

**SAILWIND CONDOMINIUM
RULES AND REGULATIONS**

THE AMENITIES ARE FOR YOUR ENJOYMENT. PLEASE HELP BY MAINTAINING AND RESPECTING THE PROPERTY. PLEASE READ CAREFULLY AND OBSERVE THE FOLLOWING RULES AND REGULATIONS. YOUR COOPERATION WILL BE APPRECIATED AND WE WILL ALL BENEFIT.

1. Owners shall be liable for any damage of property and be held responsible for the actions of their residents and guests.
2. Residents and guests under the age of 14 shall be supervised by an adult when outside of their unit. For the safety of our residents and guests, there will be no playing on stairs, stairwells, in the parking area, on the deck over the office building or along the side of the office and laundry, in the laundry room, or in the bathrooms. Residents and guests under the age of 14 shall not be in the laundry room unless accompanied by an adult. For the safety of all residents and guests there shall be no playing ball, or the throwing of any other similar objects, skateboarding, rollerskating, roller-blading or bicycle or scooter riding on the property. Bicycles and scooters may be pushed to your patio/balcony.
3. Prior to taking occupancy, a completed information sheet acknowledging receipt of the Association rules and regulations is required on all residents.
4. If you have a waterbed in a second floor unit, you are to provide the office with proof of water damage insurance.
5. No owner of a unit purchased subsequent to 12-10-84 shall lease his unit more than once during his period of ownership. The unit shall be leased for residential purpose only, to not more than one family having no more members than four persons per two bedroom unit or six per three bedroom unit. The lease shall be for a period of not less than six consecutive months. A copy of the lease and an information sheet acknowledging receipt of the rules and regulations shall be provided to the Association office prior to occupancy.
6. Access to all units is necessary for pest control treatment, checking for water leaks and emergency situations. If you change the lock on your unit, it is requested that you provide the manager with a copy of the key. Routinely, the Association does not respond to lockouts. It is recommended that a back-up key be kept (in car, with neighbor, etc). If unit access is provided, you may be subject to a \$10.00 charge.
7. Nothing shall be done in any unit, which will impair the structural integrity of any building. Condominium documents require approval of plans for any major interior remodeling. Any remodeling should be done between the hours of 8:00 A.M. and 5:00 P.M.
8. All balcony and patio areas are the property of the Association. They must be kept neat and free of clutter. Only neatly arranged furniture, plants (empty flowerpots are not authorized), gas or electric grills, bicycles, shopping cart, sprinkling can, garden hose equipped with a nozzle that automatically stops water flow when not actively being used, broom (no mops), gardening tools, floats, coolers of reasonable size, a storage box made of wood, plastic, or fiberglass which

is no larger than 36" x 48" x 24", and umbrellas allowed. Charcoal grills, wood burning stoves, outdoor fireplaces, chimineas, etc. cannot be used on patios or balconies. If a charcoal grill is used in the courtyard area, it must be a minimum of 3 feet out from patios and in the courtyard area. Charcoal grills must be attended at all times. For the safety of all residents, gas cans, large candles, torches and tiki lights are prohibited. In an effort to keep the patios and balcony areas neat and orderly, it is required that gardening tools and hoses be mounted on the inside of the balcony/patio railing in a manner that they cannot be seen from the sidewalk. Nothing (towels, bathing suits, rugs, clothing, mops, etc.) may be hung over the rails – if found, they will be removed by an Association employee or the Manager. Stairways, flowerbeds and sidewalks must be kept clear and nothing, with the exception of a total of five lawn ornaments or potted plants, may be stored under, on or around stairwells or outside your patio or balcony areas. Ivy and any other plants which attach to buildings and/or railings are prohibited. If you are requested by management to remove items from your patio, deck, under stairway, in area adjacent to your unit and they are not removed, an Association employee or the Manager will be authorized to dispose of them.

9. Be considerate of your neighbors. Please refrain from running on the grass and playing in the flowerbeds. Voices, music, horns, toys, etc. should not be heard within units from the courtyard areas or the parking areas. Music and loud voices should not be heard outside of your unit. Keep radios and stereos at a moderate volume. Everyone may not appreciate your taste in music.
10. Do not place anything in windows to detract from the general uniform appearance of the complex. All drapes, curtains and blinds must show only beige or white on the outside. With the exception of unit numbers, one item on the storm door and one seasonal door decorations nothing may be hung on the exterior of doors or walls of buildings. With the exception of swings and sun screens, balconies and patios are limited to four hooks for hanging plants, wind chimes, bird feeders, etc.
11. Cats and dogs are not allowed. Guest cats and dogs are not allowed.
12. Garage sales are not allowed on the property. For sale signs are prohibited on units and vehicles.
13. Bicycles may be stored inside units, on patios and balconies or in the bicycle rack provided in the parking area between the mailbox and the shed. Bicycles stored in the bicycle rack which are not in operating order will be removed by the Association. The Association is not responsible for bicycles stored in the bicycle rack.

