

MAJESTIC BEACH RESORT
GENERAL RULES AND REGULATIONS
REVISED: JUNE 15, 2007 *(update #1)*

ASSOCIATION RULES:

The following are from the Majestic Beach Resort Community Association Board of Directors:

- ID tags are required at all times for owners, guests, and visitors while on property. Only owners and their guests may use owner ID tags. Rental guests must wear proper rental ID tags. Pedestrians will not be admitted on property without a proper ID tag.
- All vehicles parked on property must have the proper decal or pass.
- Passes and decals must be visible at all times while vehicle is on the property. This includes owner vehicles.
- Parking is provided for owners or guests that are actually staying on property. These vehicles must have proper ID and may be parked in the assigned areas only. Parking spots marked with yellow poles are reserved private parking.
- Owners of private parking spaces may place a “Private Parking Only” sign in their parking spaces at their own expense. Approved signs are 18” wide and 12” high with Majestic logos in the top corners and are available at Gulf Glo Banners and Signs.
- If an owner complains about a vehicle parked in their private assigned space, an attempt will be made to locate the owner of the vehicle. If contact cannot be made, the vehicle will be towed at the violator’s expense.
- Only licensed vehicles may be parked in the garage or on resort property. Trailers, jet skis, boats, etc., may be parked in the garage no longer than seven days in any 30-day period provided they are properly licensed, detached from the tow vehicle, fit into one space, and display a valid parking pass.
- No furniture, cabinets, building materials, storage closets, portable sheds, etc., may be stored in any parking space.
- Private/golf carts, Bubble Cars, skates, roller blades, road surfers, skateboards, foot, rental, or motorized scooters, and rental motorcycles are not allowed on property.
- To register as a guest you must be 25 years or older. Anyone under 25 must have in-room adult supervision. (Adults must be staying in unit and available at all times).
- Minors are not allowed to consume alcohol anywhere on property (the legal age in Florida is 21 years). This may result in eviction.
- No signs, including for sale signs, shall be displayed in the unit windows, on the doors, or the railings. Only approved no smoking signs (clear acrylic 5” wide x 7” high available at Gulf Glo Banners & Signs) may be placed on a unit door at the owner’s expense.
- The keeping of a pet at Majestic Beach Resort is not a right of a unit owner but a conditional license subject to termination at any time by the Board of Directors if an animal is vicious, annoying other residents, or has in any way become a nuisance.

The owner of a pet assumes liability for all damages to persons or property caused by the pet or resulting from its presence at the resort.

- Only owners are permitted to have pets on resort property, and their pets must be registered with Owner Services and have a proper pet license tag. Dogs must be on a leash and have a visible pet license tag at all times when outside the owner's unit. The owner must also have an owner ID tag when walking their dog and must "scoop the poop" and place in the trash. Violators may be subject to fines.
- Animals are not allowed on pool decks or on the beach, per state and county law.
- Nudity and indecent exposure, as defined in Florida Statutes, will not be tolerated in any public or common area of the resort, including any area exposed to public view. Violators may be prosecuted.
- Water balloon slingshots and water balloon throwing is prohibited and will result in eviction of guests/fines for owner. Throwing any item, including cigars and cigarettes, from balconies and walkways is considered dangerous and will result in eviction of guest and fines for owners.
- No water pistols/guns/canons or similar items allowed in the common areas or on community property, including the pools.
- Laser pointers are prohibited on resort property.
- Fireworks are strictly prohibited on resort property.
- Feeding seagulls is prohibited throughout resort property.
- No climbing on or leaning over balconies. Climbing on or over balcony railings will result in eviction of guests and fines for owners.
- Towels, bathing suits, clothing, rugs, and other items are prohibited from being hung on balcony or walkway railings or from windows.
- Walkways, stairways, and vestibules serving two units are fire exit lanes. Nothing, including bicycles, floats, coolers, furniture, beach chairs, etc., shall be left in these areas at any time.
- The use of charcoal grills, hibachis, and gas grills is forbidden. Electric grills may be used throughout the resort property. Guests may be evicted for violations. Owners may be fined. This will be enforced in accordance with state and local fire ordinances.
- "Funneling" on balconies or anywhere in public is prohibited.
- "Quiet hours" are enforced throughout the resort between 10:00 P.M. and 10:00 A.M. All owners and guests shall refrain from any activity that would disturb other residents at all times, but especially during quiet hours.
- Per paragraph 12C of the condominium Declarations, "No nuisances shall be allowed upon the Condominium Property, nor any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents."

POOL AND HOT TUB RULES:

- All pools & hot tubs are open from 8 A.M to 10 P.M. Quiet hours will be enforced.
- Personal coolers are permitted on the pool deck provided they are small enough to fit under a chair and they must be kept underneath the chair at all times.
- No radios are allowed on pool deck.
- No floats or air mattresses are allowed in any pool when it is crowded.
- No throwing or hitting balls or any other projectile in pools.
- No glass containers allowed on pool decks and no food allowed in pools or hot tubs, per Florida law.
- No climbing on or diving from rocks or waterfalls.
- Children under 12 must be accompanied by an adult, per Florida law.
- No bicycles, skates, skateboards, or roller blades are allowed on pool deck, sidewalks, or parking areas.
- No one is allowed to use pool or hot tubs without proper ID tag—strictly enforced.
- T-backs, thongs, or similar bathing suits are not allowed on the pool deck.
- Animals are not allowed on pool decks or on the beach, per state and county law.