



## **PEPPERTREE BAY RULES AND REGULATIONS FOR OWNERS AND GUESTS**

as posted on our website: <https://www.peppertreebay.com/>

see: Home Page / About / Rules and Regulations

or: Owners Login / Rules and Regulations

**Updated Dec 15, 2022**

1. Automobiles may be parked only in the areas provided for that purpose, and as designated by the Board of Directors of the Association and as assigned upon the purchase of apartment by Owner. No trailers, boats or campers may be parked on the property.
2. Use of the recreational facilities of the common elements will be in such manner as to respect the rights of other apartment owners. Use of particular recreational facilities will be controlled by regulations to be issued from time to time, but in general such use will be prohibited between the hours of 11 p.m. and 8 a.m.
3. No radio or television antenna or any wiring for any purpose may be installed on the exterior of a building without the written consent of the Association.
4. An owner may identify his apartment with a name plate of a type and size approved by the Association and mounted in a place and manner approved by the Association. No other signs may be displayed except "for sale" and "for rent" signs approved by the Association and signs for the developer pending construction and sale of the condominium apartments.
5. The balconies, terraces and exterior stairways shall be used only for the purposes intended, and shall not be used for hanging garments or other objects, or for cleaning of rugs or other household items.
6. No drying of laundry will be permitted outside of an owner's apartment.
7. Common areas of buildings, such as loggia, lobbies and halls, will be used only for the purposes intended. No articles belonging to apartment owners will be kept in such areas, which shall be kept free of obstruction.
8. Elevators may be used for the carrying of freight only under the supervision of the management.
9. Apartment owners are reminded that alteration and repair of the apartment building is the responsibility of the Association except for the interior of apartments. No work of any kind is to be done upon exterior building walls or upon interior boundary walls without first obtaining the approval required by the Association, except that apartment owners may make normal decorations on the interior boundary walls without prior approval by the Association.

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**(continued)**

10. Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of receptacles supplied by the Association.
11. No cats may be kept in the condominium except as approved by the Association. No dogs are permitted, except for those dogs registered and approved by the Association prior to March 13, 2002. No other pets will be allowed in the Condominium unless they are confined to the Owner's apartment, and no pets may be kept that cause any annoyance of any kind to the neighboring apartment owners. Any lessee found with unallowed pets will be removed from the property.
12. No owner may make or permit any disturbing noises in the building whether made by himself, his family, friends, or servants, nor do or permit anything to be done by such persons that will interfere with the rights, comforts or convenience of other tenants. No owner may play or suffer to be played any musical instrument, phonograph, radio or television set in his apartment between the hours of 11 p.m. and the following 8 a.m. if the same shall disturb or annoy other occupants of the condominium.
13. The management personnel and staff are compensated adequately and no gratuities are to be given them. This is not to preclude appropriate remembrances at Christmas or other particular occasions.

**CLUB HOUSE RULES**

1. Club House hours are 9:00 A.M. to 11:00 P.M.
2. Key fobs will open the East door on the Bayside Club House and the South door on the Gulf Side Club House.
3. Club Houses may be reserved for private parties; arrangements must be made through the Manager's office, who will issue an authorization and post a notice reserving the area. It will be necessary for owners to accept the responsibility outlined on the authorization form.
4. Gas barbecues are for use by residents at their private or monthly parties. Arrangements can be made through the Manager's office if you wish to reserve the grill. The owner must thoroughly clean the grill after use.
5. No equipment such as chairs, ashtrays, etc. may be removed from the Club Houses.

## SWIMMING POOLS

1. Hours are from Dawn to Dusk
2. Children under 12 must be accompanied by an adult. Parents are responsible for the activities of their children to ensure the rights of other persons are not disturbed.
3. Users must shower before entering the pool and must wear a bathing suit. NO CUT-OFFS. Diapered individuals must wear protective overgarments.
4. Float, rafts, toys, and balls are not allowed in the pool. Swimming noodles are allowed.
5. No jumping or diving from the pool deck. No running on the pool deck.
6. No animals are allowed in the pool or on the pool deck.
7. Pool chairs and lounges are for the use on a first-come first serve basis. They may NOT be reserved for later use by placing towels, clothing, or other items on them.
8. No pool furniture shall be removed from the pool area.
9. Audible sound producing equipment is not permitted in the pool area, unless an earphone device is used and properly worn on the head.
10. Pools are for the exclusive use of Peppertree Bay residents and their accompanied guests.
11. No food or glass containers are permitted on the pool paver deck areas.
12. No smoking of cigarettes, cigars, pipes or other tobacco products is allowed at the pool areas.
13. Bathers swim at their own risk. THERE IS NO LIFEGUARD ON DUTY
14. Safety equipment is for emergency use only.
15. Pool equipment sheds are off limits to everyone except authorized maintenance personnel.

## **FITNESS CENTER RULES**

1. The Fitness Center is adjacent to the Gulf Side pool. Hours are 9:00 A.M. to 11:00 P.M. The saunas and showers will be open from 10:00 A.M. to 10:00 P.M.
2. Children under 12 must be accompanied by an adult at all times in the fitness center or locker rooms. Parents are responsible for insuring their children are not on the machines or disturbing others in the fitness facility.
3. Appropriate shoes and attire are required at all times. Remove all sand from body, clothes, and shoes before entering or using machines.
4. Key fobs will open the door to the Fitness Center.
5. Locks and personal items must be removed from lockers after each use.

## **TENNIS / PICKLEBALL COURT RULES**

1. Courts are for the exclusive use of residents and their accompanied guests. Reservation sign-up sheets are located in the Office.
2. Court use restrictions are posted at the tennis court.
3. Proper tennis attire and tennis or soft rubber non marking shoes must be worn at all times.
4. Proper tennis etiquette must be observed at all times.
5. During periods of heavy tennis / pickleball play, maximum court time will be one hour.
6. Courts are open from 8:00 A.M. until 10:00 P.M.daily. Lights are operated by the Manager or Guards only.
7. No glass containers, food or smoking are allowed on the courts.
8. Tennis / pickleball courts are locked and can be opened by the use of your key fob.