

Beach and Yacht Club at Perdido Key (BYC)

General Rules and Policies

These rules and policies apply to Owners, Guests and Renters.

MANAGERS OFFICE (850)492-3522 OR (850)492-1070
Office Hours are Monday-Saturday 8:00 am to 4:00 pm
AFTER HOURS EMERGENCIES (850)492-1070

Emergency-Police-Fire-Ambulance-Dial 911
If conditions allow time, notify the resident manager after calling 911.

Welcome to the Beach and Yacht Club at Perdido Key. Please note and adhere to the following list of rules. Compliance allows everyone to enjoy this beautiful facility.

For the safety, comfort and pleasure of our guests, please observe these rules at all times.

- I. **Common Areas** This includes all parts of the BYC outside of the condominium units, carports and storage closets. This includes but is not limited to elevators, entrances, sidewalks, corridors, driveways pool area, clubhouse and stairways.
 - . **Warning notices** will be given first for rule violations. (i.e. items in common areas such as-floats, coolers, beach, pool & fishing items, balcony infractions- hanging towels on rails, offensive language and/or behavior, etc.). Each subsequent offense for the same unit will incur a **\$100 fine** for each infraction and fine deducted from your deposit for renters and billed to the unit otherwise.
 - . Florida state law prohibits fireworks on the premises or on the beach.
 - . Inappropriate language and behavior will not be tolerated.
 - . State fire regulations require walkways to be kept clear at all times. Common areas shall be used for the purposes intended. They shall be kept clear of personal items including rafts, ice chests, fishing gear, shoes, toys, etc..
 - . No smoking in the pool area, in the Tennis Pavilion, in the office, on the Club House Balcony nor inside the Club House. Smoking in condominium units is only allowed when specifically approved by the owner.(Suggestion for new rule - need to check Florida law for other areas)
 - . No balls, frisbees, kites, roller skates, skate boards, bicycles etc. are allowed in the common areas.
 - . No loitering or playing in elevators or stairways.
- II. **Pets**
 - . No more than two Pets per unit and then only when permitted by the owner.
 - . Pets must be on a leash or carried in the common areas.
 - . Pets shall only be walked on the grassy areas closest to the highway.
 - . The State and County laws prohibit animals on the beach and pool area.
- III. **For Service**
 - . Feel free to call upon the management during business hours at 492-1070 for any routine service you may require. In case of urgent need after hours, the telephone number is 492-1070.
 - . Management and maintenance personnel are responsible for maintaining all common areas. Please notify them with any matters that need attention.

- . Please notify management of any problems with occupants of other units or public areas, i.e. noise, litter, speeding, etc.

IV. **Balconies**

- . Please do not throw anything from balconies, including cigarette butts and water balloons which are very dangerous!
- . Outside conversations, music and other noise that would disturb neighbors shall stop at 10:00 p.m..
- . Do not place items such as towels or bathing suits on or over balcony rails.

V. **Grill Rules**

- . No charcoal grills are allowed on balconies.
- . Charcoal grills may be used at the tennis pavilion. Caterers, with prior permission, may use space in front of club house for set up. Only, electric or gas grills can be used on balconies.
- . No grills are allowed in the pool area.

VI. **Parking Lot**

- . Management has the authority to regulate speed of motor vehicles in the parking area. Posted speed limit is 5 mph.
- . All vehicles parked on the premises must have a Perdido Beach and Yacht club stickers with registration numbers or a temporary pass visible on their vehicles while on the property.
- . The carports are reserved and assigned to specific units.
- . Reserved spots shall be utilized when parking on the south side of the highway is limited.
- . All vehicles must be properly parked. Improperly parked vehicles will be towed at owner's expense.
- . Overflow parking is available on the north side of the highway.

VII. **Luggage Carriers and Grocery Carts**

- . After use, please return promptly to first floor stairwells in such a way that they do not obstruct the use of the stairway.
- . Children are not to use these for play. Do not abandon carts in elevators or on upper floors

VIII. **Garbage**

- . **SEAFOOD GARBAGE:** Because of the odor, seafood garbage should be sealed in plastic garbage bags & disposed of in dumpster in the back corners between parking garages.
- . Other garbage shall be wrapped in waterproof bags before placement in the trash chutes located on all floors. All other refuse shall be taken to the trash room located on the ground floor. Please do not leave trash outside your condominium. All boxes should be flattened.
- . If trash chute is jammed, please notify management.

IX. **Swimming Pool** - Please Note: There are no lifeguard on duty.

- . Please ensure that you, your guests and children are aware of pool rules.
- . The swimming pool and the deck area opens at 7:00AM and closes at 10:00PM each day.
- . Children under 12 are not to be left unattended.
- . Owners or renters are responsible for the safety of their children or guests.
- . For safety reasons and to avoid interference with other swimmers large inflatable floats and air mattresses are not permitted in the pool. Any questions regarding

swimming pool rules may be answered in the office.

- . NO GLASS CONTAINERS and food are allowed in or around the pool area.
- . Please use earphones when using radio around pool.
- . No person shall make or permit any noises, or take or permit any action which will interfere with the rights, comforts, or convenience of others.
- . Residents and guests in bathing attire or wet and sandy attire are requested to rinse off prior to using the elevators, stairways and swimming pool.

