



Property Rules

To ensure the safety, comfort, and enjoyment of all residents and guests, we kindly request that you adhere to the following guidelines:

1. **Quiet Hours** - Sundown maintains a family-friendly atmosphere for the quiet enjoyment of all guests. Quiet hours are from 10:00 p.m. to 8:00 a.m. If you experience unnecessary noise during these hours, please call 850-324-7903 for assistance.
2. **Railings** - Please do not hang towels, clothing, or any other items on railings.
3. **Dune Protection** - Use the designated boardwalks to access the beach. Protecting our dunes is essential to preserving the natural beauty of the area.
4. **Feeding Birds** - Do not feed birds from balconies, decks, or the pool area.
5. **Smoking Policy** - Smoking of any type to include Vaping inside units and on the balcony is strictly prohibited and will result in charges applied to your credit card on file. Designated Smoking areas Grilling areas and in the parking lot only.
6. **Fire Safety**
 - Fires are not permitted on balconies, decks, walkways, or boardwalks.
 - Electric, gas and charcoal grills are not allowed in these areas. Charcoal grills are provided in the designated recreational area.
 - By law, fires are not permitted on the beach.
7. **Pets** - Sundown is not pet-friendly for tenants renting or leasing a unit. Only owners may have pets, not family members or close friends of owners, Owners only. All owners must keep pets on leash at all time.
8. **Prohibited Activities** - The use or discharge of guns, bows and arrows, slingshots, and fireworks is strictly prohibited on Sundown premises or the beach.
9. **Trash Disposal** - All trash must be disposed of in the dumpsters provided. Please do not block access to the dumpsters.
10. **Maintenance Requests** - All maintenance requests must be submitted through the office.
11. **Pool Rules**
 - Pool hours are 9:00 a.m. to 10:00 p.m.
 - No lifeguard is on duty; swim at your own risk.
 - No Smoking in the Pool or Pool area.
 - No loud music, rough play, or glass containers are allowed in the pool area.
 - Food and drinks are prohibited inside the pool.
 - Personal items should not be left unattended. Sundown is not responsible for lost items.
 - For safety, please lower umbrellas after use due to spontaneous wind gusts.
12. **Boating Rules**
 - Boat owners must register at the office to receive a slip reservation tag and boat yard space.
 - Full-time residents may leave boats in slips only while they are on the premises.
 - If residents or guests leave overnight, boats must be moved to the boat yard.
 - Sundown is not responsible for damage to boats at the docks or on the property. Boat owners are responsible for any damage caused to docks.
13. **Parking for Boats and Trailers**
 - Do not park boats, jet skis, canoes, or kayaks on the shore grass. Boats must be docked at piers, and jet skis/kayaks must be placed at the mooring balls.
 - Boat trailers must not be parked in automobile parking spaces or on grass. Parking is available in the boat yard; please check in with the office.
14. **Rental Guest Limit** - Rental guests may have no more than 8 individuals in the common areas at any time without prior approval.
15. **Parking Regulations**
 - Parking passes are required. Please register with the office.
 - Obey the 5-mph speed limit at all times.
16. **Personal Items** - Do not leave personal items unattended in common areas or on the beach.
17. **Fire Safety Compliance** - Escambia County Fire Department regulations require that all walkways, stairwells, and entryway areas remain free of obstacles. Please keep these areas clear at all times.

Thank you for your cooperation in maintaining a safe and enjoyable environment for everyone at Sundown Riverside Condominiums. If you have any questions, please contact the office.