



# ISLAND INN CONDOMINIUM ASSOCIATION

## RULES AND REGULATIONS FOR GUESTS

1. The Island Inn is a Non-Smoking property. No smoking or any form of vaping is allowed outside of the designated smoking area. Therefore, smoking is prohibited inside units, lobby, hallways, on balconies, patios, in parking lots, and pool area.
2. All Guests must Check-In through the Front Desk. As a Condo Hotel it is imperative that a Full Guest Register is maintained. This is required by Florida Statutes, City Ordinances and the Condominium Governing Documents.
3. Unit Access - The Guest must provide booking information or Owner's permission in writing to receive unit access. This rule also applies to family members. No access is granted without authorization.
4. GUEST PARKING
  - 4.1. No parking is allowed in front of the Main Entrance. Please use parking bays to park vehicles. Guests must request a parking pass/permit. The parking pass/permit must be placed on the dash of the vehicle and the Registration number of the vehicle, room number and dates must be visible at all times while on property. Vehicles not in compliance are subjected to being towed. If the Main Parking Lot is full, Guests may load or unload vehicle on Main Parking Lot, but must then park vehicle on Additional Lot across the street.
  - 4.2. Parking is offered to guests for the period of their stay and expires at 2pm on the day of departure.
  - 4.3. Additional parking for visitors of Guests is limited and subject to approval from the Association or Company contracted by the Association to manage parking allocations.
  - 4.4. All commercial vehicles of any kind or description, campers, boats and boat trailers are specifically prohibited from parking on the main condominium property. Prior arrangement must be made for parking in the parking lot across the road. No vehicles shall be stored in the guest parking spots.
5. Property luggage carts are provided to Hotel-guests for transportation of luggage. When transporting items be sure not to cause damage to walls, elevators, railings, doors, etc. Any such damage will be the responsibility of the Guest and/or Owner. Luggage carts are not allowed inside units - PLEASE RETURN LUGGAGE CARTS TO LOBBY IMMEDIATELY AFTER USE.
6. Guests are requested to shake off excess beach sand from their feet and beach-chairs, carts, bags and umbrellas before entering the property including walk-ways and building. Please also **refrain from walking into the property with dripping swim-wear.**
7. No pets may be brought onto or maintained on the condominium property or any individual unit. *(Enforcement in accordance with Federal Laws relating to Service animals and Emotional support animals)*
8. No occupant may make or permit any disturbing noises in the building or on the condominium property, whether made by himself, his family, friends, guests or servants, nor do or permit anything to be done by such persons that would interfere with the rights, comfort or other conveniences of



other occupants, No occupant may play any musical instrument, phonograph, radio or television set in his condominium unit or on or about the condominium property between the hours of 12:30 A.M. and the following 8:00 A.M., if the same shall in any manner disturb or annoy the other occupants of the Condominium.

9. Guests are using unit balconies at their own risk. Children are not allowed to use the balconies without adult supervision. Climbing on or hanging over railings is prohibited. Guests are also not allowed to climb on chairs or tables placed on the balcony.
10. Cooking on Balconies. The use of any type of cooking appliance on the balconies, including charcoal burners, electric/lava rock grills or gas grills of any kind is strictly prohibited. Out-door grills are available on the Beach.
11. Trash Removal - Trash generated by guests must be left in room for Housekeeping to clear out or placed in the Trash Receptacles provided on each floor. All garbage/trash placed in the Trash Receptacles must be in plastic bags and tied closed.
12. Hallways must always be kept clean and free of all items. Do not place any items or beach chairs in the hallways. The hallways must be clear at all times.
13. No clothing, towels, bedding or other similar items shall be draped over the balcony railing, nor shall such clothing, bedding or other similar items may be seen from the common elements.
14. Do not leave items in the Elevators.
15. The connection and use of electrical extension cords to extend electricity supply beyond any unit or connecting electrical extension cords to other outdoor electrical outlets is prohibited.
16. During the Turtle Nesting Season(1 May to 31 October), all drapes must be drawn at night to prevent light from being visible from the Beach area. County officials will issue fines for violations.
17. A Guest shall be liable to the Association for damage to the common elements caused by the guest and/or their Invitees. Guests and their Invitees agrees to use the common elements only in accordance with such reasonable rules and regulations as are promulgated from time to time by the directors of the Association for the use thereof.
18. The use of skateboards, scooters and/or loud or obnoxious toys are prohibited. Children may be removed from the Common Elements for misbehavior by or on the instructions of the Board. There is no life guard on duty. Unit owners and guest assume full responsibility for incidents resulting from using the facility.
19. Bicycles are prohibited in the lobby, elevators and stairwells.
20. Barbecue Grill Usage - Use of the Barbecue grills shall only be allowed where the grills are located which is in areas designated as safe and appropriate by the Board. In accordance with the Florida Fire Prevention Code (Fifth Edition), effective December 31, 2014, no hibachis, grills or other similar devices for cooking, heating or any other purpose shall be used, kindled or stored on terraces or any other Limited Common Element areas, or within 10 feet of the Building or other structure. This includes the patio areas.
21. BOAT DOCKS
  - 21.1. Guests are required to request the use of Boat Docks and need to provide Boat Registration details prior to arrival.
  - 21.2. The use of Boat docks is offered to guests for the period of their stay and expires at 2pm on the day of departure.
  - 21.3. Boats are not allowed to be stored at the Boat docks.

