

Beach House Condominium

Guest Parking Permit

Beach Condos in Destin

850-269-3342

Beach House 303D

All vehicles must park in designated spaces. No trailers permitted. Maximum 2 cars

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Display parking pass on drivers side dash of vehicle

Check In Instructions

Beach House 303D

**675 Scenic Gulf Drive
Unit 303D
Miramar Beach FL, FL 32550
US**

Be sure to print and bring your parking pass with you attached to this document

Check-in:

Check in time is 3 pm - 5 pm central time. On most occasions the condo will be cleaned and ready by 3pm but it may take more time. We cannot accommodate early check ins. There is not a problem with late check in times since you will have the time to clean.

Check out time is 10 am central time. It is very important to adhere to the checkout time as we have cleaning staff time and housekeepers come from a long distance away to clean one specific condo.

We apologize but should it be necessary, a charge may be charged for failure to leave on time.

Before your departure we will send a check out instruction reminder email. Should you leave any earlier than 9:30 please let us know.

Mail

We do not have access to all mailboxes, please do not have items mailed to condo. You may be able to arrange shipping services other services can deliver groceries. Drilling a mailbox cost \$100. If you are staying for more than 45 days we may be able to assist.

****PLEASE NOTE****

Amazon WILL NOT deliver packages to this unit or mailbox. Amazon routes it's deliveries through the United States Postal Service. If you require package delivery while on vacation, you must send it to an Amazon Hub Locker (nearest address and instructions are provided). We will assist in locating lost packages. Thank you for your cooperation.

Amazon Hub Locker
4402 Legendary Dr., at Whole Foods
Destin, FL 32541-5324
[How to use an Amazon Hub Locker.](#)

Gate Code (If Applicable)

Beach Gate Code and all other gates as well is C238

Parking

Subject: Parking

Be sure to print and bring your parking pass with you attached to this document

Parking is provided in the open parking area behind the condos. Parking passes are attached to this email. Please print Motorized vehicles, including but not limited to Trailers, RVs, Boats, Golf Carts, Scooters and small rental cars, are NOT

Wifi Instructions

Internet Username: Beachhouse-guest.encowifi

Security Key or Password : 72721942

Internet support is provided at no charge at 800-393-3973. Please utilize this technical support number for any issues y

Beach/ Beach Service

Beach Service and Activities (La Dolce Vita) (March-endof October weather permitting)

Beach Gate Code and all other gates as well is C238

Beach Service (2 chairs and 1 umbrella) are included in your rental. Please remember the attendants appreciate tips.

Paddleboards and Kayaks are availabel to rent at \$35/hr or \$75 for 4 hours or \$100/day.

Bikes are \$15 half day or \$25/day or \$55 for the week.

Pool/Fitness

Fitness Center access code: C1980

Shuffle Board equipment is located by the mailboxes in a cabinet. This equipment is loaned out on the "honor system."

Tennis courts are available to use but no equipment is supplied on site. Please bring your own gear.

Community Room and Arcade Room are located in the Lobby area.

Grills: There are two gas grills and two charcoal grill available to use and are located between the pool and clubhouse.

" Tents 10' X 10' are allowed but must be put on the northern part of the beach behind the chairs and must be taken do

" Parents must supervise their children. No playful use of the elevators.

" Clubhouse usage for private functions must be arranged through the association with a fee paid for cleanup and dama

" Fitness center rules require supervision of children under the age of 14. No eating, drinking or horseplay is permitted. l

" Garbage must be disposed of in the trash room. Do not place garbage on the walkway, stairwells or throw from the bal

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Pet Rules(if Applicable)

Pets are not allowed at Beach House, we can allow service animals

Quiet Hours

Quiet hours are from 11pm-7am per Walton County Ordinance

Starter Supply Provided

- Two Rolls of Toilet Paper per bathroom
- Two Kitchen Garbage bags
- Dishwasher tabs
- Dishsoap
- Hand Soap
- Bath Soap
- Bed linens and towels are provided. After the supply is used by the guest they would need to be washed by the

Items Not Provided

- Coffee, aluminum foil, spices, coffee filters
- Hairdryer
- Baby Gate/ Baby Bed
- Crockpot
- Laundry Detergent
- Beach Towels

Access / Repairs/ Complaints

If there are damages to the condo found from the previous guest, we may have to have a repair company come out during your stay. We need to be available to Beach Condos In Destin employees and any vendors needed between the hours of 9 am-7pm a day. Items that are broken or need to be replaced or do not work as expected. Guests are expected to be kind about these rare inconveniences and work with us during your stay, but they do occur and we will need your assistance and patience. We cannot tell you how grateful we are for our guests and we will not allow guest to return in the future. If you find any problems with your condo you must email/call us as soon as you can.

