

Rules and Regulations for Gulfstream Shores Renters & Visitors, as established by the Board of Directors

1. Introduction

Gulfstream Shores is a community, and like most communities, its residents expect both owners and renters to be considerate of their neighbors and behave in an appropriate manner. Examples of inappropriate or inconsiderate behavior include: noisy parties with excessive alcohol consumption; excessive noise after 10PM e.g. loud music or TV playing, or loud talking in the common area; littering or abuse of the furniture in the common area; and leaving wet clothes in the laundry area for others to pick up or move. In addition to the obvious requirement to be good neighbors, there are several rules and regulations that renters & visitors are obliged to adhere to while living in Gulfstream Shores. These were approved by our condominium board of directors and are listed below.

2. Landlord's Responsibilities.

- a. The landlord is solely responsible for the renter's & visitor's compliance with these rules and regulations as well as the renters & visitors general behavior and care of the rental property. As such, he or she is the primary contact concerning all disputes and problems that might occur during the renter's stay.
- b. Upon notification of a complaint or problem the landlord must do his or her best to resolve the problem without intervention by the Board of Directors or the management company.
- c. Owners allowing guests to use their unit without being in attendance for more than 14 days, must have the guests complete/submit background check forms for the security of the community. Forms are available on the gulfstreamshorescondos.com website or from the Management Company. The owner will be responsible for all costs involved for compliance.

3. Renter's & Visitor's Responsibilities.

- a. The renter's primary contact concerning maintenance of his or her unit, emergency repairs, or general questions about the condominium community is the landlord.
- b. In the event of a serious emergency when the landlord cannot be contacted, the renter may contact the management company who will in turn provide a list of vendors qualified to make emergency repairs. Contact numbers for management company personnel can be found on the bulletin board in the mail room.

4. Visitors

- a. Renters must be on the premises at all times while receiving visitors.
- b. Renters are responsible for visitors' conduct and compliance with the rules in this document---especially those applying to parking, the swimming pool, and use of outdoor furniture in the common area.

5. Emergency Contact Information.

- a. Prior to occupying the premises renters must provide the landlord with an emergency contact to be used in the event of a death or serious illness. The contact should include at a minimum; a name, telephone number, and email address.
- b. The landlord must provide a copy of the contact information to the management company and the Board of Directors.

6. Pets

Renters & Visitors are NOT allowed to have pets on the premises.

7. Parking Spaces

- a. For purposes of this paragraph, "vehicle" is defined as an automobile, motorcycle, or any other wheeled mode of conveyance normally requiring a parking space.
- b. Each unit in Gulfstream Shores is assigned one parking space and there are only two guest parking spaces (Spaces #108) for the entire building.
- c. Renters must register their vehicle using the form provided in attachment one prior to occupying the premises.
- d. Renters must park in the parking space assigned to their unit, unless the landlord has made other arrangements on their behalf. Such arrangements must be submitted in writing using the space provided in attachment one
- e. If anticipating daytime visitors, they may park at the Town Hall lot from 7a.m. to 7 p.m. OR for overnight guests they must make prior arrangements with the owners of other spaces; or advise the visitors that no parking is available.

8. **Overnight Guests**

In addition to compliance with paragraph 4 above, the maximum number of overnight guests allowed in a one bedroom unit is two. In a two bedroom unit the maximum is four.

9. **Use of the Swimming Pool**

- a. The hours for swimming are dawn to dusk. Swimming during darkness is not permitted.
- b. No diving is permitted.
- c. No glasses, bottles, or other sharp or breakable items are permitted on the patio or in the swimming area, which is defined as the area inside the fence surrounding the swimming pool. Also, no food is allowed in the pool or swimming area.
- d. Children must be accompanied by a responsible adult at all times while in the swimming area.

10. **Use of Outdoor Furniture in the Common Area**

- a. The outdoor furniture is there for all residents to enjoy, but it should be treated with care and respect.
- b. Furniture that is moved to other areas must be returned to their original places when finished i.e. Chairs must go back to the tables and chaise lounges must be returned to the swimming area. **Condominium furniture such as chairs, chaise lounges, may not be taken to the beach.**
- c. Special care should be taken to lower the umbrellas on the tables after use to prevent damage from high winds.

