

**Rules for the Grand Panama Resort will be enforced per the governing documents.**

Grand Panama Beach Resort Rules and Information are to ensure a pleasant and safe stay for all owners and guests. We ask that you adhere to the rules while enjoying your stay at our Resort.

1. **Security and Enforcement:** Owners and guests are responsible for their conduct on property including the cost of all fines approved by the Board of Directors for rules violations. Any issues can be addressed with Security at 850-625-5960.
2. **Reservations:** Every unit rental reservation must register and pay the required resort fee of \$55 for armbands and one vehicle. An additional parking pass can be purchased for \$35 at the time of registration. **Armbands are required to be worn while on property.** Lost or stolen armbands are \$10.00 each and are available at the Registration Desk in the Tower 2 lobby. Parking passes must be displayed on the vehicle center mirror. If registering a pet, the purchased pet sleeve must be displayed at all times on the pet leash with unit number and last day of visit. Failure to register pets is grounds for immediate eviction.
3. **Rental Units:** Each unit is independently owned and operated at the Grand Panama Resort. Any issues including access, conditions of unit, housekeeping services, etc. inside the unit are the responsibility of the booking party, the self-managed owner or the property management rental company. You will need to contact them directly for any assistance.
4. **Parking:** All vehicles parked on Resort property must display a Grand Panama parking pass or decal, purchased at registration as part of the Resort fee for \$55. A second pass can be purchased for an additional \$35. Parking is allowed only in designated areas in the Tower 2 parking garage, the detached stand-alone parking garage, available spots around Tower 2 and the back blacktop parking area located behind the stand-alone garage. No boats, mobile homes, trailers (except during designated Bike Week), scooters, golf carts, detached camper or camper shell, boat, watercraft or other vehicles deemed inappropriate by the Resort, may be parked or stored on property. Motorcycles are permitted and must purchase a special parking pass from the front desk for \$55. No vehicle exceeding 7'6" height is allowed within the Tower 2 parking garage. No vehicle exceeding 9' is allowed within the stand-alone parking garage located beside Tower 2.
5. **Parking in Unauthorized Areas—Booting/Towing:** Vehicles NOT displaying a parking pass and vehicles with a parking pass parked in an assigned or reserved parking space are subject to booting and/or towing at the vehicle owner's expense. Security will identify vehicles in violation of parking policies. A booting immobilizer will be applied to the left front (driver-side) tire. An orange cone will be placed behind the vehicle for visibility. A warning sticker will be applied to the driver's side window and a ticket for \$150 issued. If the vehicle's owner does not contact Grand Panama Security and pay the fine within 24 hours of immobilization, the vehicle will be subject to towing. If the vehicle is towed, the owner will be responsible for both the \$150 Boot Fee and the towing charges, in addition to any storage fees accumulated to the tow company. Towing will be conducted in compliance with Florida Statutes (\$715.07), ensuring proper notification and legal requirements are met.
6. **Use of the pool, lobbies, fitness center and common areas: Wristbands must be worn at all times on the property.** All areas of the property outside of the individual units is monitored by video surveillance 24 hours a day and used for enforcement of all violations as the Resort determines appropriate.

