



11800 & 11807 Front Beach Road, Panama City Beach, FL 32407  
Office Phone: 850-235-7342 E-Mail: [derekg@rcamflorida.com](mailto:derekg@rcamflorida.com)

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## WELCOME TO THE GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION

Congratulations on your recent purchase at Grand Panama Beach Resort! On behalf of the Association and the Association's Board of Directors, we would like to welcome you to the Grand Panama community.

Please address all correspondence to the Association as follows:

Grand Panama COA  
495 Richard Jackson Blvd  
Panama City Beach, FL 32407

### OVERVIEW OF YOUR ASSOCIATION

Grand Panama Beach Resort Condominium Association is a not for profit corporation whose purpose is to operate, manage, maintain and control Grand Panama Beach Resort Condominiums. As an owner in Grand Panama, you are a member of the Association. As a member, you are required to abide by the governing documents of the Association. For additional information, please be sure to visit the owner's website, [www.grandpanamacoa.com](http://www.grandpanamacoa.com)

### VOTING CERTIFICATES AND OWNER INFORMATION SHEET

Please fill out and return the attached Voter Authorization Certificate and Owner Information Sheet, so we can update our records.

### ASSESSMENTS

As a member of the association, you are required to pay a monthly assessment based on your condominium documents. The Association provides an online Owners Portal called AppFolio where you can make a one-time payment or set up auto pay. Once we have your email on file, an activation link will be generated and emailed to you (*please check your spam folder*). If you wish to utilize this platform and have not received an activation link please contact Association Accounting at 850-235-6647. You can also visit: <https://resortcollection.appfolio.com/connect>.

### WHERE DOES MY ASSESSMENT MONEY GO?

The following items are paid by your monthly assessments:

- Water and sewer costs: units, irrigation, pools
- Common area electric utility: building lighting, pool equipment, elevators, etc.
- Natural gas utility: pool deck grills, heating Tower 2 outdoor pool and spas
- Basic cable TV
- Internet and Wi-Fi
- Pest Control and Landscaping

- Building maintenance: exterior, common areas, pools, etc.
- Insurance on the structural part of the buildings: flood, wind, property
- Management and administrative expenses: accounting, legal, postage, etc.
- State required permits, licenses, and fees: elevator, pools and spa, etc.

YOUR ASSOCIATION BOARD OF DIRECTORS:

Board Email: [gpboard@grandpanamacoa.com](mailto:gpboard@grandpanamacoa.com)

2023/2024 Board of Directors

President: Glenn Holliday

Vice President: James Eagleson

Secretary: Nancy Stovall

Treasurer: Darrell Caudill

Director: Woody Junot

Director: Jarod Tripplett

Director: JPorter Share

Again, welcome to the Grand Panama community!

Sincerely,

Derek Gilbert, LCAM  
Association Manager  
Phone: 850-235-7342  
Email: [derekkg@rcamflorida.com](mailto:derekkg@rcamflorida.com)





## Welcome to RCAM Florida Association Management!

Congratulations on your recent purchase!

RCAM Florida is a proud partner with your community. As the association management company, we take pride in providing first class care and communication to communities we serve. Included in this packet you will find contact information for our Association Management Team, Owner Contact Information Sheet, and Owner Portal Access Instructions through AppFolio. AppFolio will provide you 24/7 access to your owner account, association documents, meeting information, community calendar, association work order access, and much more.

As a new homeowner, we understand that you may want to make additions or alterations in order to make it your very own "home sweet home". However, please keep in mind that, per the Association Declarations, all exterior changes including, but not limited to, landscaping, fence additions, exterior colors, and exterior lighting, must be approved in writing by the Association prior to any changes taking place. You can find a copy of the Declarations, along with your community's Design Guidelines in your AppFolio owner portal. Should you have any questions, please contact the Association Office.

We highly recommend using AppFolio for payments and to receive the most up-to-date notifications regarding your account balance and association information. If you wish to utilize this platform and have not received an activation link, please call or email the association accounting office.

If you choose to pay your association dues with a check, the mailing address to our office is: 495 Richard Jackson Blvd, Panama City Beach, FL 32407. Always make sure your assessment check is made payable to your Association and your address is listed on the check.

We know that this is a lot of information at one time, and we are here to help should you have any questions concerning the enclosed information, or need any additional financial information regarding your association. Please do not hesitate to contact us, we are here for you.

General Inquiries: 850.235.6647 or [adminca@rcamflorida.com](mailto:adminca@rcamflorida.com)

Association Accounting Inquiries: 850.235.6647 or [cainfo@rcamflorida.com](mailto:cainfo@rcamflorida.com)

Additional Resources and Link to Owner Portal: [www.rcamflorida.com](http://www.rcamflorida.com)



## Owner Contact Information

Property:

Unit Number:

Owner Name(s):

Primary Contact Person(s):

Mailing Address:

Please select one of the following options of how you would prefer to receive official notices. If no option is selected, notices will be mailed and emailed (if we have your email on file). If you select electronic notices, we will no longer mail notices except what is required by Florida Statute.