PARKING

1. Parking of all motor vehicles (cars, light trucks and motorcycles) will be in designated spaces only. Vehicles parked along curbs, on sidewalks, blocking designated spaces, blocking BFI dumpsters or in fire lanes may be towed at owner's expense by Bayside Towing (850) 932-2020.
2. The parking area is for family type passenger vehicles, motorcycles, watercraft vehicles, and trailers only. Family type vehicles shall include automobiles, pickup trucks and small vans.

Travel trailers, motorhomes, and trucks, other than pickup trucks and SUV's, are not allowed and may be towed without notification at the owners expense. Overnight guests with motorhomes and/or travel trailers must have management approval and must park in designated areas. No such vehicle that takes up more than one parking space shall be permitted on the property. No such vehicle shall extend into the driving lane.

3. Boats owned by residents in the 1100 block are to be parked at the rear of the parking lot in the area adjacent to the equipment shed. Boats owned by residents in the 1200 block are to be parked at the East end parking lot in the area adjacent to the screen at the dumpster. All watercraft vehicles and watercraft trailers shall be registered with the office. In the event of a hurricane warning status, all watercraft vehicles and watercraft trailers shall be removed from the Sailwind property by the owner or a designated individual.
4. Cars are to be parked so that they do not extend over the sidewalk and impair the path of pedestrians.
5. Major automobile repairs are not allowed on the property. When vehicles are being washed in the parking area with a garden hose, the hose shall be equipped with a nozzle that automatically stops water flow when not actively being used.
6. The speed limit in the driveway is 5 M.P.H.
7. Vehicles causing a disturbance in the parking area, alarms, horns, etc., may be towed, at the expense of the vehicle owner, if the vehicle is not registered with the office and/or if the vehicle owner is not available.
8. Vehicles which are unauthorized, inoperable, or without proper tags are not allowed on the property and may be towed, without notification, at the owners expense.
9. Canoes, kayaks, and surfboards owned by residents may be kept on a trailer in the area designated for boats or inside of units – they may not be kept in the greenbelt area. All canoes, kayaks, and surfboards kept on a trailer in the parking area shall be registered with the office.

POOL

1. Residents under 14 must be accompanied by a parent or an adult over the age of 18 when in the pool area. In the essence of public health, protective outerwear, swimmmies, or something similar, etc. shall be worn by individuals who are not toilet trained or do not have control of their bladder or bowels.
2. Proper swimwear is to be worn at all times. No street clothing is allowed in the pool.
3. The only toys authorized to be in the pool area are those designed specifically for pool use.
4. Food, drinks, and glass containers are not allowed in the pool or within 4 feet of the pool edge.
5. After 9:00 P.M. we ask that those individuals using the pool and/or the pool area to keep noise at

6. Excessive noise, horseplay, diving, running, jumping, and/or abusive language is not permitted in the pool area.
7. Because of the sensitivity of the pool filtering system, no suntan lotion or oils are permitted in the pool. Please remove suntan lotions and oils by showering before entering the pool. To prevent the chemicals from staining it, pool furniture should be covered with a towel when using lotions and oils.
8. Pool parties are not allowed.
9. Guests under the age of 18 must be accompanied by a resident over 18 years of age when in the pool area.

CLUBHOUSE

1. Parties will end no later than 10:00 P.M.
2. Parties with residents and/or guests under the age of 16 will have one responsible adult present for every four children. Parties are limited to a maximum of 25 individuals, which will include adults supervising the party.
3. A \$50.00 damage deposit is required for private parties. The damage deposit will be refunded after the condition of the clubhouse is checked and the key is returned.
4. Resident owners may obtain a clubhouse key after paying a \$5.00 key deposit.

(Revised 6-23-04)

SAILWIND CONDOMINIUM ASSOCIATION OF GULF BREEZE, INC.
c/o Montgomery Management Associates, Inc.
P.O. Box 12507, Pensacola, FL 32591-2507
850-434-7633 / Fax: 850-434-7605

September 26, 2007

Change of Rules and Regulations

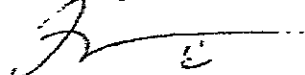
The Board of Directors of Sailwind Condominium Association of Gulf Breeze, Inc. voted at the last Board meeting on September 20, 2007 to modify the rules and regulations. "No birdfeeders are allowed except in the greenbelt area. One hummingbird feeder is allowed."

All birdfeeders (with the exception of hummingbird feeders) shall be removed from gardens, patios and trees except in the greenbelt area immediately. The attraction of numerous birds has caused health and safety concerns.

Management will be onsite next week to enforce the new rule. If any birdfeeders remain in the undesignated areas, they will be removed and disposed at that time.

Your cooperation is greatly appreciated!

Kind Regards,



Tina Ward©

On behalf of the Board of Directors
Sailwind Condominium Association