

GULF HIGHLANDS BEACH RESORT

RULES AND IMPORTANT INFORMATION

Welcome to Gulf Highlands Beach Resort, we hope you enjoy your visit! If you have any questions, concerns, maintenance issues, etc., please contact the Owner of your unit or the Owner's representative. The Association office does not handle rental issues.

- **Rental Restrictions** The rental of all townhouse parcels shall be made only to adults twenty-one (21) years of age, or older, who will be residing in the townhouse parcel during the rental period. Occupancy is limited as follows:
Efficiency or 1 Bedroom: 4 people *** 2 Bedroom: 6 people *** 3 Bedroom: 8 people.
- **Quiet hours** are from 11 pm to 7 am. Additionally, noise must be kept at a level that will not constitute a nuisance to the neighbors. Loud and excessive noise will not be allowed at any time.
- **Pool** hours are from 8 am to 11 pm. Pools may be closed from time to time due to weather or maintenance concerns; do not enter a pool if the gate is locked. Not all pools have parking facilities. No food or beverages are allowed inside the pool; glass containers and pets are prohibited within the pool fence. Small children or incontinent adults must wear waterproof "swimmer" diapers.
- **Fitness Center and WiFi Lounge** is open daily from 8 am until 11 pm and is available for use by adults 18 years of age or older. Please obtain the current door code from your Owner.
- **Tennis, Shuffle Board and Putt-putt** areas are available from 8 am to 11 pm. Only tennis play is allowed on tennis courts. Equipment may be provided by your unit Owner, or you may bring your own.
- **Parking** Hanging parking tags are required. Guests shall only park in the two privately-owned parking spaces in front of the townhouse parcel they are renting. The Condominium units (116 & 134 Damon) only have one space. No parking in the streets or on the grass. Commercial vehicles, trailers, recreational vehicles, vans, campers, camper trailers, boats, boat trailers or any watercraft are not allowed on property. Vehicles not in compliance will be towed at your expense.
- **Golf carts** Drivers must be licensed (proof required while driving) and obey traffic rules. Six-seater rental carts are NOT allowed on property. Our preferred rental company is Panama City Golf Carts, 850-233-5525. Carts must display the unit number and a valid pass. You may only rent a golf cart if there is an open parking space at the unit you are visiting. Golf carts may only carry as many people as there are seats and no "lap riders" or "lap drivers" are allowed.
- **Scooters** rental scooters are NOT permitted on the property.
- **Outer Unit Cleanliness** beach toys, rafts, chairs, coolers, umbrellas, wagons, etc. may not be left at the front entrance or in the yard. Grills must be kept 10 feet from the back of the property. No clothing, towels, or other linens shall be hung outside of the townhouse parcel.
- **Garbage** must be tied up in bags and deposited in the silver metal trash containers (marked GHBR).
- **Pets** Not all owners allow pets in their units. If they do, pets are limited only 2 pets per unit. Pets must be registered at the HOA office. Outside pets are not allowed to roam freely and must be leashed. Pet waste must be cleaned up immediately and placed into designated pet waste stations -no waste in the silver metal trash bins. Pets shall never be enclosed in a cage or tethered to any object without the pet's owner being physically present. Pets are not allowed in recreational areas.
- **800 Channel** Community events and information can be found on WOW cable channel 800.