

Tarpon Beach Condominium Association Rules

(Amended by Board of Directors on July 25, 2017)

Pool Area (inside the fence)

- No Life Guard provided – swim at your own risk
- NO DIVING
- Pool hours: dawn to dusk. Reserved for lap swimmers until 9:00 AM
- Absolutely no swimming after dark
- No glass allowed
- Maximum pool load is 20 people
- Rinse sand off feet and shower before entering the pool
- No beverages or food allowed in pool or along pool wet deck or within 4 feet of pool
- No animals are permitted
- No rafts in pool - except baby floats or “noodles”
- Do not swallow the pool water
- No running or yelling and no radios etc. - except with headphones
- Management has the right deny use to anyone

Tennis Court

- Non-marking tennis shoes must be worn on the tennis court

Walkway to beach

- Caution – Footwear is recommended on the boardwalk
- No glass on boardwalk

Parking

- Owners and renters are to use the space designated for their specific unit.
- Day guests may use un-numbered spaces only
- No trailer, campers and similar equipment may be parked in the lot
- Vehicles without a parking permit or parking sticker will be towed

Pets

- Owners may have pets - Guests & Renters may NOT have pets
- Pets must be on a handheld leash or carried - except in units
- Pets are not allowed in the pool area - except to transit to the beach
- Messes made by pets shall be removed by Owners or handlers immediately
- Owners may not leave pets unattended in the lanai

Grilling

- Grilling is only allowed on Association maintained grills by the tennis court
- Use is on a “first come - first use” basis
- Clean grill and remove all waste around area when finished
- Turn off the propane before leaving

Unit Refurbishment

- Owners may only refurbish their units May 1 through November 30
- Work can occur Monday through Friday, 9:00 AM to 5:00 PM

- Notification and approval by the Association Management Company is required - allow 30 days for review
- Any changes to flooring must be approved by the Board of Directors – allow 30 days for review
- Window and hurricane shutter model, color, style, and tint must meet Association standard
- Entrance door and screen door model, color and style must meet Association standard

Safety and Noise

- There shall be no more than six (6) residents in a unit
- While in the building or on the grounds noise must be maintained at a level where other guests and owners will not be disturbed.
- Because the hallways and stairways are emergency exits:
 1. No articles of any kind are to be hung from railings or windows
 2. No items are to be left in the hallways - except doormats
- The use of skateboards is NOT permitted on the property
- An exterminator regularly services the interior and exterior of the property. If problems arise contact the Association Management Company

Recreational Equipment

- All recreational equipment (bikes, etc.) must be marked with the Unit # and kept in the Common Area racks provided by the Association.
- When a Unit is un-occupied for more than 7 days all recreational equipment must be stored in the Unit or the Unit's beach closet

Smoking

TARPON BEACH CONDOMINIUM NON-SMOKING POLICY Adopted January 24th, 2014

In the interest of maintaining a healthy, safe, and enjoyable environment for all owners and renters, the Tarpon Beach Condominium Association prohibits smoking in all common areas unless specifically identified below.

Non-smoking areas specifically include but are not limited to:

- The swimming pool area
- All unit Lanais
- The tennis court
- Exterior hallways and stairwells
- Beach walkway, including the small deck midway to and from the beach
- Any lawn/vegetation areas on the property which includes the lawn areas in front of buildings (beach side) and under the windows and lanais, lawn areas adjacent to the pool and all other lawn areas.
- In the underneath parking areas

Smoking is permitted:

- Uncovered parking areas and roadways
- Owners may designate smoking or non-smoking within their individual units

Violation of smoking policy

Repeated violations, following an initial warning, may result in:

- The loss of the security deposit (renters) or
- Loss of rental privileges for Owners