

Sunbird House Rules:

Age Requirements

No unit may be rented to a person who is less than 25 years of age. However, persons under the age of 25 may reside as a guest in a unit as long as they are accompanied by a 25 year old who shall supervise and be responsible for the guests and their actions.

Parking

One parking permit per unit will be issued at check-in. This permit will allow only one automobile per unit to be parked on the property. Display your parking permit on the rearview mirror with the unit number facing the windshield so that it can be read. Parking permit is valid for 30 days/1 month only. Any automobiles without parking permits readable from outside will be towed at the owner's expense. Parking in fire lanes, curbside, and any areas which may block vehicles is strictly prohibited. Only vehicles displaying proper authorization can park in handicap spaces. Vehicles in violation will be towed at owner's expense.

Recreational Facilities

Sunbird pools, sun decks, beaches and all other recreational areas are for owners and their guests only.

Safety and Fire Regulations

Falsely setting off the fire alarm or tampering with any safety devices is a Third Degree Felony and is not permitted. Tampering with safety equipment will result in eviction, arrest and prosecution. For safety purposes and the need for privacy, entrance doors to units must be kept closed at all times, and stairways and hallways must be kept clear. Use of gas, charcoal, wood stoves, grills, fireworks or open flames in units, on balconies, or on the beach is prohibited. To help insure your safety, please DO NOT leave your sliding glass (balcony) door open when opening the front door of the unit. With both doors open a tremendous draft is created thereby causing a potential safety problem by intense slamming. Also the slamming of the unit front door disturbs the other guests.

Orderly and Safe Conduct

It is a crime under Florida Law (Florida Statutes, Section 877.03) to engage in disorderly conduct or conduct of a nature that constitutes a breach of the peace and quiet of others, violates the sense of public decency, or involves brawling or fighting. Disturbing other guests, indecent exposure, climbing over or on balcony railings, windows, roofs or ledges, or throwing articles (e.g. trash, trash cans, beer, beer cans or bottles, chairs, ice, water, or any liquid or other articles) and any other disorderly or unsafe conduct or use of offensive language is strictly prohibited. Violators will be arrested and prosecuted. Noise, radios, stereos, compact disc players, musical instruments or other mechanical audio devices may be operated only at a sound level which will not disturb

other guests. At all hours, decibel levels of music and other sound must be reasonable. **NO** bicycling, skateboarding, roller skating, or rollerblading, etc. **NO PETS.**

Parties

Parties or large gatherings in the unit which disturb the peace or comfort of other guests or injure the reputation of Sunbird are strictly prohibited.

Consumption of Alcoholic Beverages

A person must be 21 years of age or older to purchase or consume alcoholic beverages within the State of Florida. Open alcoholic containers or any containers that contain alcoholic beverages are not permitted on Panama City Beach, streets, sidewalks, or inside vehicles. No beer kegs or alcohol paraphernalia (i.e. funnels) are permitted in units, on pool decks, the beach or other condominium property. No bottles may be transported to or from, or kept on the pool decks. Use of drugs or controlled substances is strictly forbidden.

Eviction Policy for Violations of Rules

You may be evicted and/or prosecuted for your actions or other violations of these rules by yourself, other registered guests in your unit or your visitors. The guests registered in the unit will be given only one warning prior to eviction, which will be recorded. The next problem or disturbance will result in eviction from the premises without refund for any portion of the rent on the day of eviction.

Sunbird of Panama City Beach Owners Association Inc.

Departure Procedures

Renter agrees to the following departure procedures: Turn off all lights, fans and leave air conditioner at 76 degrees. Place trash in trash chute, which is located next to the elevator, place dirty towels in the bathtub and remove linen and leave piled on bed. Place dishes in dishwasher and turn on. Leave sofa sleeper open if used