

## LAGOON TOWERS RULES AND REGULATIONS

(Effective November 14, 2018)

**OWNERS AND RENTERS:** Welcome to Lagoon Towers. We hope you have an enjoyable stay. All the units are privately owned. Please take care of the property as if it were your own. Any Problems with your condo should be referred to your rental agent. Should you have an **emergency, call 911 or Bay Point Security 850-234-0124**. All renters shall be provided a copy of these rules and regulations by the owner or rental agent upon execution of the lease agreement.

**USE OF PIER:** Per the U.S. Army Corps of Engineers permit for the dock, permanent mooring of boats is not authorized. Boats/watercraft may temporarily moor at the dock for loading and unloading of passengers and supplies. This temporary mooring is only permitted for a maximum of 7 days in any 30-day period when authorized by our Community Association Manager (CAM) and a pass is received and displayed. Violations of this right to use the dock will result in a \$50/day fine and a trespassing violation reported to Bay County Sheriff.

**PARKING LOT:** Boats, trailers or any towed conveyance may be parked behind the swimming pool when authorized by our CAM and the owner of the vehicle is in residence at Lagoon Towers. Parking is limited to a maximum of 7 days in any 30 day period with display of a pass. Golf carts belonging to owners may be parked behind the swimming pool when the unit owner is in residence. Owners of unauthorized golf carts, boats, trailers and RVs will be fined \$50/day and towed at the owner's expense.

**MOTORIZED VEHICLES, GOLF CARTS & BICYCLES:** May not be ridden or parked on sidewalks, corridors or hallways.

**TRASH DISPOSAL:** Owners/renters should place all household trash in the trash room chute located on each floor across from the '04 unit. Chutes can handle a 13-gallon/tall kitchen plastic bag which should be securely tied. Owners are responsible for disposing of all large appliances, furniture and packing boxes off-site. Contractor debris may not be dumped anywhere on the property. Contractors are responsible for daily clean-up of hallways.

**DRIVEWAY:** Driveway use is limited to trash removal, maintenance and the loading/unloading of vehicles. Unattended vehicles are subject to fines for illegal parking and/or towing at owners/renters expense.

**BEHAVIOR:** Rowdy/loud behavior or vandalism will not be tolerated. Bay Point Security will be called if there is a problem. While owners should be tolerant of normal noise levels that are to be expected in a multi-family dwelling, music volume must be moderate and not disturb others Quiet hours are between 11:00 p.m. and 7:00 a.m.

**LUGGAGE/GROCERY CARTS:** Please return carts to the 1<sup>st</sup> floor immediately after use rather than leaving them on the elevator. Carts are not to be used by contractors under any circumstances.

**POOL:** The pool is for the use of owners, renters and guests staying at Lagoon Towers only. If a guest is not staying at Lagoon Towers, They must be accompanied by an owner or tenant to use the pool. Terms of our insurance require that the gate be closed at all times. Pets are not permitted in the pool enclosure. Glass is not allowed in the pool area. Pool hours are from 9:00 a.m. to dusk.

**PETS:** Pets must be leashed while on the common property. Owners are responsible for the proper collection & disposal of animal waste. A pet waste station is located across the parking lot for your convenience and that is the only area on the property that animals may use for relief. Dog barking must be controlled and no animal may become a nuisance or danger to others. No unit shall have more than two pets (with exception of fish tanks) unless a waiver has been granted by the Board. Any violation of the pet policy will result in fines of \$50/occurrence or day of violation and eventual removal of the pet permit. Tenants are not allowed to have pets in the unit unless they have a lease for over 6 months and written permission is granted by the Board.

**BALCONY AREAS:** Lagoon Towers prohibits the use of gas, charcoal, or electric grills on balconies. Please do not hang anything over balcony railings.

**WIND:** Wind drafts can be sufficiently severe to cause damage to doors and windows. Keep screen doors closed at all times. Remove any objects that could be blown off the balcony.

Thank you for your cooperation, Lagoon Towers Board of Directors

**Our CAM Office is located at 4000 Marriott Dr., Suite C  
Please call 850-234-2727 for parking and boat/dock passes**