



Etheridge Property Management, Inc.

RULES & REGULATIONS

EMERGENCY NUMBERS

Emergency	911
Escambia County Sheriff	850.436.9630
Pensacola Police Dept.	850.435.1900
After Hours Maintenance	850.484.2611

PARKING RULES

- Passenger cars, trucks and motorcycles only may utilize parking facilities.
- No large trucks, motor homes or other oversize vehicles including boats and trailers of any kind are permitted in the parking lot.
- Please do not park under the building unless you have an assigned parking place (Penthouse owners only).
- All vehicles must have a parking decal or parking pass. Owners can obtain decals from the Etheridge Property Management office for personal vehicles. Etheridge Property Management is required to issue parking passes to all renters. Owners who rent their own units will be required to issue parking passes to their renters. Also, owners must provide relatives and personal guests with parking passes.
- The association does not accept any responsibility or assume any liability for loss or damage to vehicles or other personal property stored or parked on the premises due to theft, vandalism, or loss from any other cause.
- Kayaks must be stored on the rack provided on the East end of the property. Shorter kayaks should be stored in the locker assigned to your unit. Kayak space is limited, and the spot must be reserved.

POOL RULES

- The use of the pools or hot tub is at your own risk. No lifeguards are on duty.
- Non-swimmers or children required PFD's must be personally supervised by a parent or guardian in the pool or sitting within arm's reach on the deck.
- Swimming pool rules are posted in pool areas and will be strictly enforced.
- Indoor pool hours are: 6am-11pm. Outdoor pool hours are: 8am-10pm.
- Children under the age of 12 must be accompanied by an adult who is responsible for overseeing them in the pool areas. CHILDREN IN DIAPERS MUST WEAR SWIM DIAPERS.
- No rafts, floats, etc. except personal flotation devices worn by non-swimmers are allowed in the indoor pool.
- Children under the age of 6 are not allowed in the hot tub under any circumstances.
- DIVING is NOT permitted. The "feet first" principle should be followed.



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- No food or glass containers are allowed in either pool area.
- Pools and hot tubs may be closed for maintenance without prior notice.
- Only owners, their resident guests or lessees may use the pool or pool areas. Unauthorized persons will be ejected from the property by a call to the Escambia County Big Lagoon Substation.
- Footwear must be worn to and from the pool areas. Bathers must dry themselves before reentering the building to prevent puddles and slippery conditions on the common walkways.
- Bathers must shower to remove suntan lotions before entering pools or hot tub.
- No pets are permitted in the pool area per Florida Statute.

PETS

- Only owners are allowed to have pets.
- No guests or relatives may have pets at any time.
- Pets are to be kept on leashes at all times they are in the common areas.
- Pet walking areas are designated and marked by signs. Please walk pets in these areas and always clean up after your pet. There is a feces retrieval device and depository on the East side of the property near the kayak rack.
- Escambia County ordinance prohibits pets on the beach.
- The board may order any pet removed from the building and property if excessive barking or disturbances are reported.

GARBAGE

PLEASE TIE YOUR TRASH BAG SECURELY WHEN DROPPING IT DOWN THE TRASH CHUTE.

- Garbage must be contained in plastic bags and tied shut before depositing in the trash chute on the East end of each floor.
- Boxes or other large or heavy items must be carried down to the dumpster located on the east end of the building behind the garage door.
- Please use your garbage disposal for most food waste but do not deposit shrimp peelings, or fibrous food such as asparagus and cooking grease in the sink or disposal.

DAMAGE

- An owner or guest of record is responsible for any loss or damage to the common elements as a result of their misuse or carelessness.
- The cost to repair or replace any such damaged property will be assessed to that unit owner.



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KEY POLICY

- Every owner or their agent has been issued unit keys. The association does not distribute new keys.
- If you are an owner and lose or misplace your unit key, please contact a locksmith.
- If you are a renter, please call your rental company.
- For vehicle entry you may call “ACE UNLOCKS” at (850) 505-7545.
- The association must have a key to each unit.

HOUSEKEEPING

- The association provides personnel to clean the common areas.
- Owners and their guests are reminded to pick up trash to keep the property looking presentable and to enhance your own enjoyment.
- Occupants shall maintain their unit in a clean and sanitary manner.

OUTDOOR GRILLING

- Outdoor grilling is permitted ONLY in the designated area by the picnic table.
- A large permanent charcoal grill is provided for the use of our owners and rental guests.
- Fire and Safety Rules & Regulations state that no charcoal/gas grills are allowed on balconies.
- If you are found to have a charcoal or gas grill on your balcony you will be subject to a \$100.00 per day statutory fine charged by the State Fire Marshall for each day the violation continues.

PERSONAL PROPERTY

- The Snug Harbour Condominium Association is not responsible for theft, vandalism or other damages to any owner's personal property.
- Please take sensible precautions for safeguarding your property.

FITNESS ROOM

- Hours are from 6am – 11pm.
- No one under 18 years of age is allowed in the fitness room under any circumstances due to insurance restrictions.
- No food or glass containers allowed in fitness room.
- When using exercise equipment, you must be dressed in proper attire including footwear. No wet swimsuits.
- Use of fitness equipment is at your own risk.



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NOISE

- No loud music, noise, or other disturbances will be allowed at any time.
- Contractor and other workers may work from 9:00 AM to 5:00 PM ONLY.

SPECIAL CONSIDERATIONS BY OWNERS

- Unit owners are responsible for the conduct of their guests and conformity buy such guests to the Rules and Regulations.
- No radio or television antenna, dish, or any wiring for any such purpose may be installed on the exterior of the building upon the condominium property without prior written consent from the Association.
- Each unit shall be used only for the purpose of single-family residence and for no other purpose whatsoever.
- The balconies shall be used only for the purpose intended and shall not be used for hanging garments or other objects, or for cleaning rugs or other household items. Drying of laundry will not be permitted outdoors. Towels may not be hung over balconies.
- Unit owners are reminded that alteration and repair of the building is the responsibility of the Association. However, the cost of maintenance to interior unit windows, doors, and door frames are owners' responsibility.
- Absolutely no modification of windows or balconies is permitted without the express written approval of the Association.
- Luggage carts are to be returned immediately to the lower lobby staging area.
- Loud or boisterous conduct and disturbing noises will not be tolerated.
- No object (including cigarettes or cigars) may be thrown or dropped from balconies. Expulsion from the property and other legal remedies will result from such actions.