11. **Smoking on the Gulfstream Shores property is ONLY allowed in the BBQ picnic area. Please dispose of cigarette/cigar remains in the proper container.**

12. Use of the Community Room for Parties and Special Occasions

- a. The community room can be booked for special events on a first come, first serve basis. A calendar and sign-up sheet is posted in the mail room. For private parties, the Association requires a \$150 security deposit. The deposit will be refunded provided the community room is returned clean, and furniture is put back the way it was found. All personal items must be removed within 24 hours of the parties end or the next user's reservation whichever comes soonest.
- b. Renters planning parties of six or more in the outdoor common area are requested to notify their landlord in advance so the event can be coordinated with other residents.
- c. Renters are responsible for cleaning up and returning all furniture to their original location after a party or special occasion.

13. Hanging of Towels and Wet Bathing Suits on Railings

The hanging of towels, bathing suits or wet clothing of any kind on walkway and balcony railings or outside door knobs is not permitted.

14. Use of Laundry Rooms

- a. Two laundry rooms are available on floors two, three, and four plus one is available on the first floor between 8 AM and 8 PM for use by both renters/visitors and owners on a first come, first serve basis.
- b. Users should remove their clothing from the washer or dryer as soon as they are finished so the next user is not obliged to do so to use the machines.
- c. Users are responsible for cleaning up after themselves after each use. In particular, empty soap and bleach containers should be thrown away and **lint removed from the dryers.**

15. Use of Trash Rooms

- a. Two trash rooms are available on each floor for the disposal of trash and garbage.
- b. All garbage must be wrapped and tied in plastic bags and dropped down the trash chute.
- c. There are two boxes in each trash room---one for newspapers and magazines, and one for bottles and plastic containers.
- d. Bottles and plastic containers must be rinsed before being placed in the appropriate box.
- e. Articles too big for the trash chute must be carried to the **ground** floor and placed in one of the dumpsters located at either end of the building.
- f. Articles that are too big to fit in the dumpster may NOT be left downstairs. Please contact the Property Manager to receive instructions & arrange for a special pickup at your expense.

16. Replacement of Lost Keys

- a. Renters should take special care to have their unit key on their car key ring, in their purse, or in their pocket every time they leave home. If they lock themselves out, the management company does not have access to spare keys.
- b. For purposes of emergency and planned maintenance, one key for each unit is located in a special lock box accessible only to board members; however, board members are not obliged to retrieve these keys to assist an owner or renter who is locked out. Providing this assistance is strictly voluntary.
- c. If a renter/visitor who is locked out is unable to find a board member on the premises it will necessary for him or her to call a locksmith at their expense.

17. Use of the Mail Room

- a. Each unit has an assigned mailbox in the mailroom which is on the first floor in front of the community room.
- b. If a renter intends to have mail forwarded to Gulfstream Shores it will be his or her responsibility to get a mailbox key from the landlord and make the necessary forwarding arrangements with the US Post Office.

18. Window Washing

Windows facing the common area are washed every Friday morning. Renters/visitors must make sure their windows are closed prior to the start of this operation. IF unable to wash the windows on Friday, they will attempt to wash them on the following Monday

19. Security and Safety

- a. The security and safety of the premises is the responsibility of everyone, owners, renters, and visitors alike. Please keep your units locked when leaving the premises.
- b. From time to time, owners and renters will be given digital codes to access keys or entrance to secure areas. Under no circumstances are these codes to be passed on to visitors or other nonresidents.
- c. The building is equipped with a fire alarm system that sounds a warning using speakers located in numerous strategic locations. The system is programmed to automatically call the fire department, the police, and our management company. If the alarm goes off it should not be necessary to call anyone. Simply seek a safe place, using the stairs (do NOT use the elevator) and await further instructions. The system is tested periodically at pre-announced times.

ACKNOWLEDGED AND UNDERSTOOD

RENTER, please print & provide a signature

LANDLORD, please print & provide a signature

Gulfstream Shores Owners Association, Inc.

Attachment One

Renter Vehicle Registration

Renters Name _____

Parking/ Unit Number _____

Vehicle Information:

Make _____

Model _____

Color _____

License Number _____

State Registered _____

Have arrangements been made to park this vehicle in a different parking place? If so, please provide the information listed below.

Name of Parking Space Owner _____

Unit/Parking Space Number _____

Name of Temporary User _____

Unit Number of Temporary User _____

Period of use agreed upon _____

Acknowledged and Agreed

Parking Space Owner _____ Renter _____

For Landlord:

When completed please email or mail one copy of this agreement to the parking space owner, and one to:

Gulfstream Shores Owners Association, Inc.
c/o Southern Shores Management Inc.
6801 Lake Worth Road Ste. 111, North Bldg.
Greenacres, FL 33467
frontoffice.ssm@gmail.com