

# GENTLE WINDS RULES & REGULATIONS

## Executive Summary for Unit Renters

- The Gentle Winds general manager is responsible for Rules enforcement.
- If you are locked out of a unit and the time of the lockout is after normal office hours (before 7:00 a.m. or after 4:00 p.m., Monday through Friday), you will incur a \$75 charge per lockout.
- The units' owners are responsible for their guests' and renters' adherence to these rules and for any subsequent fines; will let the management office know of all rentals (dates, etc). Renter have an emergency? Unit owner is first point of contact, not management.
- No part of the condominium can be used for any purpose except housing and the common purposes for which the condominium was designed.
- Common elements (anything outside the four walls of a unit) are for exclusive use of unit owners and renters. Nothing will be stored in common elements. No trash will be left in the common elements.
- Athletic events (i.e. tennis, basketball, volleyball, etc). must be confined to areas designated for such purposes
- Except in designated recreational or storage areas, there shall be no playing, lounging, or parking of baby carriages, playpens, bicycles, wagons, toys, vehicles, benches or chairs in the common elements. Storage in these designated areas is at your own risk.
- No noxious or offensive activity shall be carried on in any unit or common elements that may be or become an annoyance to other owners, renters, or guests.
- No clothing, sheets, blankets, towels, laundry, or any kind of other articles shall be hung out of a unit, or exposed on any part of the common elements.
- You are not permitted to bring any flammable, combustible or explosive fluid, material, chemical, or substance into a unit.
- No interior or exterior balcony grilling allowed; outside grilling locations are per management's judgment. Grilling will not interfere with others' enjoyment. Dining will be done inside the unit or patio or in the common area.
- Pets may be walked only on the grassy areas in the land-side common areas (except between buildings D and E); not permitted on the seaside of any building; pets must be on a leash when outside, owners must pick up and dispose of animal waste. Any pet causing a nuisance or disturbance and, per the Board, violates the Regulations will be removed from Gentle Winds within three days of owner's receipt of written notice. No feral or stray animals allowed at any time.
- The use of common elements for private parties is available only to owners.
- Parking areas shall be used for the sole purpose of parking automobiles with current license plates; no commercial vehicles, trailers, semi-trailers, campers, boats or junk vehicles allowed; maximum of two vehicles per unit allowed. Washing of cars is only allowed at the maintenance building or behind the office building.
- Pool and beach rules:

- Gentle Winds does not have a lifeguard; use of the pool and/or beach is at your own risk.
  - No pets in the pool area or on the beach.
  - No glassware in the pool area or on the beach.
  - Children under 12 years old must be accompanied by an adult in the pool area or on the beach.
  - Running is not permitted in the pool area.
  - Bicycles, roller skates, skateboards and similar items are not permitted in the pool area.
  - Flotation devices are not permitted in the pool.
  - Diving is not permitted in the pool.
  - Lounges and beach chairs are not permitted in the pool or in the ocean at any time.
  - Beach and/or pool lounges, chairs and tiki huts may not be reserved; unattended items are subject to removal by management.
  - No open fires are allowed at any time on the beach.
- The tennis courts are for tennis only; bicycles, roller skates and other non-tennis activities prohibited. Reasonable time limits must be observed if others are playing or waiting, e.g. one hour from the time the waiting party arrives. Non-resident guests may play only if the resident host is present and remains during play.
  - Non-resident guests may use the pool, beach and tennis courts only if the resident host is present and remains the entire time the facility is being used by non-resident guests.
  - Shipping containers, dumpsters and pods can only be placed on Gentle Winds property in a location approved by the Board for a specified limited time.
  - In emergency situations, Gentle Winds employees may be available to lend assistance at a reasonable charge payable to the condo association, but only as authorized by the general manager.

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