INLET REEF CLUB

Rules and Regulations

Inlet Reef Club Condominium Owners' Association, Inc.

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Definitions

Owner – Person or persons listed on the deed or in trust.

Tenant – Person or persons who have signed a lease or rental agreement.

Guest – Person or persons invited onto the property by owners or tenants.

Resident – Someone who is currently living at the property.

Use of the units and common elements by owners, tenants, and their guests shall be in accordance with the following duly adopted rules and regulations:

I. Pool

1. The pool is open from 8:00 AM until 10:00 PM.
2. Inlet Reef Club Condominiums does not have a lifeguard on duty, and residents must realize that they swim at their own risk.
3. No bottles, glass, or other breakable containers will be permitted in the pool area.
4. Children must be accompanied by a responsible adult eighteen (18) years of age or older if under the age of twelve (12).
5. All trash must be placed in proper trash receptacles and all tables cleared before leaving the pool deck.
6. Proper conduct is expected of our residents at all times. Rough play or poor behavior at the pool will not be tolerated.
7. The pool is restricted to residents and their guests, the bathing load in the pool is maximum 32 people. Each resident is responsible for the conduct of their children and guests while in the pool area and while going to and from the pool.
8. Pool ropes, life preservers, and hooks and other safety equipment are not to be removed from the pool areas or played with.
9. Pool walkways cannot be blocked by chairs or personal belongings. A three (3) foot walkway must remain open.
10. Food and beverages must remain at the tables at all times. Drinks are not allowed at the poolside.
11. No loud music, noise-making devices, or other noises which will unreasonably disturb the peace.
12. No smoking is allowed in the pool area.
13. No pets are allowed in the pool area.

II. Tennis Court

1. Play and use of the tennis court shall be only in accordance with the posted rules and regulations promulgated by the Association.
2. Tennis court hours are 8:00 AM until 8:00 PM.
3. No pets are allowed in the tennis courts.

III. Parking

1. Automobiles may be parked only in the areas provided for that purpose.
2. Only Owners may park in Owners' Parking, which is designated by yellow poles. All owners must display their Association-provided yellow decals in plain view on their windshield when parked in Owners' Parking. If an owner is driving a vehicle that does not have a windshield decal, he or she must obtain a yellow pass from management (either the hanging pass or the sticker) in order to utilize the Owners' Parking area.
3. Parking in Owners' Parking without an appropriate decal or parking pass whether by an owner, renter, or guest will be fined $25.00 per day. A one-time warning ticket will be issued.
4. Tenants and guests must obtain a white parking pass from Management or Security, which must always be displayed in the vehicle in plain view.
5. No more than two (2) vehicles per unit may be parked at the Condominium at any time.
6. Owners who desire to leave up to two (2) vehicles at the Condominium while not staying in their unit may do so but must park under the tennis court and must display their yellow owner's decal on each vehicle.
7. Watercraft, Recreational Vehicles (RVs) and Trailers may be parked in the Northeast corner of the parking lot adjacent to the Tennis Courts. Owners may store one of the above whether or not presently occupying their unit but must display a yellow owner's decal in plain view. Tenants may store one of the above but may only do so while occupying a unit and must at all times display a white tenant parking pass in plain view. Parking passes are available from Management and Security upon request.
8. Golf carts must have a yellow owner's sticker. Golf Carts may park in Owner Parking while owner is staying in their unit.
9. If an owner purchases an electric car and wishes to have a charging station installed, the owner may purchase the charging station and the Association will install it.

IV. Bike And Watersport Equipment Storage

Owners may store their bicycles, surfboards, paddleboards, and/or kayaks in the respective racks installed by the Association. Tenants may store their bikes in the spaces available in the bike racks. There is no available paddleboard or kayak storage for tenants. They may rent them from Holiday Isle Beach service, or store them on their vehicle travel racks, as long as they do not interfere with parking. All stored items must have an Association-issued sticker in plain view at all times. Stickers are available from management upon request. A one-time warning ticket will be provided for any item stored without an appropriate sticker. Items not removed after the issuance of a ticket will be removed by the Association. Tenants shall remove all items from the Condominium property prior to their departure, and any items left behind will be removed and discarded by the Association.

V. Noise

No owner may make or permit any disturbing noises in the building whether made by himself, his family, friends or guests, nor do or permit anything to be done by such persons that will interfere with the rights, comforts or convenience of other tenants. No owner may play musical instruments, stereo, radio, or television set in his unit between the hours of 11:00 PM and 7:00 AM at an unreasonable volume if the same shall disturb or annoy other occupants of the condominium. It is recommended that felt pads be put on the feet of all furniture to prevent scraping noises on the tile or hardwood floors.

VI. The Units

1. Any owner may identify his unit with a name plate of a type and size approved by the Association. No signs may be displayed unless approved by the Association.
2. The balconies, terraces and exterior stairways shall be used only for the purposes intended and shall not be used for hanging garments or other objects or for cleaning of rugs and household items.
3. No radio or television antenna or any wiring for any purpose shall be installed on the exterior of a building without the written consent of the Association.
4. Unit owners are reminded that alterations or repair of the condominium buildings is the responsibility of the Association except for the interior of the units. No work of any kind is to be done upon exterior building walls or upon interior boundary walls without first obtaining the approval required by the Declaration. (The exception to this is the HVAC unit and the conduit running to the HVAC unit on the roof. Those belong to the owner of the unit but must be handled by a licensed HVAC technician.)
5. Any work to be done by a Contractor inside a unit needs to have a signed copy of the Contractor Rules on file with the Association office. The owner will need to leave a deposit of $500 and a signed copy of the Contractor Rules as well. If the work requires a City Permit (plumbing, electrical, flooring), then a copy of the permit must also be on file with the Association office.
6. Occupancy of units shall be in accordance with the rules of the City of Destin and the Fire Marshal’s code. Occupancy will not be exceeded by owners, residents, or guests.

VII. Pets

1. Pets shall be the responsibility of their owners and no pet may be kept which causes annoyances of any kind to neighboring unit owners.
2. No pets are permitted on the beach, on the pool deck, in the DeChazal Room, tennis courts, or in the Fitness Center.
3. All pets shall be kept on a leash when outside of a unit.
4. All owners and guests must clean up after their pets.
5. Pets that are on property at Inlet Reef Club must be current on all vaccinations, including Rabies, Distemper, Parvovirus, Parainfluenza, Hepatitis, and Bordetella. A copy of current vaccination records and a color photo must be on file in the Association office.
6. Pets shall be limited to 2 dogs with a combined weight of 80 pounds total.
7. Pets are not allowed to be unattended on balconies at any time.

VIII. Beach

1. No pets are allowed on the beach.
2. No glass containers are allowed on the beach.
3. No motorized equipment is allowed on the beach.
4. No tents or awnings are allowed on the beach.
5. No loud music, noise-making devices, or other noises which will unreasonably disturb the peace.

IX. General Common Element Usage

1. Use of the recreational facilities of the general common elements will be in such a manner as to respect the rights of other unit owners.
2. Use of particular recreational facilities will be controlled by regulations to be issued from time to time, but in general such use will be prohibited between the hours of 10:00 PM and 8:00 AM.
3. No advertising notices of any kind may be placed on any portion of the Condominium Property.
4. No items may be hung from outside of the garage storage lockers.