

FOUR WINDS CONDOMINIUM OWNERS ASSOCIATION RULES & REGULATIONS

ZERO TOLERANCE POLICY WITH IMMEDIATE EVICTION FOR VIOLATIONS LISTED BELOW

- No smoking, use of smokeless tobacco, vaping, or use of electronic cigarettes is allowed on Four Winds property except at designated smoking area on east side of building, parking lot, & beach area. This includes unit balconies, walkways/boardwalk, stairwells, pool area, or within 25 ft. of building
- Throwing any object to or from unit balconies is not permitted

WARNINGS WILL BE GIVEN FOR FIRST OCCURRENCE FOR VIOLATIONS LISTED BELOW SECOND WARNINGS ARE CAUSE FOR EVICTION.

- No littering
- No towels, swimsuits, or other items are to be hung on balcony rails
- No loud music, radios, or TV noise is allowed
- Quiet time will be observed from 10PM – 8AM
- Trash chutes should not be used between 10PM – 8AM
- Grills (of any kind) are not allowed on balconies or in common areas
- All personal items must be stored inside your unit. Personal items left in the hallways and common areas may be removed and disposed of
- No skateboards, roller blades, or scooters
- Absolutely no playing on elevators. Parents will be held responsible for service calls resulting from children playing on the elevator

PARKING:

- Parking without proper parking pass will result in vehicle being towed at owner's expense
- Vehicle(s) will be towed after first warning is issued
- No trailers, boats, personal watercraft or RV's allowed on premises
- Vehicles parked in emergency lanes, in front of fire hydrants or garbage truck lanes will be towed

PETS:

- Only owners are allowed to have pets. Guests will be evicted if a pet is brought on property. Owners that allow guests to bring pets on property will receive a violation and will be fined \$250 per offense
- Owners are required to register their pet(s) annually with the Condominium Association and display an identification tag at all times when outside
- Pets must be kept on a leash or restrained when outside of unit or vehicle
- Pet owners are required to use pet walk area on the northeast side of property near parking entrance. Owners must clean up after their pets
- Pets are NOT allowed in pool area and on beach
- Loud barking of pets in units is prohibited and shall be considered and treated as public nuisance

POOL:

- Pool hours are 8AM – 10PM
- No lifeguard on duty at pool, swim at your own risk
- All feet, floats, beach toys, buckets, swim boards, beach chairs, umbrellas, and shoes MUST BE RINSED OFF at Boardwalk before entering the pool area or elevator
- No glass containers are allowed in the pool area. No beverages or food allowed in the pool
- No diving into pool. No running or horseplay in common areas, including pool
- All safety and sanitation precautions must be observed in pool