



## *Condo Rules and Important Information*

**This is NOT the entire list of rules but ones that will affect renters as well as owners.**

The entire list of rules can be found in the Declaration of Covenants and Restrictions, By-Laws, Rules and Regulations for GHBR & GHI.

**Please post this list in your unit for all owners and renters.**

**Association Disclaimer:** The Association is not responsible for any owners' or renters' personal items destroyed, stolen, or broken in any of the common or limited common elements of the buildings OR lots.

**Rental Restrictions:** Occupancy in studio and one (1) bedroom unit is limited to **4 people total**.

**Quiet Hours:** 11pm – 7am. Additionally, noise must be kept at a level that will not constitute a nuisance to the neighbors. Loud and excessive noise will not be allowed at any time.

**Pool Hours:** 8am – 11pm Glass is NOT permitted in pool area nor the beach. Tents and or Canopies are not allowed in the pool area. All POSTED pool rules must be followed.

**Pets:** Most owners do not allow pets in their units. If allowed, all pets must be leashed, and waste cleaned immediately. Pets may not be caged or tethered outside your unit without an owner present. The townhomes own the land in front, back and sides of their units. Please keep your pets in common areas only.

**Trash:** Must be  tied closed  in garbage bag and placed in GHBR SILVER trash bins.

**\*Bike Rack:** Only 2-wheel bicycle allowed on the bike racks. The bike rack is provided as a service to owners and their guests only on a first come, first use basis.

\*All owners and guests are to take into consideration that the bike rack is not your personal bike rack and that the bike rack is being shared by 20 different owners/guests.

\*Any bicycle placed in bike rack must be in operable condition (no flat tires or rusted/missing chains).

\*All bicycles not on the provided bike racks must be placed inside unit, patio, or balcony. Bicycles are **not** allowed to be chained, strapped or tied to any part of the condo building.

### **BUILDING and LOT**

\*No skateboarding, tricycle or bicycle riding on breezeways.

\*No items shall be tied, strapped or chained to any part of the buildings.

**Outer Unit Cleanliness:** Towels and/or clothing CANNOT be draped over balcony or patios or in view. No personal item or trash shall be allowed in the shared hallways.

**Fire Safety:** No gasoline cans are allowed on common breezeways, patios, or balconies. Gas grills must have gas grill valve off when not in use. NO grill use within 10 feet of building.

**Parking:** PARKING IS LIMITED TO **ONE (1) SPACE PER UNIT**. Hanging rear view parking tags are required and must be visible with unit number/expire date showing through the outside front windshield on all vehicles unless an owner sticker is in drivers' side front window. **ANY VEHICLE NOT IN COMPLIANCE WILL BE TOWED AT OWNERS EXPENSE WITH NO NOTICE GIVEN.**



\*The only acceptable vehicle decals or parking passes allowed on the three (3) condominium parking lots are the new owner vehicle decals (red or purple) or a hanging parking pass (distributed by Property Patrol). Any infraction to this rule will result in said vehicle being towed at the owner's expense without notice. Besides being towed, the owner (if discovered) will result in a violation and a fine.

\*No double parking in any space (vehicle and golf cart are not allowed on these three (3) parking lots in the same parking space).

No parking on grass or double parking on the street.

**Extra Parking:** If needing extra parking (overflow parking pass), this must be pre-arranged prior to arrival with the HOA office. If already arrived and it was not pre-arranged, you will need to park in Churchwell Parking (850-233-5505).

#### **GENERAL INFORMATION**

**Speed Limit:** Speed limit is 15mph in the entire resort.

**Vehicle Restrictions:** Watercraft, boats, trailers, campers, busses, or RV's are NOT permitted in this resort. Additional storage & parking may be available at Churchwell Parking at a reasonable fee (850-233-5505).

**Golf Carts:** Street Legal Rental golf carts or Rental Scooter are NOT permitted in GHBR. All golf cart drivers are limited to LICENSED DRIVER ONLY.

\*There are no assigned parking spaces for golf cart parking in the condo parking lots. All golf cart spaces are first come, first park.

\*Before purchasing or adding your golf cart to the golf cart parking at the condos, speak with a director about availability.

**Amenities:** 11 pools, shuffleboard, tennis courts, 18-hole miniature golf, and 2 playgrounds are in this resort. Please obey all posted rules at each amenity.

**Amenities Parking:** Allowed only during the hours of 7 am – 11 pm.

**Fitness Center:** Adjacent to the Gulf Highland Blvd pool. Entry code can be supplied by owner or property manager company.

**\*Newest rules adopted by the GHI, Inc. board on May 27, 2023**

**All rules are subject to violation notices and fines by the Gulf Highlands Beach Resort Homeowners Association, Inc. and/or by the Gulf Highlands I, Inc.**

Posted by: Rose Lambi, Secretary  
GHI, Inc.

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