☐ Electronic Notices: By checking this box, I agree to receive all communications from the Board of Directors or on behalf of the Association by the current Association Manager in electronic format utilizing the email address provided below. Communications that are required to be provided in hard copy by Florida Statute will continue to be hand-delivered or sent by US mail.

☐ Mail Notices: By checking this box, I agree to receive all official notices from the Board of Directors or on behalf of the Association by the current Association Manager via USPS mail, to the mailing address provided above. A courtesy email will be sent as well, if the association retains your email address.

### Owner Signature Agreeing to Delivery Method Above:

Email Address:

Cell Phone:

☐ Check this box if you would like your Email Address withheld from the Owner's Directory

Rental Company Information:

Unit Access Information:

Please Return to the Association Accounting Office by:  
Mail: Association Accounting, 495 Richard Jackson Blvd., Panama City Beach, FL 32407 Email:  
[adminca@rchospitalitysolutions.com](mailto:adminca@rchospitalitysolutions.com)

## Online Portal Self Sign-Up Process: Web & Mobile App

### Web:

1. To Log into Appfolio please visit – [www.rcamflorida.com/homeowners](http://www.rcamflorida.com/homeowners)
2. Click Log in



### Online Portal

Email

Password

[Sign In](#)

[Forgot your password?](#)

[Need to set up an account?](#)

3. Enter in the Email and password you created when activating your portal
4. If you need to set up an account, please select “set up an account” (An email request will be sent to the Management Team)

### Mobile App:

Download the [Online Portal Mobile App](#).

- Download the iOS app from the App Store®



- Download the Android app from Google Play



Online Portal  
by Appfolio

Email address

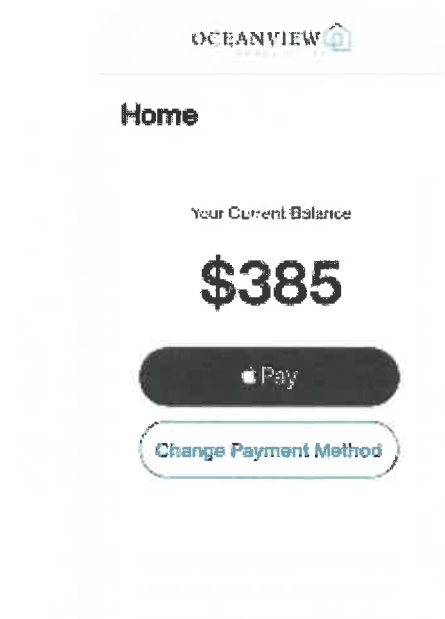
Password

[Forgot your password?](#)

[Login](#)

# Online Portal by AppFolio

The mobile app

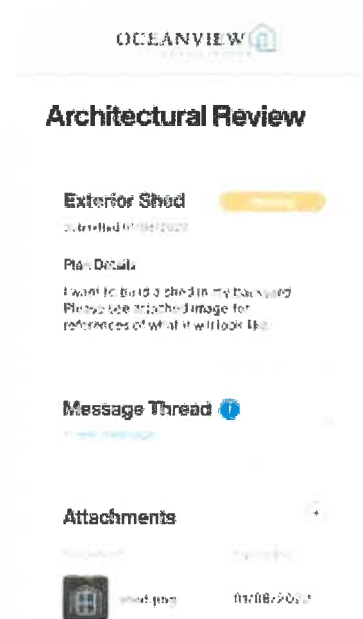


## Fast & secure payments

- ✔ Pay your dues instantly
- ✔ Set-up auto-payments
- ✔ Effortless payments using Apple Pay

## 24/7 access

- ✔ Never miss a dues payment



## Review shared documents

- ✔ Easily pull up any information you need

## Request architectural reviews

- ✔ Get approval on changes to your home or property



Now accepting  
Apple Pay



**CERTIFICATE OF APPOINTMENT  
OF VOTING REPRESENTATIVE**

To the Secretary of **Grand Panama Beach Resort Condominium Association, Inc.** (the "Association")

THIS IS TO CERTIFY that the undersigned, constituting all of the record owners of Tower and Unit No. \_\_\_\_\_  
in **Grand Panama Beach Resort, A Condominium**, have designated:

(Name of Voting Representative)

as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration, the Articles and Bylaws of the Association.

