

Silver Beach Towers Property Owners Association, Inc.

RULES and REGULATIONS

The pleasure of condominium living is greatly enhanced by a congenial atmosphere in which all residents have a proper regard for the comfort and safety of others. Residents are defined as Unit Owners, invited friends of owners, invited guests and rental occupying guests.

The Board of Directors of Silver Beach Towers Property Owners Association, Inc. is charged with the responsibility of establishing and distributing rules and regulations regarding the Silver Beach Towers property. *Please review them and advise family members and guests so that all residents can be “good neighbors”.*

MANAGEMENT & MAINTENANCE

A licensed Community Association Manager (phone 850-269-1395) is employed to ensure that routine activities are managed and resolved properly. All questions or problems by owners should be addressed to the Association Office. Maintenance and repair of the condominium property are the responsibility of the Association, except for maintenance and repair of the interior portions of units, including glass doors and windows. All noted maintenance and repair items should be reported to the Association Office immediately. Rental guests should contact their respective rental agency for needed maintenance within the unit. Contractors and vendors may only work at the property during the hours of 8:00 a.m. and 5:00 p.m. Monday through Saturday.

SECURITY

Effective security must be obtained through the cooperation of all. Examples of this area keeping doors locked at all times, reporting any suspicious person or activity, reporting vandalism or damage to the facilities, etc. Perceived security threats should be immediately reported to the **Okaloosa County Sheriff's Office by telephone at 911 or at 850-651-7400**. You may wish to contact the Association Office at 850-269-1395 for follow up of reported security related issues. All accidents involving automobiles will be reported to the Okaloosa County Sheriff's Department.

EMERGENCY SAFETY

Fire codes require that fire escapes, halls, stairways and landings to and from units shall not be obstructed. Therefore, no articles may be left in these areas, including shopping carts, baby carriages, bicycles, floats, chairs garbage cans, coolers, ice containers, etc. Should there be a community emergency a warning will be sounded throughout the complex. You may notify emergency personnel by local telephone by dialing 911 or calling the Okaloosa County Sheriff's Office at 850-651-7400.

DRIVEWAY AND WALKING SAFETY

Maximum speed limit on the access road and garage areas is 5 MPH. No parking is allowed on roadways, shoulders or egress areas such as doorways. Semi or oversized trucks will not be allowed access onto the property. Be careful of walkers, joggers, bikers and motorists at all times. Walk only on pavements or sidewalks. Planted and natural areas are extremely environmentally sensitive. Bicycles are not to be used on walkways and must be parked in the designated bike racks on the upper parking deck and garage. Skates, roller blades, skateboards, battery operated hoverboards and similar devices are prohibited from usage at the property.

SAFETY

Remote-controlled flying devices such as drones, airplanes, helicopters are prohibited from being physically present or otherwise being used or operated over, on or in the common elements of the property including the beach and green spaces, or limited common elements such as balconies. Owners and or their Real Estate Agents or Rental Managers shall seek the association's permission in advance to utilize a remote-controlled flying device on the property.

The malicious use of laser pointing devices outside of any unit or through the glass windows or doors of any unit at Silver Beach Towers is strictly prohibited due to our proximity to Eglin Air Force Base, Destin Airport, marine vessels and boats.

NOISE

All residents and guests shall refrain from any activity that would disturb other residents. To ensure the comfort of all residents, the playing of music or television must not exceed reasonable levels of volume or disturb any resident at any time. The established quiet time for the condominium property shall be from 10:00 p.m. to 7:00 a.m.

FACILITIES AND EQUIPMENT

All facilities are for the use and enjoyment of all residents. Any facility equipment such as elevators, fire alarms, parking garage gates, pools and other equipment that fail to properly operate, should be reported immediately to the Association Office located in the middle of the parking garage or by calling 850-269-1395.

CHILDREN

Children are welcome and expected to observe the same regulations that apply to adults. This includes use of equipment and facilities in the common areas. Conduct that may interfere with the quiet and comfort of other residents is not acceptable.

PETS

Only after the written approval from the Association, Unit Owners may be permitted the keeping of one pet. No pets are allowed upon the property by any invited guest or rental occupant. For Unit Owners, the keeping of a pet is not a right but a conditional license. No pet which appears to be vicious will be allowed, and may not annoy other residents or in any way become a nuisance. Pets must be on leash and curbed at the designated areas, and owners must “pick up” after their pets. Pet waste disposal areas are located around the property for Unit Owner’s convenience. Unit Owners are subject to the weight and size limitations as established in the condominium documents. No feeding of birds is permitted at the property.

