

Laketown Wharf Resort Community Association Rules and Regulations

The following rules and regulations have been adopted by the Laketown Wharf Resort Community Association, Inc. and are designed to insure that all unit owners, renters and guests have a safe and pleasant stay at our facilities. All owners, renters and guests are asked to assist in this effort by adhering to these rules and regulations.

Parking tags/passes for Laketown Wharf owners & guests should be displayed on rear view mirror or dash. Owner's guests should obtain a parking passes from the front desk and must have them on display. Rental guests will be issued parking passes at time of check-in and must have them clearly displayed. Unauthorized vehicles will be towed at owner's expense. Short-term parking is allowed by delivery and service personnel. **NO PARKING FRONT ENTRANCE OF BUILDING.** Trailers, motor homes, camper trailers, trucks, tractors or commercial vehicles of any kind, boats or jet skies, or electric or gas scooters of any kind are allowed to be parked without prior approval in specified locations.

Recreational Facilities and use of the Common Areas will be in such a manner as to respect the rights of other condo owners and their renters or guests entitled to use the Laketown Wharf facilities. Owners may not extend the privilege of using Laketown Wharf facilities to others. **Pool rules are clearly posted and shall be complied with by all owners, renters and guests. Pool passes must be presentable upon request. THERE IS NO LIFE GUARD ON DUTY, SWIM AT YOUR OWN RISK! PLEASE SHOWER BEFORE ENTERING THE POOL.**

Balconies may not be used to hang garments and/or towels out to dry. Balconies may not be washed off with hoses, but may be mopped. **Throwing, pouring, sweeping or shaking any item** from the balconies is a **FELONY** and is strictly prohibited. You will be evicted and may go to jail. **DO NOT FEED BIRDS FROM THE BALCONIES! THIS IS STATE LAW!**

Elevators and Stairwells - Please do not allow children to play in the elevators or stairwells. Stairwells, hallways and unit entrances may not be used for storage.

Grilling on balconies is permitted with electric grills only. Gas and charcoal grills are prohibited by law.

Pets are not allowed with guests or renters under any circumstances, and owners only may keep pets in their units. The designated pet area is located on the east and west ends of the building. **All pets must be leashed and owners are responsible for picking up and disposing of pet waste. Pets are not allowed in the pool and spa areas.**

PETS ARE NOT ALLOWED ON THE BOARDWALK OR IN PUBLIC AREAS AT ANY TIME.

Trash shall only be deposited in the trash chutes on each floor. All trash deposited in the chute must be bagged and securely tied. Oversized items and any trash not properly bagged must be taken to the trash compactor on the east end of the south tower. ***Building materials of any kind must be removed by the Vendor and may not be put in an Association dumpster or compactor.***

Loud music and noises will not be tolerated by Owners, renters or guests. The Panama City Beach Police Department will be called to assist in addressing loud noises or any other action that interferes with the rights or comforts of other owners, renters or guests. Renters can risk eviction for non-compliance. Quiet time is from 10:00 PM until 10:00 AM

Security Tips:

- Consumption of alcohol by persons under the age of twenty-one (21) is not permitted on Laketown Wharf Property
- The use or sale of illegal drugs will not be permitted
- Absolutely no fishing in the lake
- Igniting fireworks on Laketown Wharf property is strictly prohibited
- Any illegal or illicit behavior or any behavior that endangers the safety of another person will not be permitted
- The willful cause of damage to Laketown Wharf property will not be permitted
- Refusal to comply with employee or security service request to alter behavior that is disturbing to other guests will warrant removal from property.

Luggage carts are available for everyone to use. Do not take luggage carts into condominium units! Please remember to return them to the ground floor lobby after each use!