X. Boats and other items on the beach

- . Personal items have to be removed from the beach when the unit is vacated.
- . Lines on sailboats must be tied down so that they do not make noises that are a nuisance.

XI. Use of Boat Docks, Ramp and Fenced Boat Yard.

- . Only BYC owners and renters at the BYC will be permitted to dock boats at the BYC docks or enter our facility. All such boats both short term and long term must be registered with the office using the appropriate form available from the office or at www.perdidobyc.com/boatform. The form requires among other things proof of insurance, boat name (if any), make of boat (Boston Whaler, Grady White, etc), length, color, information on motors and trailers and registration number.
- . Keys to the boat ramp and fenced boat yard shall only be in the permanent possession of owners. Guests and Renters shall obtain keys from the office which shall be returned at the end of each visit. An owner wishing to allow someone not occupying their unit access must make arrangements each time. No one other than an owner shall use the boat ramps, docks or yard without checking in with the office.
- . There is a \$25 deposit for losing a key to the boat ramp, fenced boat yards and dock carts.
- . Please lock the boat ram, fenced yards and dock cart after each use.
- . No personal items including crab traps, fish traps, boat parts, etc. other than approved dock boxes may be left on the dock.
- . When parking at the dock area, please park parallel to the fence in order to keep the turnaround clear for launching boats.
- . Trailers with boats may be parked in the fenced boat yard. Trailers without boats must be parked in the permanent storage west of the tennis courts or in the temporary storage area north of the tennis courts.
- . Any boat or trailer which does not have a BYC decal or temporary tag properly affixed is subject to removal from the BYC property at the owner's expense.
- . No guarantee of safe dockage and/or storage is made by the BYC Manager, Dock Committee or Owners Association. Each boat owner is totally responsible for the maintenance and safety of his/her own boat. In the event of inclement weather such as a hurricane or flood it will be each boat owner's responsibility to remove his/her boat from the dock prior to the arrival of such weather so as not to cause damage to the docks or other boats. In the event any damage is caused, at any time, by an owner's or renter's boat the individual shall be personally liable for the damage.
- . Any owner or renter who wishes to dock a boat at the BYC docks must apply to the BYC Manager for the assignment of a slip. The Manager will assign slips under the direction of the Dock Committee. It is the intent of the committee for any boat which can fit in the slips on the south side of the docks to be assigned to these slips. The Manager will maintain in the BYC office an up to date list of all owners/renters using slips.
- . Should the BYC Manager observe any minor problem with a boat at the dock

such as a broken dock line, loose bumpers, etc. then he may, at his discretion, have the problem corrected and/or repaired with cost (not to exceed \$100.00) being billed to the boat owner. By agreeing to do this neither the BYC Manager, the Dock Committee nor the BYC Owners Association assumes any responsibility for the safety of any boat and any service performed is done so merely as a favor to the owner.

- . Owners/Renters may store boats and trailers in the designated dry storage area, provided space is available. Permission for boat/trailer storage must be secured through the BYC Manager.
- . Storage of other things such as cars, motorcycles, campers, mobile homes, etc. is prohibited.

XII. Clubhouse and Tennis Pavilion Rules

- . No unsupervised children under the age of 14.
- . Access to Tennis Pavilion and Club House is by pass key/code only.
- . Doors will be locked at sunset.
- . Do not relocate any furniture or fixtures.
- . Return all items to proper place including the remote controls and free weights. Do not remove any kitchen item, etc. from the facility. At the board's discretion, the Clubhouse and Tennis Pavilion should be available for possible BYC functions for the following holidays: Easter Sunday, Memorial Day, 4th of July, Labor Day, Thanksgiving Day, Christmas Day, New Year's Eve/Day, Super Bowl Sunday. If BYC is not using the clubhouse for an owners' function, reservations will be available on a first come basis starting 30 days prior to the holiday.
- . Reservations are made on a nightly basis and the use of the room is for special family functions to be held 4pm- midnight, allowing all owners/guest to enjoy the clubhouse during the daytime. A clean up fee for the clubhouse and tennis pavilion will be charged based on the size of the scheduled event.

XIII. Clubhouse Rules

- . Please treat the facility respectfully.
- . No bare feet, wet bathing suits or pets allowed indoors.
- . Telephone is for local calls only.
- . Exercise equipment and room
 1. No one under 18 is allowed in the Fitness room unless accompanied by an adult.
 2. No food, glass or beverage in exercise room
 3. Equipment is to be used as specified in posted instructions.
 4. Use equipment at own risk. BYC is not responsible for injuries or damage from misuse.
 5. Equipment must be wiped down after using and returned to appropriate setting or location.
 6. Do not remove free weights from the exercise room.
- . No outside activity and doors must be closed after 10:00 p.m. Clubhouse closes at midnight.
- . Maximum occupancy is 100 individuals.
- . No live music is permitted without Board approval.

XIV. Tennis Court and Pavilion Rules

- . Tennis shoes must be worn on courts.
- . No bare feet, wet bathing suits or pets allowed on courts.
- . Limit play time to one hour if others are waiting.
- . Make sure pole lights are turned off before you leave.
- . No jumping over tennis court nets.