GUESTS

Guests are defined as individuals who are temporarily staying inside a unit with the permission of the owner or as a rental guest. Owners are responsible for acts of their guests. Visitors are permitted to use the facilities only as residential guests. The maximum number of guest per unit is:

- 2 bedrooms- 6 guests
- 3 bedrooms- 8 guests
- 4 bedrooms-10 guests
- 5 bedrooms-12 guests

Having more people stay in a Unit than registered is not permitted. For renters, violations may result in forfeiture of payment and expulsion from the property.

DUNES

Preservation of the dunes is vital and necessary duty of each resident and guest. Therefore, no foot traffic or play is permitted on any of the dune areas. Any alterations of a dune are a violation of state and federal regulations. Violators will be prosecuted.

PARKING

Parking spaces are individually assigned. Parking in certain areas is reserved for residents and guest in each of these areas. The handicap parking spaces are to be properly occupied. Parking of anything other than 2 or 4 wheel passenger vehicles is not permitted.

Wheeled items not permitted at the property at any time are recreational vehicles, boats, skis, motorized ski vehicles, travel trailers, motor homes, buses, oversized vehicles, or any other vehicles or item that, in the opinion of the Board of Directors or the Community Association Manager, are not in the best interest of the property. Improper parking of vehicles shall authorize the Association to automatically fine, tow, or remove the vehicle at the expense of the owner.

PARKING PASS / DECALS

All owners, visitors, guests and rental guests must display proper parking credentials. Unit Owner's parking decals should be displayed on the driver's side windshield.

Visitors, guests, rental guests and contractors must display Association approved hanging tags. These tags are to be hung from the rearview mirror facing outward.

EXTERIOR APPEARANCE

Occupants are prohibited from hanging signs, bathing suits, sunscreens, rugs, plants, towels, or any other items upon balconies or railing. Also prohibited is painting or altering their appearance. Signs, decorations or any other item will not be permitted on the doors or in the hallways of the common areas without the express written permission of the Association. Items may not be hoisted up any building without the express consent of the Association.

UNIT KEYS

The Association shall possess copies of door lock keys for each unit. The purpose of access keys is to allow for emergency access if needed, certify fire alarm systems, inspect balcony handrails and to perform pest control services. Any owner not supplying a key to the Association is subject to Fines and re-keying at the expense of the unit owner. The Association shall use reasonable measures to secure any keys within the possession of the Association. FOB keys programmed by the Association may be subject to a transaction fee of \$25.00

BAR-B-QUE GRILLS

These are provided for residents and guests only from the areas in which they are located. When used, the facility is to be left clean and neat for the enjoyment of others. Children under the age of 16 are not allowed to use these facilities except under the direct in person supervision of adults. Be sure that the gas grills are turned off when finished cooking. Bar-b-que grills shall not be permitted on balconies, unless they are electrical in operation. No other grills may be used at any time without the express consent of the Association.

SWIMMING POOL AREAS

Pool and hot tub use is limited to residents and occupants of Units. The pools are not heated in December, January or February. Hot Tubs are heated year round except when the outside ambient temperature may become less than 45 degrees Fahrenheit. Everyone must observe the following regulations to comply with public health authority requirements and to ensure the comfort and safety of all.

1. Pools and hot tubs may be used only during posted hours. The Association prohibits use of swimming/hot tub facilities between 10 p.m. and 8 a.m.
2. All users must shower before entering the pool
3. All users must shower to remove suntan lotions, creams, and sand before entering the pools/hot tubs.
4. No food or drink may be consumed within twelve (12) feet of wet area, and no glass containers of any kind shall be allowed on the pool deck.
5. No boisterous games, ball throwing, running, skating, shouting or "horse play" is allowed within the pool and pool deck area.
6. Responsible adults must accompany children under the age of 12 in the pool area.
7. No pets are allowed at the pool deck. No feeding of birds is permitted at the property.
8. No floats or rafts are to be used within the pools.
9. Only proper swimming attire is allowed in the pool areas.
10. For health reasons, children under the age of 5 are not allowed in the hot tubs in the pool areas. Individuals wearing absorbent garments or children with diapers must wear leak proof "swimmers diapers".
11. No life guards are on duty at any time.
12. Any items left in the pool areas will be placed in lost and found and discarded if not claimed.
13. Pool furniture is available on a first come first served basis and may not be reserved. Towels or items left on any furniture, if left unattended shall be properly removed by the Association.
14. The pool deck and swimming pool area must be vacated by 10:00 p.m.

