



## Moondrifter Condominium Rules and Regulations

February 2010

The pleasantness of condominium living is greatly enhanced by a congenial atmosphere in which all owners have proper regard for the comfort of others. For this reason, the following rules and regulations have been adopted by Moondrifter Owners Association, Inc. In order to assure residents and their guests that the condominium property will be properly used for the benefit of all those persons, all residents are requested to cooperate with the management in seeing that the following rules and regulations are observed.

1. The facilities of Moondrifter Condominiums are for the use of owners, owner's guests and registered guests only. Owners are responsible for acts of their guests.
2. Each owner or owner's guest must refrain from any unreasonable or unnecessary activity that might disturb others. No noise should be heard outside any unit.
3. Security will be provided in accordance with the schedule agreed upon by the board and management.
4. Unit doors must be locked at all times.
5. When the unit air conditioning unit is operating, windows and doors are not to remain open. The moisture will condense and cause dampness and mildew in the unit and possibly to other units.
6. No unit shall be decorated so as to change the appearance of any balcony or door to include painting, illuminating the exterior of the building, display or hang any objects upon railings or exterior window sills or ledges, unless approved by the board in writing.
7. No article shall be stored nor will any use made of any part of the unit that will constitute a fire hazard, Owners will be assessed for any increase in the cost of insurance over the cost for residential use that is caused by their use in the unit.
8. Only such awnings, blinds, shades, shutters, and sunscreens shall be used on balconies and in balcony windows or doors that have been approved by the board.
9. The maintenance, repair and replacement of windows and doors shall be the responsibility of the unit owner except in case of damage for which insurance proceeds are available. Dead bolt locks are never to be left in the locked position in order to prevent door from closing. This will damage the locks. It is recommended if the owner needs any work done, that the work be reported to management who can be of assistance in obtaining proper repair or replacement.
10. Pets are allowed by owners only. However, this will be subject to termination at any time by management or the board upon finding that a dog or other pet is vicious, is annoying to other residents, or has in any way become a nuisance. The owner of a pet assumes all liability for all damage to persons or property caused by the pet or resulting from its presence on the MD property. A pet must be on a leash at all times when outside the owner's unit and must not be curbed at any place except the designated pet area west of the tennis court. Pet owners are required to clean up after their pets. Renters are prohibited from having pets of any kind.
11. The unit may be used only as a residence, either permanent or transient.

12. All garbage placed in the chutes must be securely wrapped in order to avoid fouling the chute and in order to avoid unpleasant odors. Management should be called for aid in disposition of large items or large quantities of items. Note: Owners are responsible for arranging for disposal of furniture/building supplies. Items left will be disposed of and billed to the owner.
13. No waste, including water, cigars and cigarettes, is to be disposed at any time from balconies windows or walkways.
14. All windows and doors exposed to weather must be closed and locked when no one is in the unit.
15. No article is to be left near fire escapes, halls, or stairways in case of fire or other emergency.
16. Arrangements must be made ahead of time with management should an elevator be needed for use in carrying large packages, quantities or freight in order that the car may be padded.
17. Playing by ANYONE is not allowed in the elevators.
18. Smoking is prohibited in the elevators, stairwells and entire pool deck area.
19. Anyone using the swimming pool is required to observe the following:
  - a. Use only during the hours posted near the pool.
  - b. All bathers must shower before entering the pool.
  - c. Bathers must remove lotions, and hair pins before entering the pool.
  - d. No food or drink may be consumed within 4 feet of the pool area. No glassware may be brought into the pool deck area.
  - e. No running, shouting or boisterous games played within the pool area.
  - f. Children under 12 years of age are not permitted within the pool area unless accompanied by an adult.
  - g. No dogs or other animals are allowed in the pool or the entire pool enclosure area.
  - h. No more than 30 persons may use the pool at one time.
  - i. There is no lifeguard. Therefore all persons using the pool do so at their own risk.
20. The luggage carts are for owners, owner's guests and registered guests use only. Vendors and contractor use is prohibited. Carts must be returned to the first floor immediately after use and should not be taken into the unit.
21. All storage units are common property. Owners wishing temporary storage should contact management for assignment of space. Air conditioning closets cannot be used for storage by order of the fire marshal.
22. No barbeque grills will be used on the patio balconies or walkways.
23. Every vehicle requires a parking certificate. Parking certificates can be obtained from the rental office. A vehicle without a certificate will be towed at the owner's expense.
24. Use loading zones for loading and unloading only and observe the time limit. Do not block fire lanes.
25. There is a 9 mph speed limit in the parking lot.
26. In order to rent a unit at Moondrifter there must be at least one person over the age of 25 registered to the unit.
27. All Florida State, Bay County and City laws will be enforced regarding behavior, consumption of alcohol and illegal drugs.