



POLYNESIAN VILLAGE OWNERS ASSOCIATION

P.O. Box 7573, Panama City Beach, FL 32413
(850) 235-7943

POLYNESIAN VILLAGE CONDOMINIUMS **RULES & REGULATIONS**

GENERAL

1. Any violation(s) of these rules and regulations may result in a fine or immediate termination of your tenancy.
2. Do not commit any acts that would annoy or be a nuisance to owners, residents or renters.
3. The speed limit is 5 mph throughout the entire condominium complex. No mini-bikes, skateboards or in-line skates are permitted
4. Grills or any open fires are strictly prohibited on patios, balconies and sidewalks. Barbecue grills are provided on the lake side and gulf side. Picnic tables and trash receptacles are provided in the grill areas. Please clean up after use.
5. Entrance halls and other common areas must be kept free of pool equipment, fishing equipment, garbage and other debris.
6. No cleaning of seafood or fish in the unit(s) or on complex grounds.
7. Feeding feral cats, stray animals and birds of all kinds is prohibited on Polynesian property and grounds.
8. No sitting on or jumping over fences and rails.
9. Only owners are allowed to have pets in units. (ADA guidelines apply to guests/tenants.)
10. Signs on condo doors and/or windows are NOT permitted without prior approval of the Board.

OCCUPANCY

1. Limited sleeping capacity of the rental units: One (1) bedroom – Four (4) adults.

PARKING

1. Vehicles must display a valid parking permit. Permit will be issued at check-in. (Owners have permanent permits.) Please provide make, model, color and license plate number.
2. Vehicle(s) will be towed at owner's expense, if proper permit is not displayed or if vehicle is improperly parked.

President
Vice President
Secretary
Treasurer

Ron Brofford
Carol Hope
Sandy Brown
Ann Lanier

Executive Board
Gary Deaton
Robert Dryden
Patricia Hicks

POLYNESIAN VILLAGE CONDOMINIUMS

RULES & REGULATIONS

Page 2

3. Disabled vehicles will be towed at owner's expense after 24 hours being unattended.
4. One gulf side parking space is provided per condo for gulf side tenants; additional vehicles must park on lake side.
5. MOTOR HOMES are not permitted on premises (without prior approval).

NOISE

1. All interior and exterior socializing at any hour should be limited to a civilized level. Be considerate of other guests and tenants in units surrounding you. Profanity will not be tolerated.
2. Quiet hours are from 10 PM to 9 AM.
3. No audible radios, televisions or other sound equipment may be used outside your condominium from 10 PM to 9 AM. Volume **MUST** be kept at a minimum level.

TRASH DISPOSAL

1. Trash and garbage must be placed in Dumpsters. Dumpsters are located on both lake side and gulf side.

POOL AREA

1. **SWIM AT YOUR OWN RISK. THERE IS NO LIFEGUARD ON DUTY AT ANY TIME.**
2. Pool chairs and lounge chairs may not be reserved.
3. The swimming pool will open upon completion of the daily cleaning and will close at 10 PM.
4. Obey all rules posted around the pool area.
5. No pets are allowed in the pool.
6. The minimum age for admission to the pool area is 16 years, unless accompanied by an adult at all times. Swim diapers must be worn by younger children.
7. Parents are responsible for their children at all times.
8. Appropriate swimwear must be worn in pool. No cutoff jeans or clothing are allowed in the pool.
9. Must be in good health. Persons with skin eruptions, sores or bandages are not permitted to use the pool.
10. Beverage containers must be plastic, metal or paper. Please do not litter.
11. The following items are forbidden in the pool or adjoining deck area: glass, or any other breakable objects, and chewing gum.

POLYNESIAN VILLAGE CONDOMINIUMS

RULES & REGULATIONS

Page 3

12. No horseplay, running, wrestling, dunking, spitting, pushing and diving is permitted in or around the pool area.
13. No food or beverages are permitted while in the pool.
14. Be prepared to identify yourself and family members by providing identification or unit key when questioned by a Polynesian Village staff member, security or owner.
15. **DO NOT REMOVE POOL FURNITURE FROM THE POOL AREA.**

PATIOS / BALCONIES: Item(s) Permitted on Patios and Balconies

1. Furniture

Tables

- One outdoor dining table

Chairs

- Six outdoor patio chairs

Any deviation of outdoor patio furniture (chairs, lounges and tables) must be approved **in writing** by the Rules & Regulations Review / Enforcement Committee.

Plants:

- No more than two plants / pots (live or artificial) (4 ft. high)

2. Items Permitted

- Two decorations on patio walls.
- Nothing hanging on overhangs (blinds, lights, wind chimes, fishing nets, etc.)
- No grills are allowed on patios (because of fire safety issues). Grills are provided in grill areas.
- Beach toys, rafts, umbrellas, tents, etc. cannot extend onto the walkway.
- Bathing suits and towels must be hung on clotheslines or hooks (nothing on railings).
- No ceiling fans are allowed.
- One brown storage box per unit (storage box examples are on patios 109, 111, 120 and 125). Storage boxes can be purchased from Lowes, Home Depot or online. (Storage boxes must be brown.)
- No bikes (without owner's approval). (Bike racks have been installed gulf side and lake side.)

BEACH

1. Do not take pool lounge(s) or chairs(s) or Association chair(s) to the beach.
2. Please keep debris and trash picked up and deposited in trash containers.
3. Please use shower at beach landing to remove sand from beach, including sand on floats, beach toys, etc., before entering the deck area (gulf side).

ENFORCEMENT OF RULE(S) AND REGULATIONS SEQUENCE

(VIOLATION POLICY)

Per the Polynesian Village Owners Association (PVOA) and Owners Prospectus (as allowed by Chapter 718, Section 303, Florida Statutes) as well as the Board of Directors:

In order to maintain the integrity of the condominium complex, the Board of Directors may take action as necessary to enforce any rule violations that occur. These rule violations may be the direct result of either an owner's action or an action of a renter, in which case the unit owner is responsible.

If a unit owner fails to adhere to Polynesian Village rules and policies as defined by the Board, they could be subject to either a written reminder/warning or a monetary fine, along with late payment fees as listed below.

Any suspected policy violation as defined by the PVOA will be submitted to the appropriate Rules Enforcement Committee for their review and recommendation for correction. This committee will have the authority, as delegated by the PVOA Board, to take action as listed below:

Progressive Policy:

- First violation – Unit owner gets a written warning notice with thirty (30) days to resolve.
- Second violation – Unit owner is fined \$50.00 * with thirty (30) days to pay.
 - Any unpaid fine(s) will have a \$15.00 late fee assessed per month *.
- Third violation – Should the problem(s) persist, and the unit owner not take corrective action(s) to either pay the outstanding fine(s) and late fees, the Board shall take legal action as deemed necessary.

Should a unit owner disagree with the Rules and Regulations Review / Enforcement Committee, the Owner has the right to appeal the action directly to the Appeals Committee, who will make the final ruling.

* Fines and late fees are subject to a maximum aggregate of \$1,000 per Florida statutes.

APPROVED by the PVOA Board of Directors – June 10, 2019