The following examples illustrate the proper use of this Certificate:

- (i) Unit owned by John Doe and his brother, Jim Doe. Voting Certificate required designating either John or Jim as the Voting Representative (NOT A THIRD PERSON). Both MUST sign below.
- (ii) Unit owned by GP, Inc., a corporation. Voting Certificate must be filed designating an officer or employee entitled to vote and MUST be signed by President or Vice-President of Corporation and attested by Secretary or Assistant Secretary of Corporation.
- (iii) Unit owned by John Jones. Voting Certificate designating John Jones MUST be signed below to verify signature on the ballot.
- (iv) Unit owned by Bill and Mary Rose, husband and wife. Husband OR Wife may vote, but not both individually. If two votes are received from the same unit, **BOTH** votes will not count. A Voting Certificate is recommended designating either Bill or Mary as the voting representative. NOT A THIRD PERSON. Both husband and wife MUST sign below.

This Certificate is made pursuant to the Declaration and the Bylaws and shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

DATED \_\_\_\_\_  
\_\_\_\_\_  
OWNER  
  
\_\_\_\_\_  
OWNER  
  
\_\_\_\_\_  
OWNER

**NOTE: This form is not a proxy and should not be used as such. Please be sure to designate one of the joint owners of the unit as the Voting Representative, not a third person. Please be advised that if you previously filed a Certificate of Voting Representative with the Secretary of the Association, you do not need to file another Certificate unless you want to change the designation of your Voting representative.**

**Please Email or Mail to:**

Grand Panama Beach Resort Condominium Association, Inc.  
495 Richard Jackson Blvd.  
Panama City Beach, FL 32407  
Email: [derekg@rcamflorida.com](mailto:derekg@rcamflorida.com)

## ATTACHMENT 2 TO OFFERING CIRCULAR

### RULES AND REGULATIONS OF GRAND PANAMA BEACH RESORT CONDOMINIUM

Pursuant to the authority vested in the Board of Directors of GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION, INC. (the "Association"), the following rules and regulations of Grand Panama Beach Resort Condominium (the Condominium") have been adopted by the Board of Directors of the Association (the "Board") to govern the use of the Condominium Property ("Condominium Property") as defined in the Declaration of Condominium.

1. **ENFORCEMENT.** All violations of these rules and regulations shall be reported immediately to a member of the Board, an Association officer and/or the management agent. The Board's determination shall be dispositive in the event of any disagreements concerning violations, including without limitation, disagreements regarding the proper interpretation and effect of these rules. In the event that any person, firm, or entity subject to these rules and regulations, fails to abide by any documents governing the Association, as they are interpreted by the Board, such person, firm, or entity shall be liable to be fined by the Association for each such failure to comply or other violation of these rules and regulations., which fining shall be in accordance with Section 718.303, Florida Statutes. If the Board deems it necessary, it may bring action at law or in equity in the name of the Association to enforce these rules and regulations, including any provision herein for fines. In the event any such action is instituted, and reduced to judgment in favor of the Association, the Association shall, in addition, be entitled to recover its costs and attorneys' fees incurred in enforcing these rules and regulations.
2. **OBSTRUCTIONS.** There shall be no obstruction or cluttering of the Condominium Property, including, without limitation, sidewalks, driveways, automobile parking spaces, lawns, entrances, stairways, decks, balconies or vestibules, or other Common Elements or areas. Fire exits, including stairways and walkways, throughout the Condominium Property shall remain clear at all times.
3. **DESTRUCTION OF PROPERTY.** There shall be no marking, marring, damaging, destroying, or defacing of any part of the Condominium Property. Unit Owners shall be held responsible for, and shall bear any expense of such damage caused by the Unit Owner, his family, guests, lessees and/or invitees.
4. **GUESTS.** All guests must comply with the covenants, terms, conditions and restrictions of the Declaration (and all Exhibits hereto) and with any and all rules and regulations adopted by the Association from time to time.
5. **NUDITY.** Nudity and/or indecent exposure, as defined by Florida Statutes, within any public area, including but not limited to the pool and beach area, is strictly prohibited.
6. **SEAGULLS.** Feeding seagulls on Condominium Property is prohibited.
7. **ACCESS DEVICES OR CODES.** The Association shall at all times have access to each Unit in the Condominium. No Unit Owner shall change existing access devices or codes or install additional locks unless the Association is given access thereto.
8. **AUTHORIZED PERSONNEL.** Only authorized personnel are permitted to enter upon roofs, equipment rooms or power rooms.



9. MINORS. Minors are not permitted to consume alcohol anywhere within the Condominium Property. The legal drinking age within Florida is twenty-one (21). Violators will be immediately evicted from the Condominium Property, if guests or renters, and face the possibility of prosecution.

10. LAUNDRY. No laundry, clothing or other material shall be hung or displayed on the balcony or porch of any Unit or within a Unit in a manner which is visible from the outside.

11. SMOKING. Smoking is prohibited within the Common Elements of the Condominium.

12. COMPLIANCE WITH DOCUMENTS. All members and every lessee, guest or visitor of a member, shall comply with all of the terms, conditions, covenants, restrictions and limitations contained in the Declaration of Condominium, the Articles of Incorporation and the Bylaws.

