

LAND'S END CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

GENERAL

- Buggies/luggage carriers are to be returned to the parking area promptly after use. They are not to be left in the lobby, elevator, units or hallways.
- Noises should be at a level that does not disturb the peace and quiet of others.
- Use of skateboards, scooters, roller blades and all similar vehicles are not permitted on the property.
- Speed limit is 5 mph. **USE CAUTION!**
- Feeding seagulls and other birds is strictly forbidden on the property.
- Florida laws protect **SEA OATS** and **DUNES**. Use crossover to access the beach.
- No pets are allowed on the beach.
- For your safety and to protect the building, security cameras are utilized in all common areas.
- Damages and cleaning costs will be assessed against persons responsible.
- **NO LIFEGUARD ON DUTY—SWIM AT YOUR OWN RISK!**
- The phone at the pool connects to Escambia County Emergency Services. Please make your guest and children aware of its purpose. Charges by the county as a result of false alarms will be the responsibility of the homeowner.
- With the exception of the tennis court room, no glass is to be used in common areas including lobby and pool.
- Each unit will be entered every 90 days for the purpose of pest control.
- Owners are responsible for maintaining climate control (below 76 F degrees) in their unit to prevent mold and mildew.
- Owners who allow guests to use their condominium must text, email or call to notify the staff of the Association in advance.

LOBBY Exercise Room, Tennis Room, HALLS. AND STAIRWAYS

- **Parents are responsible for the conduct of their children at all times.** Children are not permitted to play or loiter in the halls, stairways, fountains, elevator, and lobby.
- **CAUTION—ALL FLOORS ARE SLIPPERY WHEN WET!** Everyone coming from beach/pool **MUST DRY OFF** before entering lobby.
- Halls and stairways must be kept free of luggage, floats, bicycles, ice chests, etc.
- Place trash in the receptacles provided.
- Lobby doors are locked each night at 9:00 PM. Use the code that has been provided to enter the building after this time. For security reasons, the doors must be kept closed at all times. The security code will not be given out indiscriminately.
- No roller blades, skate boards (of any kind) or bicycles are allowed in the halls, lobby, tennis courts or pool areas.

BALCONIES

- Per Florida Statue 790.19, it is unlawful **TO THROW OBJECTS OF ANY KIND FROM BALCONIES. VIOLATORS ARE SUBJECT TO PROSECUTION AND EVICTION.** No water, objects, rubbish or litter, including cigarette/cigar butts/ashes, shall be thrown, dropped or swept from the balconies.
- Deep cleaning balconies must be coordinated with other units (below) and management.
- **DO NOT HANG** towels, clothes, rugs, etc., over balcony railings.
- **COOKING ON BALCONIES.** The Florida Fire Prevention Code prohibits any cooking on a balcony of an apartment or condominium. The only exception is for electrical cooking appliances such as electric ranges or electric grills
- **NO GAS GRILLS OR CHARCOAL GRILLS ALLOWED ON THE BALCONIES.**
- All furniture and other items shall be stored/placed in a safe area when owner/tenant is away. **THIS IS MANDATOR FOR THE SAFETY AND PROTECTION OF YOUR UNIT AND OTHER PROPERTY OWNERS.** Damage caused by items flying off the balconies will be the responsibility of the homeowner.
- Tile may not be installed or reinstalled on any balcony.

TRASH

- All normal household trash shall be bagged, sealed and placed in the trash chutes located on each floor.
- All fish products and pet litter must be double wrapped in plastic and securely sealed prior to disposal in chutes.
- **BOXES AND LARGE TRASH ITEMS MUST BE TAKEN TO THE GROUND FLOOR TRASH ROOM.** All boxes must be broken down before disposing in the dumpster under the tennis courts next to the maintenance shop. **DO NOT CLOG CHUTES WITH BOXES.**
- Owners MUST require contractors to remove all rubbish, carpets, etc., from Land's End property. *Owners will be charged for excessive trash removal.*

PARKING AREAS Use Caution!

- Only owners are allowed to park under the building. **GUESTS OR TENANTS WILL PARK UNDER THE TENNIS COURT.** Handicapped parking areas are clearly defined.
- Boats/trailers are prohibited for periods longer than 24 hours, and should be parked under the tennis courts in a manner that does not restrict the flow of vehicles.
- Owners shall obtain a parking decal for each owner vehicle. Owners must obtain a parking permit for each vehicle brought to Land's End. Parking Permits are available in the maintenance office. All unauthorized vehicles **MAY BE TOWED AT OWNER'S EXPENSE.**

POOL/DECK AND BEACH AREAS: NO LIFEGUARD ON DUTY-SWIM AT YOUR OWN RISK!

- Review and abide by the pool rules posted in the pool area.
- Pool times are 8:00 AM to 10:00 PM ONLY.
- Children under 12 years of age MUST BE SUPERVISED BY AN ADULT AT ALL TIMES.
- NO CHILDREN WEARING DIAPERS are allowed in the pool.
- The phone at the pool connects to Escambia County Emergency Services. Please make your guest and children aware of its purpose. Charges by the County as a result of false alarms will be the responsibility of the unit owner.
- No pets are allowed in the pool or pool area.
- Rocks/shells are not allowed in the pool.
- Large floats, surfboards, etc., are banned from the pool at all times.
- ALL SAND/TAR SHALL BE WASHED OFF BEFORE ENTERING THE POOL.
- Faucet/shower provided at poolside.
- Chairs/lounges are not "reserved". All towels/coolers shall be removed when furniture is not being occupied. (This does not include while you are in the pool.)
- Anything left poolside overnight will be removed by the Association.
- Food and glass containers are not allowed in the pool area. THIS IS A FLORIDA STATE LAW.
- Remove all trash from pool and deck area after use.

TENNIS ROOM & COURTS AND EXERCISE ROOM

- Please review and abide by the rules posted in the exercise room and on the tennis courts.
- Hours are 7:00 AM and 10:00 PM.
- Children under the age of 16 must be accompanied by an adult in the exercise room at all times.
- Regulation white soled shoes only on tennis courts. Black shoes damage surface.
- After use, doors must be locked, air conditioners turned to previous settings and lights turned off.
- No roller blades, skate boards (of any kind) or bicycles are allowed on tennis courts.

OTHER

- **PICK UP YOUR ANIMAL POOP (FECES)!**

- Please remember that there is an enclosed designated dog yard located east of the pool with a sanitary station that includes bags for feces disposal.
- We cannot always choose exactly when and where nature will call, but please clean up after your pets in a timely manner.

These rules and regulations are by the authority contained in the Condominium Documents and Florida Statute 718
January, 2021