- 7. Damages and Destruction of Property:** Damage or theft of any of the furniture, fixtures, decorations, buildings and equipment in the common areas by any Owner or Guest will result in a violation and fine in the amount of \$100.00 per occurrence plus the cost to repair the damage or replace the damaged or stolen item. No common area furnishings are to be removed from the area in which they are located.
- 8. Noise and Littering:** Unreasonable noise, loud music etc. that disturbs other owners and guests as determined by Management and/or Security will result in a violation, fine and/or removal from the property. Quiet hours are from 10:00 p.m.-8:00 a.m. Littering and improperly disposing of garbage will result in a violation and fine. Items left unattended in the hallways, pool areas, parking garages, lobbies, fitness centers and common areas will be disposed of and can result in a fine.
- 9. Balconies, Windows, Walkways and Doors:** Nothing shall be dropped, thrown, swept or expelled (spitting) from any window, door, balcony or walkway. Guests could be immediately evicted and issued a fine. Violators will be reported to PCB Police for felony prosecution. No bikes or scooters are to be parked or stored on balconies or walkways. Storage is provided in the bike rack near the main lobby in Tower 2. Do not leave coolers, umbrellas, beach chairs or any other articles in the walkways. They will be removed and properly disposed of. No items are to be hung on the balcony railings including towels and swimsuits. Climbing or leaning over railings is prohibited. No portable grills are permitted on property (see map for available gas and charcoal grills on property).
- 10. Luggage Carts:** Luggage carts are located within the Tower I foyer, Tower 1 garage level, and Tower 2 Parking Garage levels P2 – P5 next to the elevators. Luggage carts are not allowed to be brought into the units. Once used, please return the luggage cart to the previous location.
- 11. General Resort Rules:** Quiet hours are from 10:00 PM – 8:00 AM. No person shall conduct any activity on property that creates a legal nuisance. Smoking is prohibited within the Common Elements of the Resort. Possession of illegal drugs, or use of fireworks will not be tolerated on property. Nudity and indecent exposure, in any public area at the resort, including any area exposed to public view is not allowed (violators may be prosecuted). Feeding seagulls is prohibited. Skateboards, hover boards, roller blades/skates are not allowed on property. Per Panama City Beach ordinance, no alcohol is allowed on the sandy beaches for the month of March. Per Panama City Beach ordinance, pets are not allowed on the beach or in pool areas.
- 12. Pool Area Rules:** There is no lifeguard on duty. Swim at your own risk. No glass in the pool area, pool deck or grill area. No food or drink is allowed within the pools or spas. No smoking or vaping allowed in the pool areas. Swim diapers are required on small children. All children 12 and under must be accompanied by an adult while in the pool and spa areas. Children 5 and under are not allowed in the spa. Pool and spa hours are from 9:00 a.m.– 10:00 p.m. except when weather conditions or health circumstances require closure. No towels are allowed to be hung from balcony railings.
- 13. Fitness Center:** Hours of operation – 6:00 AM – 10:00 PM. Operation of equipment is at your own risk. Please read all instructions for equipment. Do not enter Fitness Center with wet feet or wet clothing. No eating, drinking or horseplay permitted. Do not exercise alone. No one under the age of 18 may use the equipment. Grand Panama Beach Resort Owners

Association or any affiliated entity is not responsible for injuries relating to use of equipment. Please wipe equipment after use.

- 14. Trash Chute:** Trash chutes are located on each floor. For Tower 1, trash chutes are located across from 04 units. For Tower 2, trash chutes are located across from 07 units. Please only place household trash within the trash chute. Any glass bottles must be bagged. Cardboard boxes may be placed next to the trash chute doors and will be removed by our custodial staff.
- 15. Elevators:** Overcrowding or jumping in elevators will cause the safety mechanisms to shut down the elevator. Passengers will be stuck in the elevator for 30 minutes or longer until emergency personnel arrive. Jumping is considered vandalism and violators will be charged \$1000 for the expense of an emergency visit.
- 16. Unit Access:** The Association has the right to gain unit access in the case of an emergency or routine maintenance. All units receive Pest Control service and notices are placed on the doors on the day prior to service. The Grand Panama Resort Association assumes no responsibility for any loss or theft of personal property anywhere on premises.
- 17. Pets:** No more than (2) two pets shall be allowed per unit. Pet sleeves must be purchased during registration at a fee of \$50 per sleeve for 1-7 days, \$5 for each additional day. All documentation must be submitted during registration. 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. Each pet has a 25 pound or less weight limit. See pet registration forms for more information.

Guests/owners must complete the animal registration form with proof of vaccinations, picture of pet and applicable documentation for emotional or service dogs/cats to receive a pet sleeve at registration. Pets must be on a leash when outside the unit. The “pet friendly” area is designated by signage and shall be the area where a guest/owner may “walk” his or her pet and is the only area where animal urination/defecation is permitted. All animal waste must be picked up immediately by the guest/owner and disposed of properly. Pets are NOT allowed on the beach side area of Tower 1, in the Tiki areas, on the beaches (subject to fine by PCB Code Enforcement), in any pool, or on any pool deck. A guest/owner is liable for all damages caused by their pet and must sign a waiver accepting responsibility for any injuries or damage. If a guest/owner 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 required to remove their animal from the property or face eviction. 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 guest of a unit owner, the fine may be levied against the applicable unit owner and also the guest. Service animals must meet the requirements of a legally recognized disability under the Americans with Disability Act. Emotional support animal owners must provide a letter, dated before check-in, 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 persons disability. Any service animal or emotional support animal must follow the resorts animal registration requirement.