

THE DOCKS ON OLD RIVER CONDOMINIUM ASSOCIATION, INC.
16310 Perdido Key Drive • Pensacola, Florida • 32507

General:

1. All owners must provide access to their condo to the management company. All door locks must be keyed to the master lock. Contact management for instructions.
2. Common areas (parking areas, pool area, docks, grills, etc.) are for the exclusive use of unit owners, their tenants, and guests accompanied by owners or tenants. Owners are at all times responsible for their families, tenants, and guests/friends staying in your unit, any rules they break are subject to fines will be incurred by the unit owner.
3. A "tenant" is a person of legal age currently occupying an owner's unit for overnight living and sleeping quarters. 25 is the legal age for renters responsible for renting a unit.
4. A "day guest" is anyone invited or allowed access to the common areas who is not a tenant or owner. Day guests may not use common areas in the absence of the owner or tenant.
5. During peak season, Docks on Old River is restricted to rentals of 3 days or more. Peak season is Memorial day to Labor day.

Condo Rules:

6. Quiet hours are from 10 pm until 8 am.
7. All trash must be bagged and placed in the dumpster. This has been an ongoing issue with renters. Please make sure they know what to do with their trash.
8. Leave all of the common areas as clean as (or cleaner than) when you found them.
9. Gas or charcoal grills and open flames are prohibited on decks, walkways, and balconies. Electric grills are allowed, but may not be left unattended while on.
10. Fireworks are prohibited.
11. All modifications to the building's exterior, including storm doors, must be approved in advance by the board.
12. Smoking is prohibited in all common areas. Designated smoking area is in the outdoor boat & trailer parking lot.

Pool:

13. No glass in the pool area.
14. No diving.
15. Babies must wear swim diapers in the pool. In the case where we would have to shut down the pool due an incident the owner will be responsible for the cost of cleaning and preparing the pool to be reopen along with a any fines from the health department.
16. No pets are allowed in the pool or pool area.

Pets:

17. Only owners' pets are allowed on association property. Renters and day guest are prohibited from having pets. Owners will be fined if their renters have a pet on the premises whether they are aware of it or not.
18. Pets must be on a leash and under owners' control at all times.
19. Owners must immediately clean up after their pets.

Vehicle Parking:

20. Covered parking spaces on the west side of the building are for vehicles displaying a valid parking permit. No other vehicles are allowed. Temporary or realtor-issued permits must indicate the unit number and expiration date. No reserved parking.
21. Only one covered parking lane (two spaces, one behind the other) is allowed for owners, tenants, and day guests of a single condo unit.
22. Vehicles, including campers and motor homes, are not allowed on the property except for loading and unloading.
23. Covered parking is designated by signs on the east & west side on the building for owners' and tenants' displaying the unit number.

Boat & Trailer Parking:

24. Boat & watercraft trailers are not allowed on the beach area.
25. Absolutely no launching of boats or watercraft from our beach.
26. Boats, trailers, and that do not have a permit displayed, that are in violation of parking rules, not registered with the property manager, or apparently abandoned, may be towed at the owner's expense. Only one trailer per unit allowed.
27. Storage of other items is not allowed in parking or common areas, except with the approval of the property manager/board.

Pier:

28. Crab traps must be removed from the water and piers when not in use. Empty or abandoned traps will be removed.
29. Bait cutting is allowed only at the bait stations on the piers. Fish may be cleaned only at the fish cleaning station near the picnic area. Do not put waste from fish in dumpster.
30. Boat slips are for owners only. Renters are not allowed to use the slips or park their watercraft on the beach. Only one boat is allowed per unit. Owners that allow a friend or relative to use their boat slip must be present during their stay. Otherwise they will be considered renters and the unit owner will be fined \$150 for each day the boat is in the slip.
31. All owners are liable for all injuries and damage to piers, pilings, and other boats caused by them.
32. All boats must be removed from the slips and the "submerged lease" area if there is a hurricane warning. If a boat is left in these areas during a hurricane warning (or actual hurricane), the boat will be assumed to have caused any and all damage that can be attributed to it.
33. No boats over 30ft on the outside slips
34. No boats over 25ft on the inside slips.
35. Boats not in a slip with a lift must be properly cross tied. Boats not properly tied can result in damage to finger piers and the dock which you will be responsible to pay for damages.
36. Jet ski's must moor in their slip and cannot tie up on the beach.

Owners who allow renters to use their slips, will be fined \$150.00 per day, plus reimbursement for any damage done to the docs and fines & taxes assessed by DEP to us
Please note you are responsible for any rule violation by any of your guests or renters
All rule violations are subject to fines that can be imposed by the board