Other House Rules

To prevent damage to the condo please follow the following rules:

- Shake out sand from clothing and towels before washing and drying. Sand will damage the washer and dryer.
- Do not leave the doors open while the air conditioner is running. It will freeze up and stop working requiring a service call.
- Do not spray on sun screen in the condos. The "glue" like substance in the sun screen does not readily come out.
- Do not wash colored beach towels or clothing with the condo linens as it will turn the towels pink or blue.
- If something is spilled on sheets or linens during your stay please wash to avoid stain setting in, if the stain does not come out please call us.
- Trash must be disposed of in the proper dumpsters or trash chutes. Do not leave garbage in the condo upon departure. Community fines of \$100 per occurrence are applicable for failure to properly dispose of trash.

- The dishwasher and garbage disposal are to be run prior to departure. Do not leave dirty dishes, pots, pans up
- Do not throw anything from condo railing
- Do not feed any wild birds/ squirrels from condo balcony
- Please do not smoke inside our property and if allowed on balcony please do not put out cigarettes/cigars on floor
- It is very, very important to adhere to the check out time as we have cleaning staff time constraints and in most cases
- Please double check the condo prior to leaving. Do not neglect to check drawers, closets and under beds. Be sure to return any items found at the cost of packing and shipping to the client.

Cable TV

- This year Cox Communications began fully transmitting with high definition signals. Therefore, the TV's are now HD TV's. Also, the Cox Remotes are programmed to the specific television and problems might be related to a remote
- Also typically the cable tv is connected by HDMI input so it is typically located under HDMI 1 or 2.
- It is necessary that we remind guests not to alter any cables or unplug any power cords, HDMI cords or in any other electrical connections.

Refrigerator: It may be necessary to bring a cooler with ice with you especially if you are bringing a large number of items and the refrigerator is not working. Unlike at your home, where you normally have several already cooled items in the fridge, the fridge will always cool faster than air. You will want to avoid opening the fridge repeatedly after putting in groceries and it may not cool the temperature sufficiently of the surrounding items. I know this seems like a weird thing to have to mention but it has still not caught up by Monday please call us and we can order the maintenance, the only appliance repair company we can speak with them, We are charged a service charge of \$100 for every time we call them to come out to a condo regardless of the issue.

Smoke Detectors: Please note that smoke detectors are sensitive to humidity and will go off if the sliding glass door is not closed.

Left Items: Beach Condos in Destin and owners of the property are not liable for any items left behind by the client.

Please ask everyone in your party to please double and triple check the condo prior to leaving. Do not neglect to check the items you have brought. We will try our best to return any items found at the cost of packing and shipping to the client. We are not responsible for items left behind.

Beach House Owner's Association, Inc.
675 Scenic Gulf Drive
Miramar Beach, FL
32550

Rules & Regulations

Revised January 27, 2023

OVERVIEW

The pleasantness of condominium living is greatly enhanced by a congenial atmosphere in which all residents have proper regard for the comfort of others. For this reason, these rules and regulations have been adopted by the Beach House Owner's Association, Inc. in order to assure owners and their guests that the condominium property will be properly used for the benefit of all such persons. All owners are requested to cooperate with each other in seeing that the rules and regulations are observed. These rules and regulations apply to all owners and guests.

ANNOYANCE

- Owners are to regulate their behavior in their units to avoid disturbing other residents. No nuisances are to be allowed, nor any practice followed, that is the source for annoyance to other residents.
- Sound from any unit or balcony, as from radios, musical instruments, stereos, television, and conversation, is to be such that an annoyance is not created. QUIET TIME IS 10PM TO 8AM.
- Igniting fireworks anywhere on Beach House property, including the beach and beach access, is prohibited.
- Bonfires on the Beach House property including the beach area are prohibited.

BALCONIES

- No unit owner is to decorate any part of the unit or the building so as to change the appearance of any balconies. The following items are not allowed:
 - Throwing anything off balconies is a FELONY OFFENSE. Violators will be fully prosecuted to the extent the law allows.
 - State Law prohibits feeding of birds from balconies.
 - Per Local, State, and National Fire Codes, gas or charcoal grills are not allowed on the balcony or in buildings.
 - No sweeping of water or debris from the balcony is allowed.
 - The hanging of bathing suits, clothing, towels, rugs, or other items from or upon the railings, balconies or windows is prohibited.
 - Painting or other illumination of the balcony area or exterior of the balcony area is prohibited. Displays of plants or other decorations on the balcony must be approved by the board.
 - Renters are NOT allowed to smoke on balconies.