13. RULE CHANGES. The Board reserves the right to change or revoke existing rules and regulations and to make such additional rules and regulations from time to time as, in its opinion, shall be necessary or desirable for the safety and protection of the buildings and their occupants, to promote cleanliness and good order for the Condominium Property and to assure the comfort and convenience of Unit Owners.

# 2435773\_v2  
Last Revised: 3/3/05 7/27/2007  
10:07:27 AM

**FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET**  
**Grand Panama Beach Resort Condominium Association, Inc.**

**Q: What are my voting rights in the condominium association?**

**A:** Each Membership appurtenant to a Unit shall be entitled to one (1) vote per Unit. (See Section 4.01 of the Declaration and Article VI of the Articles of Incorporation)

**Q: What restrictions exist in the condominium documents on my right to use my unit?**

**A:** The Residential Units are restricted to residential use and/or home office. There are no age restrictions. Unit Owners may maintain no more than two (2) pets (domesticated dogs or cats only) at any one time. No improvements or changes to any Residential Unit shall be made which in any manner change the appearance of any portion of the Building without obtaining prior written consent of the Board of Directors. With respect to Residential Units only, unless it meets the sound insulation specifications established from time to time by the Board of Directors, hard and/or heavy surface floor coverings, such as tile, marble, wood and the like will be permitted only in foyers, kitchens and bathrooms except such requirements shall not apply to any hard surface floor coverings installed in a Unit by the Developer in connection with the initial construction of the Unit. No Residential Unit Owner shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies, lanais or windows of the Building (including, but not limited to, awnings, signs, storm shutters, screens, window tinting, furniture, fixtures and equipment) without the prior written consent of the Board of Directors. The Owner of a Non-Residential Unit may erect and attach signs, banners, window boxes, decorations and other similar items on the exterior of the Condominium or projections from the exterior of the Condominium, without receiving the consent from anyone. The Association shall approve the installation of exterior storm shutters conforming to the Board's specifications. (See Article 8 of the Declaration)

**Q: What restrictions exist in the condominium documents on the leasing of my Unit?**

**A:** Nothing less than the entire Residential Unit may be leased. A Residential Unit may not be leased to an individual who is less than twenty-one (21) years old. Leasing of Residential Units is not subject to the prior approval of the Association; provided however that the Unit Owner must provide a copy of any lease which is for a period of thirty (30) days or more to the Association. Leasing restrictions do not apply to the Non-Residential Units. (See Article 8 of the Declaration).

**Q: How much are my assessments to the condominium association for my unit type and when are they due?**

**A:** The assessments are due monthly on the first of the month. (See Budget).

The assessments are due monthly on the first of the month. (See Estimated Operating Budget).

**Q: Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in the association? Also, how much are my assessments?**

**A:** No.

**Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?**

**A:** You are not required to pay rent or land use fees for recreational or commonly used facilities. However, your assessments payable to the Grand Panama Beach Resort Condominium Association, Inc. will include recreation and other commonly used facilities of the Grand Panama Beach Resort Condominium

**Q: Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000?**

**A:** No.

**NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES AND EXHIBITS HERETO, THE SALES CONTRACT AND THE CONDOMINIUM DOCUMENTS.**



### ***RCAM Florida Association Management***

***Office Hours***      Monday – Thursday 8:00am – 5:00pm  
Friday- By appointment only  
Closed for lunch 12:00pm – 1:00pm  
Closed on holidays

***Office Location:***    495 Richard Jackson Boulevard,  
Panama City Beach, FL 32407

***Board of Directors***  
Email: [gpboard@grandpanamacoa.com](mailto:gpboard@grandpanamacoa.com)

***Condo Association Manager – Derek Gilbert, LCAM***  
Office: (850) 235-7342  
Email: derekg@rcamflorida.com

***Grand Panama Owner Services***  
Phone: (850) 238-8988

***Grand Panama Maintenance***  
Phone: (850) 490-5172

***Security 24hr Site Phone***  
Phone: (850) 625-5960

***Condo Association Accounting***  
Office: (850) 235-6647  
Email: cainfo@rcamflorida.com

***Guest Registration***  
Email: [registration@grandpanamacoa.com](mailto:registration@grandpanamacoa.com)

***Parking Pass Coordinator***  
Email: [grandparking@rcamflorida.com](mailto:grandparking@rcamflorida.com)

495 Richard Jackson Blvd.  
Panama City Beach, FL 32407



## **Grand Panama Beach Resort Board of Directors**

Contact Email for Board: [GPBoard@grandpanamacoa.com](mailto:GPBoard@grandpanamacoa.com)