## 22. POOL RULES

- 22.1. Proper attire is required in the Pool area. In accordance with the County Health Department, bathers must shower before use of the swimming pool.
- 22.2. No person shall use the pool unless it is officially open and access is allowed into the Pool Area. The scheduled hours will be established by the Board of Directors and posted.
- 22.3. For safety reasons, children under the age of 12 may not use the pool unless accompanied by an adult.
- 22.4. Pets are not allowed in the Pool. *(Enforcement in accordance with Federal Laws relating to Service animals and Emotional support animals)*
- 22.5. The use of the pool is reserved for Guests booked into the Hotel.
- 22.6. Use of the pool will be refused to all persons who appear intoxicated, or who otherwise may appear a threat to their own safety or the safety of others.
- 22.7. No Food or Drink allowed in the Pool and any glass or breakable items are prohibited in and around the pool, and on the pool deck.
- 22.8. Persons using suntan lotion/oil must shower before entering the pool.
- 22.9. Infants in diapers must wear rubber pants over their diapers.
- 22.10. No portion of the pool area may be reserved for private use.
- 22.11. The following behavior is prohibited in the pool:
  - 22.11.1. Running, pushing, ducking, rough play, standing or sitting on another's shoulders,
  - 22.11.2. Loud, abusive, or profane language.
  - 22.11.3. Spouting of water and similar unhygienic actions.
  - 22.11.4. Diving.
- 22.12. There is no lifeguard on duty – THE USE OF THE POOL IS AT YOUR OWN RISK.
- 22.13. No floats are to be used in the pool with the exception of young children's swimming aids.
- 22.14. Radios and other similar sound devices are only allowed when used with earphones to avoid disturbance to others.
- 22.15. Please use proper waste receptacles for all refuse.
- 22.16. Any loud noises, parties or disturbances will result in you being asked to leave the pool area.
- 22.17. Pool chairs are first come, first served basis. Any towels or belongings left unattended will be your own responsibility.
- 22.18. Poolside furniture is not to be removed from the pool area.
- 22.19. All persons shall obey posted instructions, as well as verbal instructions from the Association Staff or Tiki Bar Staff. If there are questions about the applicability of the rules in particular instances, the judgment of the Association or Tiki Bar Staff shall prevail.
- 22.20. The pool may be closed at any time, due to either safety, breakdown or other operational difficulties, and/or at the discretion of the Association Management. All pool areas will be closed during electrical storms.

## 23. GROUND LEVEL PATIO USAGE RULES

- 23.1. Visitors, Tenants, Guests or Unit Owners shall not be permitted to reserve the private use of the Patio areas. Patio Areas will be available on a First-come, First-use basis.
- 23.2. The Patio areas include: Courtyard Area A, Courtyard Area B, North and South Beach Areas.



- 23.3. Restrooms adjacent to the Courtyard cannot be reserved for exclusive use.
- 23.4. The common patio area usage will be allowed between 8:00 a.m. and 10:00 p.m., seven days a week and limited to a period of 2 hours per group.
- 23.5. Group sizes are limited to the number of patio chairs normally placed in each area.
- 23.6. Use of these areas are only permitted to Unit Owners or Hotel Room Guests.
- 23.7. Events are not allowed.
- 23.8. It is the Guest's responsibility to leave the area in the same conditions as it was found. Clean up will include placing trash in the allocated receptacles.
- 23.9. Any damage caused to the area by a Guest/Owner's use of the common area, may be charged to the Owner of the Unit.
- 23.10. Smoking is prohibited in all patio areas.
- 23.11. No pets allowed. (*Enforcement in accordance with Federal Laws relating to Service animals and Emotional support animals*)
- 23.12. Live bands, amplified equipment and/or DJ's are not allowed. Management has the right to terminate the use of the area if any music or loud talking is determined to be a nuisance to other guests.
- 23.13. Decorations are not allowed in the patio areas.
- 23.14. The Association's video monitoring of the facilities will continue uninterrupted throughout the period during which any area is used by Guests/Owners.
- 23.15. Association staff will continue to have access to the facility during the time the areas are used to safeguard the Association's interest and ensure conformation to the Association's Rules and Regulations.
- 23.16. Association personnel may terminate the use of the areas if there is a serious violation(s) of the Rules and Regulations.
- 23.17. Furniture that are moved must be put back in place before leaving.
- 23.18. In accordance with the Florida Fire Prevention Code (Fifth Edition), effective December 31, 2014, no hibachis, grills or other similar devices for cooking, heating or any other purpose shall be used, kindled or stored on terraces or any other Limited Common Element areas, or within 10 feet of the Building or other structure. This includes the patio areas.