



In accordance with the by-laws of the Association and the covenants, conditions, and restrictions set forth in the Declaration of Condominium, the following rules, and regulations (“House Rules”) were approved by the Board of Directors of the Ocean Breeze of Perdido Owners Association, Inc., on August 31, 2022. The Board has the authority and responsibilities of amending the foregoing rules as may be deemed necessary, to upkeep the premises in good condition and to provide comfort and security to all its occupants.

These House Rules are effective, August 31, 2022, and supersede any previous issues. They apply to all owners and occupants of Ocean Breeze Condominium and to all other persons who are on the premises at any time, including agents, employees, guests, licensees, invitees, owners, and tenants. Infractions can result in evictions or fines.

- **No-Smoking:** Smoking is prohibited in all indoor and outdoor common and limited common elements of the Condominium Property of Ocean Breeze of Perdido Condominium including, but not limited to, hallways, elevators, stairways, foyers, pool areas, decks, patios, balconies, exterior landings, front steps, entrance ways, rooftops, storage areas, parking areas, driveways, walkways, lawns, beach areas, and building facilities. This includes cigarettes, cigars, vapes, e-cigs, marijuana, etc. Owners are subject to fines if they or their guests are in violation.
- **Parking:** Only one approved temporary parking permit per condominium unit may be in use at any one time and must be visibly displayed in the visiting vehicle when parked at Ocean Breeze. All vehicles must have either a valid Ocean Breeze Owner parking permit or an approved temporary parking permit. Unauthorized vehicles will be subject to towing at vehicle owners expense. Boats, trailers, and oversized vehicles are not allowed on the property. All vehicles, including attachments, must fit within the marked parking space.
- **Personal Items on Beach:** Tents/Canopies and personal chairs and umbrellas must be set up in the designated areas according to the beach layout sign posted on the beach. Broken items must be removed from the beach by the owner of the item(s) and properly discarded. All personal items are to be removed from the beach every evening. Any items left unattended that are not in or by the provided beach corral, one hour after sunset are subject to being discarded. This includes, but is not limited to, tents, tent frames, personal beach chairs, umbrellas, litter, etc., (Escambia County Ordinance).
- **Pets:** Only registered pets of unit owners are allowed on the property. Pets shall be maintained on a leash when outside of the condominium unit. Unit owners are defined as those persons holding the deed to the property and no others regardless of affiliation to the owner are allowed pets, including friends or relatives. Occupants of rental units are NOT permitted to have any pets on the premises. Person(s) accompanying pets outside of the unit shall immediately clean up and deposit all such fecal material in the provided dog waste container. Pets are not allowed in the pool area, the common fenced areas at the rear of the buildings or on the beach (Escambia County Ordinance).

- **Carts:** Carts must be returned to one of the first-floor cart return areas by the stairwells immediately after use. Do not leave carts in the walkways, outside of or on the elevator. Carts should not be taken inside condo units.
- **Sand Dunes:** Stay off the sand dunes and sea oats. Subject to fines. (Escambia County Ordinance).
- **Sand Fences:** Do not enter area beyond sand fences. Personal items left leaning or near sand fences are subject to being discarded.
- **Glass:** No glass is permitted around the pool, deck, or on the beach (Escambia County Ordinance).
- **Broken Items:** Do not leave broken chairs, umbrellas, trash, etc., on the beach, by the trash can at the crossover, the sand dune fences, in the trash chute rooms, or by the trash bins. Large items must be removed from the property.
- **Elevator:** Do not allow children to play with or on elevators. Do not hold the elevator door open. This can cause the elevator to shut down. Service calls can be costly and will be charged to responsible parties.
- **Common Areas:** Items left in the common areas, including the south lawn, or outside of front doors of condo units are subject to being removed and discarded. Walkways must always remain free of personal items. No skateboarding, skating, or rollerblading is permitted in the common areas.
- **Noise:** Quiet hours will be observed between 10 PM and 8 AM. Conversation, television, and music volumes should always be kept at a reasonable level. Construction/maintenance work causing excessive noise will only be permitted between the hours of 8:00 AM and 6 PM.
- **Swimming Pool/Deck:** The pool is open from 8:00 AM until 10:00 PM. Swim at your own risk – there is no lifeguard. Posted pool rules must always be observed and followed at all times. Furniture from the pool and deck areas must not be removed from these areas.
- **Grills:** All gas and charcoal grills are strictly prohibited anywhere on the property, including the private beach.
- **Fires/Fireworks:** Fires or fireworks are not allowed on the premises, including the private beach (Escambia County Ordinance).
- **Balcony Furniture:** No furniture containing glass of any kind will be allowed on balconies or terraces.
- **Balconies:** Do not feed birds or wildlife from the balcony. Do not throw objects from or hang items over the balcony railings.
- **Trash:** All trash must be bagged and securely tied before sending down the trash chute. Use tall kitchen size or smaller bags only. No items are to be left on the trash chute room floors. No boxes, to-go containers, or other loose items should be sent down the trash chute. Take these and all other prohibited items to the ground level trash bin located behind the elevator. Do not leave loose items in the trash bin room. All trash must fit in the bins. Larger items must be removed from the property by the person discarding the items.
- **Posted Rules:** Beach rules displayed at the bottom of the crosswalk and all other signs posted on the property must always be followed by all owners and guests of Ocean Breeze.