



TRADE WINDS • BEACH CLUB

AT PALISADE PALMS

Highlights of Rules Governing Tenants/Guests

Welcome to Trade Winds/The Beach Club Condominium (TWBC) at Palisade Palms, one of the finest residences on the Gulf Coast. Whether you are a guest or are leasing ("Resident"), we hope your stay meets or exceeds your expectations. If you feel your experience at Palisade Palms is in any way diminished by the actions of others which violate our rules, please inform our staff at the Concierge Desk or by calling (409) 770-7889.

ATTIRE:

In all indoor Common Areas, footwear and shirts/tops must be worn at all times, including tops over swimwear.

Proper attire is required, such as that which would be considered to be within acceptable norms for any public family facility in the community.

POOL, ACTIVITY AREAS:

No lifeguard is on duty.

Age restrictions apply to unescorted children. Check with the Concierge Desk for details. Risky behavior or activities deemed to be a risk to create a disturbance are not permitted. Glass of any kind is not permitted within the area of the Pool Deck.

Footwear and tops over swimwear must be worn when re-entering the building.

Residents and their belongings must be dry before re-entering the building.

Items left unattended will be removed by staff.

Pool deck, game room and other areas have closing times. Check with the Concierge Desk.

GOOD-NEIGHBOR CONDUCT:

Activities are not permitted which create an annoyance, reduce the desirability of the condominium, endanger others, violate a law or violate TWBC bylaws.

Unlawful, nuisance, noxious, loud or offensive activities are not permitted.

Littering is not permitted.

Use of firearms or fireworks of any kind is prohibited on property.

BALCONIES:

No towel or clothing or any other item may be placed on or attached to a balcony railing.

No balcony may be used in a manner that is considered annoying to occupants of other Units.

No item may be thrown, dropped, spilled, dripped or swept from any balcony.

Heating or cooking units are not permitted on balconies except for TWBC-approved electric grills which must be monitored at all times.

Balcony lights (other than those installed by the builder) and speakers are not permitted.

SMOKING:

Smoking is not permitted in any Indoor Common Areas and within 25 feet of any entrance.

Smoking is not permitted on the Pool Deck area.

OCCUPANCY:

Failure to comply with terms of any document is considered default, enforceable by TWBC.

Unregistered tenants will be denied access to the property.

TWBC may deny occupancy to any person who is a threat to others' health, safety or property.

MAINTENANCE and HAZARDS:

Promptly report any breaks or leaks in or around your unit.

Conserve utilities including water consumption.

Close doors to avoid damage from storms and the elements.

Flammable or otherwise hazardous materials may not be brought onto the property.

Be certain trash contents will not cause a fire prior to disposal.

Empty boxes are to be left in the trash room for pick-up, do not place in trash chutes.

Residents or guests must privately arrange for the disposal of large items/volumes of trash.

SAFETY and SECURITY:

Each Resident is solely responsible for his/her own safety and for the safety, well-being and supervision of guest(s) or other person(s) under his/her care, control or custody and assumes all risks for damages to his/her person and property, Unit and its contents on the premises.

TWBC does not insure any Unit, storage unit or personal property including but not limited to valuables and vehicles in any manner.

The TWBC Association is not responsible for any resident's items/articles left with, given to, or delivered to or by staff.

GENERAL:

TWBC may levy fines for violations of the Rules.

Each Resident assumes all risk for damage to his/her person and property, Unit and its contents.

Each Resident is responsible for his/her damages to his/her Unit, other Units, others' personal property and the Common Elements and is responsible for prompt reimbursement for such damages and for expenses to TWBC related to its enforcement of any violation(s).

TWBC staff is not permitted to provide personal services for Residents.