



Sandprints Condominiums

Association Rules

Condominium Guests & Tenants

We hope your stay at Sandprints Condominiums is an enjoyable experience. Destin is a great vacation spot for families, singles, youngsters, and seniors. Please help us maintain the attractiveness of the condominium property and foster a healthy and safe environment for all of our guests and tenants/renters by complying with our Association Rules.

January 2012

PET/ANIMAL RESTRICTIONS RULE

1. Only Sandprints unit owners are allowed to bring pets/animals that they own into their condominium units and onto Association property or common elements.
2. Under no conditions or situation shall guests of unit owners or tenants/renters be authorized, or allowed, to bring pets/animals into condominium units or onto Association property or common elements.
3. If a tenant/renter violates this Association Rule, the responsible condominium unit owner shall be immediately notified of the tenant/renter violation and the responsible condominium unit owner is required to either cause the unauthorized pet/animal to be removed from the condominium unit and Association property or cause the tenant/renter to vacate the condominium unit and Association property.

NOISE & SOUND NUISANCES RULE

1. “Quiet Hours” shall be observed and adhered to on Sandprints Association property and common elements and in condominium units from 10:00 p.m. to 8:00 a.m. (Central) daily. It is a violation of this “Quiet Hours” rule provision for a guest or tenant/renter to make, cause, or allow the making of any noise or sound that is plainly audible to other unit owners, guests, or tenants/renters. Plainly audible means, including but not limited to, any noise or sound produced or reproduced by a radio, tape/CD/DVD player, stereo receiver, television, electronic audio equipment, musical instrument, sound amplifier/amplification equipment, or any other mechanical or electronic sound-making device that can be heard by unit owners, guests, or tenants/renters using normal hearing faculties, regardless of the duration of the noise or sound. In order to be plainly audible, the particular words or phrases being produced or the name of any song or artist producing the noise or sound do not need to be determined. The detection of a rhythmic bass reverberating type of noise or sound is sufficient to constitute a plainly audible noise or sound.
2. Guests and tenants/renters are liable for compliance with the Walton County Noise Ordinance and are subject to county penalties, i.e., fines for making, causing, or allowing the making of any excessive noise or sound that is plainly audible to other unit owners, guests, or tenants/renters.
3. Initially, complainants shall directly address violations of any provision of this Association Rule with the unit owner, guest, or tenant/renter causing the violation. If the initial notification of a violation of this Association Rule does not immediately result in the cessation of the excessive noise or sound, the complainant may request assistance from the Walton County Sheriff Office in the enforcement of the county ordinance (non-emergency telephone number is 850.267.2000). Note: The Walton County Sheriff Office aggressively enforces the county’s noise and sound nuisance ordinances.

PARKING LOT USE & RESTRICTIONS RULE

1. Each condominium unit shall be dedicated one parking space for legally registered and tagged automobiles and motorcycles only. Such dedicated parking spaces shall be identified with the condominium unit number, e.g., A-1, on both the asphalt and the concrete parking space bumper.
2. Only one automobile or motorcycle may be parked in each marked parking space. Under no circumstances shall more than one automobile or motorcycle be parked in a marked parking space.
3. Any parking space that is not dedicated (i.e., not reserved) to a condominium unit may be used, on a first-come basis, for owner, guest, or tenant legally registered and tagged automobile and motorcycle only parking.
4. There shall be no parking or storage on Association property or common elements of any trailers, boats and any other watercraft, motor homes, recreational vehicles, campers, or commercial vehicles other than those commercial vehicles being used to provide immediate services to either condominium units or Association property or common elements. Owners, guests, and tenants/renters must make other storage arrangements for any of the above items.
5. No vehicle, or any item of equipment listed in 4. above, shall be parked on any grass or landscaped areas of the Association property.
6. No vehicle shall be parked perpendicular to a white parking space line/stripe nor shall any single vehicle occupy more than one parking space.
7. Parking is prohibited, regardless of duration, along the coniferous tree line on the east side of the Association property.
8. Violators of this Association Rule will be served notice, either verbally or in writing by either the Association Manager or an Association Director, to either take immediate action to remediate the violation or remove such unauthorized vehicle and/or equipment from the Association property.
9. Disregard for any notice to remove unauthorized vehicles, trailers, boats or other watercraft, motor homes, recreational vehicles, campers, or commercial vehicles from Association property will cause such unauthorized vehicle and/or equipment to be towed at the owner's expense.

RECREATIONAL EQUIPMENT RESTRICTIONS RULE

1. Roller blades, roller skates, skateboards, motorized and non-motorized scooters, bicycles, tricycles, and other similar recreational equipment are prohibited from use and storage on the condominium sidewalks, ground or second level walkways, stairways (to include areas underneath stairways), grass or landscaped areas, parking lots, shuffleboard area, and fenced swimming pool area.

2. Bicycles may only be stored/parked on condominium unit patios or balconies or in Association bicycle racks. Note: Bicycles stored in Association bicycle racks must be adequately secured to the bicycle racks. The Association has no liability or financial responsibility for any loss or damage to bicycles stored in bicycle racks.

BBQ GRILLS AND HAZARDOUS MATERIALS RULE

1. All charcoal and gas-fired grills, hibachis, tiki-type torches, and any other similar flame-producing devices are prohibited on all Association property, common elements, and condominium units. The Association barbeque/grilling stations, located in the courtyard, are the only flame-producing grills authorized on the Association property. Do not bring any flame-producing grills onto Association property.

