

# Grand Caribbean Rules & Regulations

At Grand Caribbean, we hope you enjoy our beautiful paradise and the amenities it has to offer.

We **love** our property and have a zero-tolerance policy for all rules.

## **PARKING**

- 2 parking certificate/parking pass limit per unit/ \$30 per pass per visit
- Guests/Owners have 4 hours to place the parking certificate/parking passes which are to be filled out completely and must be visible from the mirror or dash.
- All vehicles not in compliance can be booted or towed at the expense of the vehicle owner.
- It is prohibited to have any non-functioning vehicles in the parking lot.
- It is prohibited to wash any vehicle or vessel in the parking lot.
- The parking garage (covered parking) is for use of the deeded owner and is included in the 2-car limit.
- There are to be no oversized vehicles, jet skis, recreational vehicles, or trailers allowed by renters.
- DEEDED OWNERS ONLY area (NO RENTERS) for the trailers that are small enough to fit in a parking spot to the south side of the boat parking area (NOT IN BOAT PARKING). This is allowed only if the owner is on the property, these trailers cannot be left unattended. This rule is for November, December, January, and February yearly and no trailers will be allowed outside the time from March 1st - October 31. These trailers will be required to have a parking pass with a unit number on them and must be disconnected from the vehicle. Passes will be purchased from the management company. The owner can use a "one-time" 4-month pass which will be good from 11/1-2/28. Passes must be renewed yearly and are available only on a first-come-first-serve basis with a 4-trailer limit in the lot at one time.

## **BOATS**

- There are 8 allocated spots for vessels on the property. From Memorial Day weekend through Labor Day weekend, it is for deeded owners' use only, on a first come first serve basis.
- Owners can have their vessel on the property for the duration of their stay, but it must be taken off the property and comply with all stated rules and requirements.
- All vessels must be registered with the management company and display a boat decal on the trailer. This must be filled out completely.
- Renters can bring a boat outside of the owner-restricted timeframe as listed above. This is \$20 per day/\$100 weekly/ \$300 monthly and again is on a first come first serve basis. The owner of the vessel must complete a registration process which will require the boat to be insured and insurance on file prior to bringing it to the property.
- All vehicles must detach from the boat while on the property. If it is not, the vehicle/vessel is subject to towing.
- No vessel is allowed on the property that is over 30' long measuring from the tip of the trailer to the back of the motor.
- No working on your vessel while it is in the parking lot.
- Owners who claim homestead can have their vessel parked on the property full-time unless they leave for 7 or more days, then the boat must be placed off-site.

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## **PETS**

- Deeded owners are allowed pets that are registered and with the proper documentation on record with the management company. All pets must have a current pet tag.
- All pets are to be leashed from the time you leave your condominium.
- All pets are to be picked up, immediately upon relieving themselves.
- Renters are NOT allowed to have pets and must remove them from the property immediately and will be evicted.
- All service animals are to be registered prior to arrival.

## **FITNESS CENTER**

- No one under 18 is allowed without proper supervision.
- There is no slamming of weights, or you can lose the privilege to use the room.
- No loud music- headphones are preferred if numerous users are there.
- No more than 8 people are allowed to use the facility at a time.
- Please take a moment to read all the gym signs.
- Clean the equipment when done using it.
- Notify management of any issues with equipment or systems.

## **POOL AND VERANDA AREA**

- Absolutely NO glass
- No smoking or vaping
- No pets.
- Do not touch televisions.
- Pool hours are from 9 a.m. to 10 p.m.
- Failure to abide by the rules will result in the loss of use of the amenity.
- Please take a moment to read all the signs.

## **TRASH**

- All trash is to be taken to one of the two dumpsters available on each side of the property.
- Do not leave bagged or other rubbish in the hallway until you wait for your next trip. Keep it inside until you take it down.
- There will be fines implemented for throwing anything off of the balconies and could be an automatic removal.

## **QUIET TIME**

- Quiet time is from 10 p.m. to 9 a.m.
- Please respect that numerous units are full-time owners that live here permanently, so please respect that these are their homes and investments.
- No loud music in the common areas including but not limited to hallways, condo balconies, or in the parking lot.
- No pets.

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## **LUGGAGE CARTS**

- Return the carts to the elevator garage area or the 1st-floor cart room as a courtesy to the other guests.
- Do not bring carts into the condo.

## **GRILLING**

- No open flame grilling or open fires are allowed in the common areas or private balconies.
- Use the grilling area provided. – Clean up after yourself for the next guest!
- POLICE-If the authorities are called out for illegal activities, please be advised that the party will be escorted from the property immediately.

## **SURVEILLANCE**

- All parties who come to this property are under surveillance so please be sure to abide by the rules and signs on the property so that you can enjoy your vacation and trip to the beach.

## **FINES**

All owners are responsible for the actions of their guests. The deeded owner will be held accountable for any and all damages caused by the guests. All rules are subject to fines if not followed. The fine structure is as follows and can be amended from time to time.

\$100 fine for the first offense

\$250 fine for the second offense

\$500 fine for the third and any repeated offense

Eviction of guests

The interest and late fees will be at the highest lawful rate and will be added to unpaid violation balances. Liens will be filed for anyone over 90 days past due. Charges will include the cost of the lien and adding/removing of liens all of which will be on the deed owner's account.