### **Residential (Voted in/Appointed)**

**Glenn Holliday - Tower 1 - 302**

**(Elected President 5/23) 913-231-9135** [glenn.holliday@yahoo.com](mailto:glenn.holliday@yahoo.com)

**James Eagleson – Tower 1 - 402**

**(Elected Vice President 5/23)  
843-297-0497** [jameseagleson@yahoo.com](mailto:jameseagleson@yahoo.com)

**Darrell Caudill – Tower 2 - 1008**

**(Elected Treasurer 5/23) 865-809-5995** [dcaudill52@gmail.com](mailto:dcaudill52@gmail.com)

**Nancy Stovall – Tower 2 - 1502**

**(Elected Secretary 2/22) 256-527-0195** [nlstovall@gmail.com](mailto:nlstovall@gmail.com)

**JPorter Share - Tower 2 - 1207**

**(Appointed Director 11/23) 615-973-9974** [jportershare@icloud.com](mailto:jportershare@icloud.com)

### **Non-Residential (Appointed)**

**Woody Junot**

**(Appointed Director 3/21) 972-415-2502** [woodyjunot@lifesabeachrealty.com](mailto:woodyjunot@lifesabeachrealty.com)

**Jarod Triplett**

**(Appointed Director 2/23) 815-979-5471** [jarod.triplett@gmail.com](mailto:jarod.triplett@gmail.com)

### **RCAM Florida Association Management**

**Derek Gilbert (CAM) 850-235-7342** [derekg@rcamflorida.com](mailto:derekg@rcamflorida.com)

**Association Accounting 850-235-6647** [cainfo@rcamflorida.com](mailto:cainfo@rcamflorida.com)



### ***Cable Television***

Your monthly assessments include the cost of the bulk cable and wireless that the Tower I building has brought into the building. The cable television supplier is WOW! Inc. (formerly Knology).

**Please see info below if you are having issues with your WOW! Cable.**

- To place a trouble ticket for Grand Panama Beach Resort please send an email to [pcbultktroubles@wowinc.com](mailto:pcbultktroubles@wowinc.com)

Please provide the following information:

Grand Panama Beach Resort

Tower X Unit # XXX

Contact name and phone number

Short description of the trouble

- Someone from WOW! Will email back regarding action taken. This email chain can also be used by the customer to respond back to WOW! regarding the trouble.

**If you are interested in subscribing to additional channels that WOW! offers, please do the following:**

- Simply send an e-mail to: [PCbulkupgrades@wowinc.com](mailto:PCbulkupgrades@wowinc.com)
- In the e-mail to WOW! please make sure that you have the following information; a) Owner's full name, primary and secondary contact phone number to reach you, best time of day to reach you, unit number and name of property (Grand Panama Beach Resort) and a short description of services that you are interested in subscribing to. Example: Mary Smith, Tower 1, unit 202, Grand Panama Beach Resort primary: 850-000-0000, secondary: 850-000-000, would like package pricing on 2 HD/DVRs, Showtime and more digital channels. Best time to contact me is Monday through Friday from 5 pm to 8 pm.
- A WOW! customer service representative will contact you within 48 hours to set up your individual account for upgraded services. The representative will be a specialist that is familiar with our account so we ask that you do not call into the WOW! office. Also be sure to give them your correct billing address of where you would like to receive your WOW! statement for additional services.

## ACCESSING PROPERTY WI-FI

### ***How do I access the Wi-Fi network?***

As long as guests have a Wi-Fi enabled device, they may use the complimentary, public, wireless network. Here's how:

- Turn on your device and enable Wi-Fi. Some units have an on/off switch, so be sure it is turned on and the TCP/IP is set to automatically obtain an IP address.
- Choose your units wireless network, or SSID. If you're in Tower 1, unit 712, your network name would be GP1-712. Each unit has its own unique network.
- Enter the guest password. The password for all guests is **sandybeach**, all lowercase letters.

### ***What equipment do I need?***

A Wi-Fi enabled device such as a Smartphone, laptop, or tablet is required.

### ***Can I use my device to make phone calls or connect to my office VPN?***

Yes, if you have a service such as Skype, you may make internet calls; however, you may be charged.

Check with your service provider to see if there are charges for this service. The guest network supports VPN pass-through for most VPN protocols.

### ***Can my email program send/receive email?***

We do not block POP3 or SMTP, but please contact your email provider for off-network setup instructions. Providers such as Charter may not allow you to send email unless you're on their network.

### ***Can I send/receive large files?***

The Grand Panama guest network does not limit email attachment size, but email providers may. We recommend limiting files to 10 MB.

### ***Can I connect my Apple TV, Roku, or game console?***

Sure!

### ***If I have issues connecting to the network, whom do I contact?***

We have a 24/7 toll-free switchboard with experts ready to assist you. Call Networkx Solutions Wireless Support at (406) 564-1520. Tell the operator you are a guest at Grand Panama Resort on Panama City Beach.