BEACH

- *Approved Tents/Canopies (8x8) must be erected on the upland one-third (1/3) of the beach. Beach attendant will inform guest of acceptable placement allowed by property rules*

CHILDREN ACTIVITIES

- Children are welcome at the Beach House Condominium and there is no desire to restrict their normal activities. Nevertheless, they are required to observe the same restrictions that apply to adults. This includes the playful use of the elevators, the use of any common areas in the building for play, or any other conduct that will interfere with the quiet and comfort of the residents. Adult residents will be held responsible for the observance of these rules and regulations by their children.

CLUBHOUSE USAGE

- The clubhouse is intended for use by owners and guests. Owners and rental guests may use the clubhouse for private functions (usage fee paid to the Association). The party leasing the clubhouse shall be responsible for cleanup and damages.

ENFORCEMENT

- Owners are responsible for any and all violations by their guests. All violations should be reported to the Association Manager. The Association shall report violations related to any individual units to the respective owner or rental Management Company.
- Continued events of violation of applicable rules and regulations by any guests may result in eviction of the guests upon notice to the applicable owner and rental Management Company. Shade canopies and tents will not be allowed on the beach side of the line of chaises set up by Beach Services. High winds are common on the beach and have sent structures rolling down the beach, causing injuries to beachgoers.
- Please erect tents or canopies along the fence next to the sea oats berm.
- Tents/canopies cannot remain on the beach over-night and must be removed by sunset.

FITNESS CENTER

- Owners and guests only are allowed.
- No one under 14 years of age may use the equipment unless accompanied by a supervising adult.
- No eating, drinking or horseplay is permitted.
- Fitness Center is unsupervised, user assumes all risks.

GARBAGE REMOVAL

- Owners and guests are not to dispose of refuse on or from balconies, halls, stairways, or walkways.
- Owners and guests are responsible for their own trash removal.
- Garbage is to be sealed in plastic garbage bags and disposed in the garbage chute on each floor.
- **Garbage dumpsters are for food and drink refuse only.**
- **No furniture, interior items or renovation refuse is allowed.**
- All other items must be removed from the premises by the owner or guest.

GRILLS

- NO GAS OR CHARCOAL GRILLS ARE ALLOWED IN THE BUILDING OR BALCONIES.
- Gas grills are located next to the pool area between buildings B and C.

HURRICANE SHUTTER POLICY

- A specific policy with regards to color and style has been approved by the Board of Directors and any installations must be approved by the Board.

LUGGAGE CARTS

- Luggage carts are for the use of our owners and guests.
- Luggage carts are not permitted inside the condo units.
- Please return the luggage carts immediately after use to the storage area next to the elevators of each building.

MAINTENANCE & REPAIRS

- Maintenance, repair, and alterations within an owner's unit should not commence before 9:00 AM and should stop no later than 5:00 PM. Noise from hammering, drilling, grinding, and sawing directly on the concrete frame of the building is transmitted to the rest of the building.
- Maintenance and repairs of the condominium building is the responsibility of the Association.
- No work of any kind is to be done on any part of the building that is maintained by the Association.
- Regardless of the responsibility for maintenance and repairs, residents are encouraged to report the need for maintenance work to Association Management, who can assist in obtaining prompt service.
- Owners and guest are prohibited from entering maintenance rooms and electrical closets.
- Renovation projects by owners must be done in compliance with the Association's approved policies, available from the Association Manager.

PARKING AREA

- All vehicles parked in the surface lots must have a valid Guest Parking Pass clearly displayed on the dashboard or hanging from the rear-view mirror, or an owner decal on the windshield.
- Any vehicle not displaying a valid pass or decal is subject to being towed without notice.
- Motorized vehicles, including but not limited to Trailers, RVs, Boats, Golf Carts, Scooters, and small rental cars, are NOT allowed in the Beach House Condominium parking areas, and must be parked offsite.

PETS & ANIMALS

- ONLY OWNERS OR AN OWNER'S IMMEDIATE FAMILY (parents, children, spouse, or surviving spouse of the owner) MAY HAVE PETS.
- Guests are not allowed to bring pets on the property at any time except for certified service pets.
- All pets must be always held or kept leashed and under the control of a responsible party that they are on the Common Property.
- Pets are to be walked on grass area located on the north side of entrance from Scenic Gulf Drive.
- Pets are not allowed to be walked on the beach or south side.
- All owners of pets shall be held strictly responsible to immediately collect and properly dispose of the wastes and litter of their pets.
- Pets on the beach area must be in accordance with the Walton County Pet permit laws.
- Each pet shall be registered with the Association. Such registration shall be on a form furnished by the Association. Each pet, when outside its owner's unit, shall wear a medallion engraved with the Association's name. Medallions are to be purchased directly from the Association, and a registration fee will be collected to defray the cost of implementing and maintaining the requirements of registration and enforcement. Medallions are not assignable.
- Guests' comfort and emotional support animals are prohibited on the property.