2. Guests and tenants/renters shall follow instructions for use, storage, and disposal of hazardous products as provided on hazardous product labels.

3. Hazardous products shall not be disposed of by: pouring down condominium unit drains, toilets, or storm water drains; burning; abandoning on Association property or common elements; or, discarding in the Association waste receptacle (dumpster).

4. Hazardous products shall not be stored on condominium unit patios and balconies, in automobiles parked on Association property, or on any Association property or common elements

5. Hazardous products, especially flammable products, shall be kept away from sources of heat, spark, flame, or ignition.

6. Hazardous products shall not be left unattended or out in the open (always keep hazardous products out of the reach of children).

7. Gasoline, kerosene, and other highly flammable products shall not be brought into, nor stored in, any condominium unit.

SWIMMING POOL USE & RESTRICTIONS RULE

1. Swimming pool hours of operation are from 9:00 a.m. to 10:00 p.m. (Central) daily.

2. All pets/animals are prohibited from the swimming pool area. The swimming pool area is defined as the entire area, to include the swimming pool and all area inside the white fence surrounding the swimming pool/deck.

3. All children under 10 years of age shall have designated adult supervision (i.e., a person 18 years of age or older) present at all times while they are in the swimming pool area.

4. Beverages and the use of tobacco products are not allowed in the swimming pool.

5. Food and glass containers are not allowed in the swimming pool area.
6. Running is not allowed in the swimming pool area.
7. All swimmers shall shower prior to entering the swimming pool to remove oil and sand that damages the pool filtration system.
8. Diving is not allowed in the swimming pool.
9. No person shall dispose of, or allow accidental disposal of, human waste in the swimming pool. Note: Fecal waste in the swimming pool will cause the immediate closure of the swimming pool until it is cleaned, tested, and meets health department standards; it may take up to 24-36 hours to properly remediate this hazardous health condition of the swimming pool.
10. Infants, and toddlers who are not potty-trained, shall not enter the swimming pool unless they wear swim diapers designed specifically to prevent fecal waste from escaping into the swimming pool.
11. Infant or toddler diapers shall be changed only in the poolside restroom; do not change diapers at any other location in the swimming pool area.

CONDOMINIUM UNIT OCCUPANCY RESTRICTIONS & FIRE SAFETY REQUIREMENTS RULE

1. Maximum of 4 persons per one bedroom unit...in accordance with National Fire Protection Association (NFPA) 101 Life Safety Code, the maximum occupancy load for each one (1) bedroom condominium unit shall not exceed four (4) persons who shall be allowed to sleep overnight in the condominium unit. For the purposes of this Association Rule, the time period used to define "sleep overnight" is from 10:00 p.m. to 6:00 a.m.
2. Maximum of 7 persons per two bedroom unit...in accordance with National Fire Protection Association (NFPA) 101 Life Safety Code, the maximum occupancy load for each two (2) bedroom condominium unit shall not exceed seven (7) persons who shall be allowed to sleep overnight in the condominium unit. For the purposes of this Association Rule, the time period used to define "sleep overnight" is from 10:00 p.m. to 6:00 a.m.
3. Tenants/renters who violate the maximum occupancy loads established above will be required to either immediately conform to the applicable maximum occupancy load or vacate the premises.
4. Tenants/renters are not allowed to sub-lease/sub-rent any Sandprints condominium unit.
5. Guests and tenants/renters will ensure that all condominium unit egresses are kept clear of any obstacles and debris that would interfere with an occupant's ability to promptly escape the unit in a safe manner.

SOLID WASTE (DUMPSTER) USE & RESTRICTIONS RULE

1. Guests and tenants/renters will not dispose of any waste, trash, garbage, refuse, or debris outside of or near the Association dumpster or on any other places on the Association property.
2. Guests and tenants/renters shall not park automobiles nor do any other act that blocks or hinders the accessibility to the Association dumpster by the Waste Management vehicle that collects our solid waste. The dumpster may not be serviced by Waste Management if it is not easily accessible by the collection vehicle.
3. Hazardous waste, large appliances and furniture items, condominium unit renovation or remodeling debris, hot barbeque ashes, dead animals, and tires, are prohibited from disposal in the Association dumpster by either local, state, or federal solid waste ordinances or laws or by the contractor (Waste Management). The dumpster may not be serviced by Waste Management if it is found to contain unauthorized or unacceptable waste materials. Note: Chapter 17 (Solid Waste) of the Walton County Municipal Code defines hazardous waste as “*waste, or a combination of wastes, which because of its quality, concentration or physical, chemical or infectious characteristics may cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly disposed of, stored, transported, treated or otherwise managed. These materials may include, but shall not be limited, to volatile, chemical, biological, explosive, flammable, radioactive, and toxic materials.*” It is further defined as any substance stipulated or defined by the United States Environmental Protection Agency (EPA) or Florida Department of Environmental Regulation as a hazardous material.
4. For sanitary, health, and animal control reasons, guests and tenants/renters shall not place food waste in bags outside of their condominium units because it may attract dogs, cats, disease-carrying rodents, and other unwanted wildlife.
5. For sanitary and health reasons, all residential trash and garbage from condominium units must be placed in bags and all bags must be securely tied or otherwise fastened or closed prior to disposal in the dumpster so as to prevent spillage in the dumpster.

We hope you enjoy your stay at Sandprints Condominiums and we thank you for your cooperation and assistance in maintaining our property and grounds in a pleasant and desirable condition!