violation to \$250 for continued violation and forfeiture of pet privileges.
- Owners are expected to pick up and dispose of pet waste. Failure to comply may result in forfeiture of pet privileges.

## BEACH

- Beach and dunes are under the city, State and Federal Control and are patrolled.
- Walking in the Dunes is not allowed.
- No pets, fires, fireworks, or glass containers are allowed on the beach.
- All holes should be filled and only footprints should be left when leaving the beach.

## BALCONIES

- Hanging towels, swimsuits, etc. from the balcony is prohibited.
- Use of a grill on balcony is prohibited.
- Feeding birds from balcony is prohibited.
- Loud noise that would disturb neighbors is prohibited. i.e., music, instruments, yelling, etc.
- Throwing, dropping or spilling items from balconies can cause eviction from the property.
- Currently, only pre-existing board approved tiled balconies are allowed. An addendum to these rules will be provided if necessary, regarding this matter following the upcoming Owner's Meeting on May 4, 2024.

## POOLS, SPAS, FITNESS ROOM, SAUNA, RACQUETBALL COURT AND TENNIS COURT

- Posted rules apply. Use is limited to owners, their guests and renters.

## CONDO UNIT ACTIVITIES

- It is the responsibility of the Owner to dispose of their own trash and furnishings when remodeling their unit or changing out furnishings.
- Our dumpsters are not to be used for disposal of remodeling materials or furnishings.
- Contractors working for an Owner are responsible for disposing of their trash in a location other than our dumpsters.

## PEST CONTROL

- All units are covered under our Pest Control semi-monthly treatment and inspection contract.
- Owners will be advised of the treatment schedule if you are on the premises.

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## UNIT DOOR LOCKS

- The HOA has the responsibility for your doors, locks and windows but allows you to change the lock at the Owner's expense.
- If any Owner wants to replace or change the lock, they assume full responsibility for upkeep, repair and/or replacement.
- Our Building Facilities Manager can provide information related to the best type, key or electronic, etc.
- Owners must provide two (2) current keys to the HOA. One will be kept for use by facilities personal and the other for fire, emergency, and police use.
- If the lock is converted back to an association lock at any time, it will be at the Owner's expense including the door if damaged.

## ENFORCEMENT OF RULES AND REGULATIONS

- Violation of a rule for which the penalty is not so above stated will be referred to our Management Company.
- Our Management Company employees, such as the Rental Manager, Facilities Manager and/or Security shall have the authority and responsibility to enforce the above regulations.
- Violation of a rule/rules for which the penalty is not so above stated will be referred to the Association Board of Directors for assessment of the appropriate penalty.