

# SANTA ROSA DUNES CONDOMINIUM

900 FORT PICKENS ROAD • PENSACOLA BEACH, FL 32561 • PHONE (850) 932-0749

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DATE: 5/11/15

Welcome to Santa Rosa Dunes.

As a new short term tenant or long term resident I want to bring some points of concern to your attention.

- Santa Rosa Dunes is the primary residence to many while it's a vacation spot to others. The rights, comfort and security of all are very important. Please read the rules and regulations that should be posted in each unit (attached). Quiet time is 10:30pm- 8:00am.
- *Santa Rosa Dunes Owners Association, Inc. and our insurance carrier do not allow flame-producing grills on the balconies. Electric grills are allowed. It is the responsibility of the owner to follow up on this rule. If you have a propane grill or flame-producing grill on your deck, it should be removed immediately. DO NOT GRILL UNDER THE BUILDING.*
- *Annual tenants, owners and their family are allowed to have pets. SHORT TERM RENTALS ARE NOT ALLOWED TO HAVE PETS.*  
*Please be sure to pick up after your pet(s) and keep them on a leash. Dogs are not allowed on the beaches according to Escambia County ordinance 10-11.*
- Do not drive your vehicles on the grass. We have a sprinkler system, and when you park on the grass you may break the pipe and sprinkler heads. Any vehicle that takes up more than one space will only be allowed to park at Santa Rosa Dunes for 7 days out of each year.
- Do not flip your cigarette butts off the front or back balconies or water your plants so that the water runs off the balcony; your neighbor may be entertaining guests.
- The swimming pool is open, swim at your own risk. No lifeguard on duty. *NO GLASS ALLOWED IN POOL, ON POOL DECK OR IN TENNIS COURT AREA.*
- *Fireworks are prohibited on the property. If you wish to light fireworks please fire them on the Gulf front, and please note that some fireworks are illegal in Florida.*
- *No items shall be placed on front walkways (plants, planters, shoes, beach toys, etc.). The only storage allowed under the building is a rubber maid type storage unit approved by the board of directors not to exceed 150 cubic ft. Do not place or store any items under the building other than bicycles, grills and beach chairs that are operational.*
- *Do not hang towels or other items on balcony rails.*

Let's all be a good neighbor! If you have any questions please do not hesitate to call me.

Denise Abbott  
CAM  
850-932-0749

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## CONDOMINIUM RULES AND REGULATIONS

- 1. Quiet Time:** The hours between 10:30 P.M. and 8:00 A.M. are designated as quiet times.
- 2. NOISE:** No musical instrument, phonograph, radio or T.V. will be played during quiet time if such operation disturbs other condominium occupants.
- 3. OCCUPANTS:** Occupants are responsible for the acts of their children, other family members, guests, servants, or others using the facilities.
- 4. PARKING:** Automobiles will be parked only in designated areas, and not on the lawns. Boats and trailers may be parked in any area, EXCEPT the immediate areas in front of the Clubhouse and the areas surrounding the island in front of it. Motor homes can only be parked on the property for 1 week. This rule also applies to any vehicle or trailer that requires more than 1 parking space. No vehicle may be occupied either day or night while kept in the parking area.
- 5. RECREATIONAL FACILITIES:** Please observe the rules posted on site of each recreational facility. All facilities are limited to the use of the residents, guests and owners.
- 6. TRASH:** Trash and garbage will be properly bagged and placed in the dumpster. No trash containers are to be left outside unit doors, on stairways or balcony walkways.
- 7. BALCONIES and Common Walkways:** Occupants will not hang towels or other objects over balcony rails, walkways or stairways nor will these exterior facilities be used for storage or for articles placed so as to block passageways nor be in violation of local or state fire codes. Clotheslines are prohibited.
- 8. PETS:** Renters and guests are not allowed to keep pets. Owners and long term leaseholders (1 Month or more) may keep pets, but must be responsible for maintaining immediate control of pets at all times and must not allow them to run at large. **PETS ARE NOT ALLOWED ON THE BEACH (GULF OR SOUND) OR IN ANY RECREATIONAL FACILITY.** Pets must be on a leash at all times and owners must immediately remove and dispose of any pet excrement deposited on the grounds. (Seeing Eye dogs are allowed when necessary for handicapped renters and guests).
- 9. OCCUPANCY LIMITS:** 8 persons per two bedroom unit 10 persons per three bedroom unit. Rental agents are responsible for advising renters concerning these limitations on occupancy.
- 10. KEYS:** The manager shall keep a key or keys to each unit for the protection and convenience of owners and guests. The manager must positively identify rental guest and owners who accidentally lock themselves out before they are allowed to re-enter a unit. The manager will provide access to a unit for repairmen and deliveries only if authorized in advance by the owner. Rental guest must return keys to the rental agent when checking out.
- 11. UNLICENSED OPERATION OF MOTOR VEHICLES:** Vehicles may not be operated on SRD property by unlicensed drivers. The same rule applies to those vehicles that require licensing under the motor vehicle laws of the State of Florida.