Shirts / bathing suit cover-ups and footwear should be worn in all areas away from the pool and beach including hallways, elevators, lobby, and parking garage. For everyone's safety, do not enter the building or elevator in dripping wet clothing.

WRISTBANDS

The Association requires owners, renters and guests to display/wear wristbands in order to identify them as occupants of Silver Beach Towers. The authorized possession of a wristband permits the occupant to utilize amenities at the property. Failure to display the proper wristband may result in Fines or required departure from the premises. Rental agencies are entitled to provide wristbands only to validated occupants of each unit. Non occupants of Units will not receive wristbands. The Association Manager is required to implement the wristband program and to track the number of wristbands delivered to occupants on a per Unit basis.

FLORIDA CLEAN AIR ACT

The Florida Legislature has extended the terms of the Florida Clean Indoor Act to ban smoking in enclosed common areas of condominiums. These areas included the stairwells, exercise rooms, all public restrooms, elevators and any other enclosed public areas. Smoking is permitted only in designated areas at the pools and beach areas near the sand dunes, and private balconies, patios and any other non-enclosed areas. Smoking materials must be extinguished and discarded in properly designated smoking receptacles.

NUISANCE AND COMPLAINTS

Complaint response procedures are carried out by the Association Manager. A nuisance complaint can be made to the Management office or Maintenance personnel. Prompt appropriate action will be taken. **In severe or repeat cases, the offending parties will be asked to vacate the property and the proper law enforcement officials may be contacted to assist.**

LIMITATION OF INTERPRETATION

The Board of Directors hereby authorizes the Community Association Manager to act on behalf of the Association. The interpretation of any such rule or covenant shall remain at the sole discretion of the Board of Directors which shall remain dispositive. The Board reserves the right from time to time to amend, revoke, modify or otherwise change any rule which it deems in the best interest of the Association.

FINES

A schedule of fines may be obtained from the Association Office for reference. These include, but are not limited to, traffic violations, speeding, improper parking, noise, covenant violations, violations to Rules and Regulations, safety issues, littering and offensive behavior. Fines charged against a Unit Owner may be assessed against the respective Unit Owner and if warranted, be levied as a special assessment. If warranted, the Association may impose a violation Fine against any rental guests for any infraction, to be immediately collected and remitted to the Association by the rental agency once requested by the Association. For renters and their guests, the Fine will be immediately reported to the appropriate rental agency and remitted (paid) to the Association from the rental agency on behalf of their registered guest. Any appeal regarding any Fine shall be made in and delivered in writing within 10 days of the notice of violation to the **Silver Beach Towers Property Owners Association, Inc., Attention: Board of Directors, 1050 Hwy 98 East, STE 100, Destin, Florida 32541.**

SCHEDULE OF FINES

The following Schedule of Fines is a representative listing and may not include all infractions for Which a Fine may be levied against a resident, occupant, guest, rental agency or contractor of Silver Beach Towers. Fines are on each violation per item per day occurrence. If the Association deems appropriate, violators may be fined and may be required (except in the case of Unit Owners) to vacate the property. Each interpretation of violations to the covenants or rules and regulations shall be deemed to be at the sole discretion of the Association Board of Directors and shall remain dispositive.

Littering	\$10.00
Improper Parking	\$10.00 for improper parking in an assigned parking space
Improper Parking	\$10.00 for not displaying parking tag/parking decal
Improper Parking	\$25.00 - \$100.00 for blocking access and/or unauthorized vehicles
Unauthorized Pets	\$25.00 for non-approved pets/pet violations
Improper Use of a Unit	\$50.00 - \$100.00
Exterior Appearance Violation	\$50.00 - \$100.00
Noise Violation	\$10.00 - \$50.00
Obstructions	\$25.00 for blocking access to any common use area
Throwing Items	\$25.00 - \$100.00
Vandalism	\$25.00 - \$100.00 for destruction to property
Fireworks	\$25.00 - \$100.00 for creating a hazard to the property
Rental Agency Infraction	\$10.00 - \$100.00 for failure to observe established covenants/rules
Pool/Pool Deck Violations	\$10.00 - \$50.00
Nuisances	\$10.00 - \$100.00
Improper Conduct	\$25.00 - \$100.00
Assessment Late Fee	\$25.00
Contractor Violation	\$10.00 - \$100.00