### Owner Vehicle Registration

Owner Name(s) \_\_\_\_\_

Condo Tower & Number \_\_\_\_\_

Contact Phone Number \_\_\_\_\_

Vehicle(s) Tag Numbers \_\_\_\_\_

Car Make / Model / Color \_\_\_\_\_

- Parking passes must be displayed on the vehicle windshield on the driver's side
- Only 2 parking stickers will be given per condo

Signature \_\_\_\_\_ Date \_\_\_\_\_



### **Pet Policy for Owners**

1. **Keeping of a pet (domestic dogs or cats) is not a right but a conditional license.**
2. **Pet Owners desiring to possess a pet on Condominium property are required to apply for a conditional license available from the Grand Panama Beach Resort Condominium Association office or Association website.**
3. **Conditional license is subject to termination at any time by the Association upon finding that a pet is vicious or has in any way become a nuisance or disturbs other owners or guests.**
4. **In the event of an incident, the Association has the right to suspend the owner's right to have that pet on Condominium property; thereby, requiring the owner to immediately remove the pet from the premises.**

The conditional license is subject to the following conditions:

- A. No more than (2) two pets shall be allowed per unit.
- B. Pets on the list of dangerous breeds are banned and include but are not limited to: Pure-or mixed breed Akita; American Pit Bull Terrier; American Staffordshire Terrier; Catahoula Leopard; Chow; Doberman Pinscher; German Shepherd; Husky; Malamute; Pit Bull; Presa Canario; Rottweiler; Staffordshire Bull Terrier; Wolf. If any dispute of the breed of an owner arises, it shall be the owner's responsibility to supply the Association proof of the breed by a DNA report at the owner's expense.
- C. Owners must register dogs/cats with the Association **prior** to bringing the pet on premises. The form will be supplied by the Association.
- D. Pets must be on a leash at all times except when inside the unit.
- E. The "pet friendly" area is designated by signage and shall be the area where an owner may "walk" his or her pet. The "pet friendly" area is the only area where animal urination/defecation is permitted and animal waste shall be picked up immediately by the owner and disposed of properly.
- F. Pets are NOT allowed on the beach side area of the Condominium, in any pool, or on any pool deck.
- G. The owner of any pet must provide proof of their pet's required vaccinations and update yearly to the Association office.
- H. Tenants of unit owners are permitted to bring pets on the property under the same terms and conditions as an owner, **but have a 25 pound or less weight limit for each pet.**
- I. Tenants must register pet with the Association **prior** to bringing the pet on premises using the animal registration form supplied by the respective unit owner or the rental agency renting the unit.
- J. An owner is liable for all damages caused by their pet and must sign a waiver accepting responsibility for any injuries or damages.



- K. If a person is found to be noncompliant with this pet policy, it is grounds for the revocation of the authorization to keep the animal on the property and the person will be asked to remove their animal from the property. If additional violations occur, that person may be fined \$100.00 per violation up to a maximum of \$1000. Each occurrence shall be a separate violation. If the person to be fined is a tenant of a unit owner, the fine may be levied against the applicable unit owner and also the tenant.
- L. Service animals must meet the requirements of a legally recognized disability under the Americans with Disability Act.
- M. Emotional support animal owners must provide a letter from his/her physician, psychiatrist, social worker, or another mental health professional who is the registered health care provider stating that the person has a disability and that the animal alleviates one or more of the identified symptoms or effects of the person's disability submitted with the registration form.
- N. Any service animal or emotional support animal must be in compliance with the resort's animal registration requirement.

## PET POLICY

1. **Unit owners**-The keeping of a pet (domestic dogs or cats) by a unit owner at Grand Panama Beach Resort Condominium ("Condominium") is not a right but is a conditional license. All unit owners and tenants desiring to possess a pet on Condominium property are required to apply for this conditional license from the Grand Panama Beach Resort Condominium Association, Inc. ("Association"). This conditional license is subject to termination at any time by the Association's Board of Directors upon finding that a pet is vicious or has in any way become a nuisance or disturbs other owners or guests. In the event of an incident, the Association through management or security personnel has the right to suspend the owner's right to have that pet on the Condominium property; thereby, requiring the owner to immediately remove the pet from the premises until the violations are reviewed by the Board of Directors.

This conditional license is subject to the following conditions:

- A. No more than two pets shall be allowed per unit and, in the event that an owner owns more than one unit, no more than two pets shall be allowed for that owner regardless of the number of units owned. In the case where one or more units are owned by multiple persons, whether husband and wife or otherwise, all such owners shall be considered as one owner for purposes of determining the maximum number of pets allowed. To illustrate, if A, B and C together own five units, A, B and C collectively would only be allowed a total of two pets for all units as opposed to A, B and C each being allowed two pets for each unit. This provision does not apply to any service animal or emotional support animal, provided the animal is in compliance with the animal registration requirements.
  - B. No pets on the list of dangerous breeds band by Grand Panama Beach Resort insurance carrier or deemed by the board of directors as dangerous/vicious dogs shall be allowed. Included but not limited to: Pure-or mixed breed Akita; American Pit Bull Terrier; American Staffordshire Terrier; Catahoula Leopard; Chow; Doberman Pinscher; German Shepherd; Husky; Malamute; Pit Bull; Presa Canario; Rottweiler; Staffordshire Bull Terrier; Wolf. If any dispute of the owner's breed arises, it shall be the owner's responsibility to supply the Association proof of the breed by a DNA report at the owner's expense.
  - C. **ALL** Pet Owners must register dogs/cats with the Association **PRIOR** to bringing the pet on premises. The form will be supplied by the Association and to a tenant by their renting agent. The form must be returned with the proof of current vaccinations. If registering an emotional support animal, a letter dated before arrival at Grand Panama Beach Resort, from the owner's healthcare provider stating the owner has a disability and the need for the animal to alleviate one or more of the symptoms must be submitted with the form.
  - D. The "pet friendly" area is designated by signage and shall be the area where an owner may "walk" his or her pet. The "pet friendly" area is the only area where animal urination/defection is permitted.
  - E. Pets are NOT allowed on the beach side area of the Condominium, in any pool or on any pool deck.
  - F. An owner is liable for all damages caused by their pet. The owner/handler of any pet shall provide the Association with a signed waiver accepting responsibility for any injuries or damages caused by the animal and releasing the Association of any responsibility for said injuries or damages.
  - G. Owners are responsible for any pet rule violations of their tenants and/or guests. As such, owners shall be responsible for the fines attributed to pet rule violations of their tenants and/or guests.
  - H. The owner of any pet attempting to be registered must provide proof of their pet's required vaccinations, which will be kept in the Association office. It is the owner's responsibility to update the office with annual vaccination documentation.
2. **TENANTS** – Tenants of unit owners are permitted to bring pets on the Condominium property under the same terms and conditions as an owner but have a 25 pounds or less weight limit for each pet. Tenants must register dogs/cats with the Association prior to bringing the pet on premises. The form will be supplied by the respective

unit owner renting the unit. It is not the responsibility of the Association to provide a registration form to a tenant.

It is the obligation of unit owners to ensure compliance with this Pet Policy (and all other provisions of the governing documents) that anyone using their unit, other than the deeded owner, whether individual or entity. Any fines based on violations of this section will be levied against the unit owner in addition to the guest or tenant.

3. **SERVICE AND EMOTIONAL SUPPORT ANIMALS**-In addition to the foregoing rules, the following rules specifically apply to service and emotional support animals.
- A. For purposes of these rules, the following definitions shall apply:
- 1) "Individual with a disability" means a person who has a physical or mental impairment that substantially limits one or more life major activities of the individual.
  - 2) "Major life activity" means an essential function such as caring for one's self, walking, seeing, hearing, speaking, breathing, learning, and working.
  - 3) "Physical impairment" means a physiological disorder or condition, disfigurement, or anatomical loss that affects one or more bodily functions.
  - 4) "Mental impairment" means a mental or psychological disorder that meets one of the diagnostic categories specified in the most recent edition of the Diagnostic and Statistical Manual of Mental Disorders published by the American Psychiatric Association.
  - 5) "Service animal" means an animal that is trained and officially recognized to do work or perform tasks for an individual with a disability. The work done, or tasks must be directly related to the individual's disability, and may include guiding an individual who is visually impaired or blind, alerting an individual who is deaf, pulling a wheelchair, alerting and protecting an individual who is have a seizure. Animals whose sole function is to provide comfort or emotional support do not qualify as service animals.
  - 6) "Emotional support animal" means an animal that provides emotional support which alleviates one or more identified symptoms or effects of a resident's documented disability. Unlike a service animal, it accompanies a person with a disability at all times.
- B. The owner of any service or emotional support animal must register the animal with the Association immediately when bringing the animal on the property on a form supplied by the Association.
- C. The Association may ask a person attempting to register a service animal, and who has a disability that is not readily apparent, whether the animal is a service animal required because of a disability and what tasks the animal has been trained to perform to assist with the disability. The Association may ask a person attempting to register a service animal, and who has a readily apparent disability but a need for a service animal which is not readily apparent, what tasks the animal has been trained to perform to assist with the disability. Persons who do not respond satisfactorily to such reasonable inquiries by the Association will not be permitted to bring animals onto the Condominium property, as the Association will not be on notice of the legal status of the service animal. Should the service animal be replaced, a new registration is required.
- D. The Association requires that any person attempting to register an emotional support animal must provide a letter from his/her physician, psychiatrist, social worker, or another mental health professional who is the person's regular health care provider, stating that the person has a disability and that the animal attempting to be registered alleviates one or more of the identified symptoms or effects of the person's disability. This registration applies only to the disabled person and the emotional support animal named. Should the emotional support animal be replaced, a new registration is required. Any accommodation for an emotional support animal (i.e., waiver of one or more rules of the Association) must be requested by the animal's owner and approved by the Association before the accommodation is permitted.
- E. An owner is liable for damages caused by his/her animal. The owner/handler of any service or emotional support animal shall provide the Association with a signed waiver accepting responsibility for any injuries or damages caused by the animal and releasing the Association of any responsibility for said injuries or damages.
- F. The owner of any service or emotional support animal must provide proof of the animal's required vaccinations, which will be kept in the Association office.