SLIDING GLASS DOORS

- The owner is responsible for maintenance, repair and replacement of the glass and door portions of the sliding glass door and the window screens.
- If all portions of the door get replaced, the Association will pay 50% of the costs and the owner will pay 50% of the costs associated with the replacement.

SOLICITATION

- Except as it might relate to matters of the Beach House Condominiums, no person or persons shall conduct solicitation of any description in or on the common elements of the Beach House
- Door to door solicitation shall be strictly prohibited.

SMOKING

- Smoking is allowed in the common areas and all guests and owners are encouraged to use the smoke pots where they exist. **No smoking is allowed in the pool or pool deck area, elevators, walkway, stairwells/landing or balconies. No smoking on the balconies does not apply to owners.**

UNIT DOOR LOCKS

- Maintenance and replacement of the unit door locks are the cost of the unit owner. Locks may not be changed without the prior written approval of the Association.
- Residents are to supply the Manager with a key or code for all exterior doors to their unit. If a key or code is not available when the Association must enter the unit, the owner will be responsible for any costs, such as cost of a locksmith or door repairs.
- All locks that are replaced must be either a Kaba Lock or a Resort Lock similar in style to a Kaba Lock. The owner must furnish the Association with a copy of the Master Key, if applicable.

WALKWAYS

- Walkways on all floors are not for storing any items. Items left outside a condominium unit will be discarded. This includes items such as floats, buckets, tents, chairs, strollers, etc.
- We *can't* effectively keep the walkways clean if items are located there and they also become a safety hazard for our maintenance staff when cleaning.

Wristbands

- All owners and guests are required to wear Beach House approved wristbands while enjoying the Beach House property and amenities including, but not limited to, the beach, pool, tennis and shuffleboard courts, clubhouse, grill area and all areas of the Beach House property. Children under the age of 10 are not required to wear the wristbands. However, Parents/guardians should have their bands with them.
- Staff, security, and beach attendants will strictly enforce the wristband program.
- The red bands identify Beach House guests, and the blue bands identify Beach House owners.

POOL RULES

- Swimming pools and all related gazebos are for use by Beach House Owners and Guests only between the hours of 9 am and 10 pm. Guests using the facilities must be registered, over-night guests (staying at Beach House) or accompanied by an Owner. Guests may not invite guests to use the facilities.
- Anyone in violation of the pool rules may be asked to leave the pool decks.
- **Children under the age of 12 years MUST BE AT ALL TIMES accompanied by an Adult** who is responsible for them. **PARENTS:** Please don't leave children at one pool while you are at another, or on the beach. **THERE ARE NO LIFEGUARDS ON SITE. IT IS YOUR RESPONSIBILITY TO SUPERVISE YOUR CHILDREN.**
- The placement of towels or clothing on chairs, tables, or lounges "DOES NOT RESERVE" them.
- Radios, CD players, etc. are prohibited except as used with earphones.
- Infant floats are the only flotation devices allowed in the pools.
- Children who are not toilet trained must wear swim diapers in the pools.
- Owners and guest must wear proper swimming attire. Thong bathing suits, cutoffs, etc. are not allowed.
- Glass containers are absolutely prohibited in the pool area:
- No food or drinks allowed in the pools. Smoking is not allowed in the pools.
- Pool furniture is to stay within the pool fence area and not moved to the beach or other areas of the property.

RENOVATIONS TO INTERIOR OF UNITS

Any contractor is now required to make a \$1,000 deposit with the Association before any work can start in a unit. The deposit will be fully refunded after work is completed unless workers broke any of the Association's property rules and/or directly or indirectly caused any damage to the Association's common elements or to any other unit during the work.

In order to keep the common areas clean and not interrupt owners and guests, a rules and regulation sheet will be provided to each contractor before a job is started. Each contractor can meet with the Association Manager to be provided a copy of the renovation rules. The contractor will agree and sign the rules sheet and make the \$1,000 deposit before work can begin. One verbal warning will be given for a violation and then \$100 will be deducted from the deposit each time rules are violated. If all rules are followed, the deposit will be refunded end of job.

If the contractor has received verbal warnings and does not comply with requests, he will be asked to leave the property permanently.

No major renovations to interior of units by contractors is allowed between the dates of May 1st through Labor Day.

SECURITY

- For any emergency, dial 911.
- The onsite security number is 850-865-9399. During peak times of the season, security will be on site at night. The Association Office number is 850-650-2130 and is open 9:00 - 5:00 five days a week.

SIGNS

- No signs may be displayed without Board of Directors approval.