

**HIDDEN DUNES BEACH AND TENNIS RESORT**

RULES & REGULATIONS

**KEYS -** It is the responsibility of the Owner or Rental Management Company to issue keys to units. ***Security*** will only issue keys to day contractors with written authorization from the Owner or Rental Management Company. We ask that all guests and contractors use the “Visitor” lane when entering the property so that parking passes may be issued and verified.

**PARKING –** Parking is restricted to passenger vehicles and allowed in designated parking areas only. Do not park on the grass. Parking arrangements outside the gates of Hidden Dunes must be made for all RVs and trailers (utility, boat, jet ski, etc.). Fire lanes and trash receptacles should not be blocked and **parking passes must be displayed at all times**.

**BEACH VILLAS –** Parking under the carport is restricted to two vehicles per unit and must be parked one behind the other. Do not park in your neighbor’s designated parking area.

**PETS –** All pets must be registered and is a privilege granted to owners only. All unauthorized pets are subject to a $100.00 per day fine. All pets must be on a leash at all times and display the green Hidden Dunes dog tag.

**NOISE –** In order to assure the comfort of all residents, radios, TVs, instruments, etc. must remain within reasonable limits. ***Quiet hours are between 10:00 PM and 10:00 AM.*** Any noise that can be heard outside of the unit is considered a disturbance and subject to a fine.

**POOLS** – Pool hours of operation are from 8:30 AM – 10:00 PM. No pets, glassware, food or smoking are allowed on the pool decks. Additional rules are posted at each pool and will be enforced.

**BALCONIES, FIRE ESCAPES, HALLS, STAIRWELLS AND WALKWAYS** – These areas are for the ingress and egress to various parts of the property and shall not be obscured. Please do not store strollers, bicycles, chairs, umbrellas, floats, etc. in the halls, stairwells or walkways. Hanging of bathing suits, clothing, towels, rugs, etc. on balcony railings, handrails or windows is prohibited.

**SMOKING –** Smoking is not allowed on the common property or public gathering spaces. This includes, but is not limited to, pools and pool decks, fitness rooms, stairwells, lobby, elevators, garages, grill areas or restrooms.

**GARBAGE** – Trash chutes are located on each floor of the high rises. Dumpsters are located throughout the low rises. Please dispose of all household trash accordingly. Do not leave trash in the hallways, roadways or outside your unit.

**GOLF CARTS AND PERSONAL MOTORIZED VEHICLES (SCOOTERS, SEGWAYS, ETC.) ARE PROHIBETED**

**SKATES, ROLLER BLADES AND SKATE BOARDS ARE PROHIBITED FROM ALL PARKING AREAS, RAMPS AND SIDEWALKS**

**NO CHARCOAL GRILLS / NO FIREWORKS**

**FINES** – Fines of up to $50 per instance may be levied for violation of the above rules. This handout is a condensed version of the more common violations. For a complete set, please visit the Association Office or Security.

**To report any violations or disturbances, please contact the Security Office at 850-654-2641**

***We greatly appreciate your cooperation to ensure everyone enjoys their visit to Hidden Dunes!***

**S/O\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**