- G. Any person who has a registered service or emotional support animal must notify the Association in writing if the animal is no longer needed or is no longer residing within the Condominium.

4. **TRANSPORTATION**-A registered pet may only be transported in common elements of the Condominium while on a leash, in the arms of an owner or in an enclosed carrier. A registered pet may walk in the parking lot while on a leash. Anyone who witnesses someone in violation of this policy should report it to the Condo Association Manager or Security identifying the person, describing the animal, and specifying the date, time and location that the violation was observed. This policy does not apply to any service or emotional support animal that is specifically trained to respond to oral commands when the animal's handler is able to adequately state such commands.
5. **SANITATION**-It is the responsibility of every person responsible for an animal on the Condominium property to pick up all animal feces promptly after their animal has relieved itself. The Association may provide plastic bags at clearly marked stations for this purpose; however, if Association bags are not furnished, the person responsible for the animal has the responsibility for picking up animal waste in their own furnished bags. The plastic bag containing the fecal matter is to be securely tied and deposited in an appropriate trash container. Association staff will identify any person who fails to pick up their animal's excrement and properly disposes of it and provide a report to the Condo Association Manager identifying the owner or guest and a describing the animal, the date, time, and the location of the waste not properly disposed of.
6. **RULE VIOLATIONS**- If a person is found to be noncompliant with this pet policy, that person may be fined \$100.00 a day per violation up to a maximum of \$1,000. Each occurrence shall be a separate violation. If the person to be fined is a tenant of a unit owner, the fine shall be levied against the applicable unit owner and also to the tenant. Violations to the rules are grounds for the revocation of the authorization to keep the animal on the property.

### Animal Registration Form

You must complete and submit this form and obtain approval prior to bringing your animal(s) onto Grand Panama Beach Resort property. Persons who do not respond satisfactorily to these reasonable inquiries will not be permitted to bring any animal onto the condominium property, including service or emotional support animals as the Grand Panama Beach Resort Owners Association, Inc. ("Association") will not be on notice of the legal status of the service or emotional support animal.

Animal Owner Name: \_\_\_\_\_ Unit Number: \_\_\_\_\_

Home Address: \_\_\_\_\_

Breed: \_\_\_\_\_ Weight: \_\_\_\_\_

**\* Proof of Current Vaccinations provided. Vaccination document year \_\_\_\_\_**

1. Is the animal a service animal needed because of a legally recognized disability under the Americans with Disabilities Act?

\_\_\_\_ YES \_\_\_\_\_ NO

If yes, state the tasks the animal has been trained to perform to assist with the legally recognized disability.

\_\_\_\_\_

**\* Any person who knowingly and willfully misrepresents himself or herself as using a service animal and being qualified to use a service animal commits a misdemeanor of the second degree pursuant to Section 413.08(9), Florida Statutes. The Association will seek to prosecute any individual or individuals attempting such a misrepresentation.**

2. Is the animal an emotional support animal needed to alleviate a previously identified condition?

\_\_\_\_ YES \_\_\_\_\_ NO

If yes, and if you desire a waiver of any of the pet policy rules, you must request an accommodation from the Association. In accordance with the Fair Housing Act, your request for accommodation from the pet policy must be accompanied by a signed and dated document on letterhead or prescription form from a physician, psychiatrist, social worker, or other mental health professional who is your regular health care provider. The documentation from your regular health care provider must define the psychological condition in which the person suffers and state that the emotional support animal alleviates one or more issues associated with that condition. The Association has the right to verify such documentation.

**\* Healthcare Letter dated before arrival at Grand Panama Beach Resort provided. \_\_\_\_\_**

I hereby affirm that the information I provided to the Association is true to the best of my knowledge. I also understand that the giving of false information may be grounds for action against me and for revocation of the limited pet license. I have received a copy of the Grand Panama Beach Resort Pet Policy and I agree to abide by those rules (except for any rule waiver that the Association grants on my behalf). I understand failure to obey any rule is grounds for a fine and that, upon a repeat offense, additional fines may be imposed and the authorization to keep the animal(s) on the condominium property may be revoked. I also understand that I am fully responsible and legally liable for my animal, including any damage to property or injury to persons, and I hereby release and agree to indemnify the Association for any legal liability attributed to my animal's actions.

\_\_\_\_\_  
Signature of animal owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner Phone Number