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**12. RENTALS:** Owners are responsible for providing the manager notice at least 24 hours in advance of the arrival of renters or guest who are allowed access to a unit. They must provide the manager with the names and dates of occupancy of such occupants. When time does not permit such advanced notifications, every effort must be made to contact the manager by telephone. Owners should require their rental agents to provide this information to the manager.

**13. SIGNS: FOR SALE, RENT, or POLITICAL** signs are **not permitted** to be posted on any of the individual units or anywhere on the premises, nor shall they be displayed from the windows.

**14. LIABILITY:** All persons entering common areas do so at their own risk. The owners Association will not be held liable for personal mishap or injury while in the common areas including the pool area, tennis court, or the dock.

**15. PARKING AND STORAGE OF OBJECTS UNDER BUILDINGS #1 THRU #8:** Signs designating reserved parking under buildings #1, 2, 5, and 6 shall not be removed. Ground level shelled area may be used to store bikes, surfboards, grills, lawn chairs, **kayaks, surf type boards and small sunfish type sailboats.** tricycles and surf type boards. Any un-allowed objects found under the stairways and any objects found on the covered shells will be moved at the owner's expense after the manager has made a reasonable effort to identify and notify the owner. Areas under the stairs may not be enclosed in any way.

**16. FIREWORKS: PROHIBITED ON SANTA ROSA DUNES PROPERTY.**

**17. GRILLING ON THE BALCONIES: PROHIBITED AT SANTA ROSA DUNES.**  
**Electric grills are permissible.**

**18. SKATEBOARDS AND ROLLERBLADES:** No skateboarding or roller bladeing will be allowed under buildings #9 and #10, around the swimming pool, tennis courts, or on any sidewalk.

**19. EXTERIOR SURFACES:** No items shall be inserted into, nor any adhesives applied to any exterior surfaces of any building, including private balconies, within the Condominium. The only exceptions being the installation of hurricane shutters and storm doors of a type and color architecturally compatible with the exterior of the buildings.

**IT IS THE RESPONSIBILITY OF EACH OWNER WHO RENTS HIS CONDOMINIUM UNIT TO POST A COPY OF THESE RULES ON THE BACK OF THE ENTRANCE DOOR.**

Revised by the Board June 9, 2007

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## Santa Rosa Dunes Boat and Trailer Storage Regulations

1. All boats and trailers stored either short or long term are required to have current license(s) and registration(s) attached with copies of registration(s) on file with the SRD Manager.
2. Boats and trailers should be parked in a parking space most proximate to the unit occupied by the owner or his tenant except that they shall not be parked in any space directly in front of buildings 3, 4, 7, 8, 9 or 10.
3. These guidelines are subject to the size and time limitations described below.
4. Boats and trailers shall not be wider than any parking space as defined by the painted lines and/or the edge of the paved area. Parking in regular parking spaces is limited to overall extension of 20 feet from the parking lot bumper to the furthest extension of the boat or trailer. Diagonal parking spaces are provided to the east of building 9 and the west of building 10. Overall extension of 25 feet from the parking bumper is allowed in these spaces. **Trailer wheels may not extend beyond the bumper in meeting extension requirement.** Boats and trailers that exceed these length and width requirements cannot be stored on Santa Rosa Dunes property.
5. Empty boat trailers and utility/box trailers of any kind can be stored for a period not to exceed two weeks. **The only exception is for trailers associated with boats that are stored in the water or on the beach behind Santa Rosa Dunes.** However, owners who have private parking spaces under buildings 1, 2, 5 & 6 may store their personal trailers in these spaces without restriction. Owners who have private parking spaces under buildings 9 & 10 may park trailers not exceeding 15 feet in length in their space(s).
6. Boat covers should be appropriate for the application. Tarps and other improvised covers are not acceptable.
7. Violations of these regulations will result in the removal of the boat or trailer from Santa Rosa Dunes property at the owner's expense.
8. All boats and trailers shall be removed from the property if there is a mandatory evacuation of the island for a hurricane.
9. Any deviations from these regulations must be requested in writing and approved by the Board of Directors.
10. Notwithstanding the above guidelines, any boat parked at Santa Rosa Dunes for the sole purpose of long term storage shall, at the discretion of the Board of Directors, be considered in violation of these guidelines and be removed from SRD property."

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