

HOUSE RULES

To ensure you of a safe and enjoyable stay at the Sunbird, the following house rules apply to all guests:

**** NO PETS ALLOWED BY GUESTS **** **** QUIET TIME OBSERVED 10 PM TO 8 AM ****

ARM BANDS ARE REQUIRED FOR ALL GUESTS (orange) and **OWNERS** (blue). Because we are a gated community the arm bands serve as an ID that is easily recognized. **Anyone over 11 must wear an arm band.**

Age Requirement

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. You must be 21 or older to use the Exercise Center.

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, wood decking 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

Feeding any birds on Sunbird Property is not allowed in addition throwing or dropping anything from a balcony is a felony in the state of Florida.

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 SCOOTERS, SCOOTER CARS**, bicycling, skateboarding, roller skating, or rollerblading, etc. Do **NOT** hang towels or other garments on balcony railings.

Parties

Parties or large gatherings in the unit or on the property 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 NOT be given a warning prior to eviction. The guest will be evicted without refund for any portion of the rent on the day of eviction.