

Windward Condominium
16777 Perdido Key Drive Pensacola Florida 32507
850-492-1877
windwardcondo@bellsouth.net

Rental Policies and Restrictions

Hello and thank you for choosing Windward Condominium for your visit. The Windward has long-standing rules that apply to all owners and guests. These rules have been developed through the years to make visits to the Windward a pleasant experience for all. Please observe the rules stated below during your visit. We hope your visit is a memorable one.

Owner's Closets: Locked owners' closets are not included in your rental.

Rental Occupancy:

1. The "LIMIT" number indicates the maximum number of occupants allowed in a Unit. Limits are determined by varying bedding arrangements in each Unit. The website description for your reservation can provide details. (Children under 2 are exempted.)
2. Atmosphere conducive to quiet enjoyment of guests in surrounding accommodations, at the pool, and on the beach, must be maintained at all times.
3. All rules and regulations at the property are strictly enforced.
4. Only responsible adults of legal contractual age may contract for rental. Legal renter named on the rental agreement must occupy the Property during the dates listed on the agreement. Identification must be furnished upon request.
5. Absolutely **NO HOUSE PARTIES ALLOWED.** Responsibilities: Your responsibilities include maintaining the property in the condition in which you found it. This includes leaving the property reasonably clean and orderly upon departure, leaving kitchen items clean, disposing of all trash in proper outside containers, locking all windows and doors, and leaving beds unmade with linens on the floor. **NO PETS ALLOWED. NO EXCEPTION WILL BE MADE.** If a pet or evidence of a pet is found on the property, immediate eviction and/or forfeiture of rent will occur. No refund will be given. Additional charges may apply for house cleaning, carpet cleaning and other damages. **NO SMOKING IN UNITS!!!** Please smoke outdoors and discard all smoking debris. Furnishings: Decor, style, color schemes, and inventory vary since properties are in each Unit. Some internet photos may differ due to owner updates or changes.

Management:

1. All rental properties are privately owned and managed by the Windward Owners Association, Inc. We treat all parties (both owners and guests) honestly, fairly, and in good faith.
2. WE RESERVE THE RIGHT to refund your security deposit, refuse rental, and/or to discontinue occupancy if, in our sole discretion, your occupancy is detrimental to the property.
3. WE RESERVE THE RIGHT to enter the Unit at any time for the purpose of inspection, repair, management, and/or showing the property to a prospective buyer.
4. Property may not be used for any unlawful purpose.
5. By renting a property, you are assuming all risk and liability for any damage done to person or property, agents, employees, and/or visitors occasioned by the present and/or future condition of the premises both latent and manifest. In the event damages occur during your occupancy, you agree to authorize Windward Owners Association, Inc. to charge to you cost of such damages guaranteeing payment. You also agree to be responsible for and to reimburse the property owner for any applicable costs and attorney's fees incurred for collection of damages. Neither Windward Owners Association Inc. nor the Owner will be responsible for accidents and/or injury to guest(s) or loss of money/valuables of any kind. Sofa Sleepers and Berth Bunk Beds: Sofa sleepers and berth bunk beds are best suited for children and may be uncomfortable for adults. Owner's Closets: Locked owners' closets are not included in your rental. Garages: Garages do not have

guaranteed access for guests. All are for use by owner. Fireworks: Fireworks are strictly prohibited by law at Windward. Firearms: Firearms are prohibited at Windward Condominium.

Parking:

1. Unmarked parking spaces and the parking spaces against the outside walls are for use by owners and their guests.
2. Numbered spaces are reserved for use by the occupants of that specific unit. One car can park in the numbered space and one additional car in the extra unnumbered spaces.
3. The two 15-Minute loading/unloading parking spaces in front of each building are for just that--- loading and unloading only. Please do not park in these spaces after you have completed the loading/unloading process.

Pool: Pool rules are posted poolside.

1. Children may not swim alone. Children 12 and under must be accompanied by an adult.
2. No glass items are allowed on the pool deck.

Beach/ Other:

1. Umbrellas are welcomed but tents and canopies are NOT allowed on the Windward Beach. Windward has a beach chair rental service on site, but you are also welcome to bring your own beach chairs and umbrellas. Please make sure to bring beach towels.
2. Please observe good beach etiquette. For example, do not set up your umbrella and/or chairs between existing stations and the water. Also, avoid playing music loudly.
3. Towels and clothing may not be hung over railings to dry.
3. Beach toys and chairs may not be left on walkways outside of units.
4. Do not leave trash on walkways, in pool area, nor on the beach.
5. FLORIDA LAW: You can NOT leave any items on the beach overnight. All belongings must be off the beach by sunset each day. This is STRICTLY ENFORCED!

Boating/Fishing:

1. Children must be attended by an adult around the dock area.
2. Campers, boats, sea doos, and boat trailers may not be parked in the Windward parking lot on the south side of the road. You may park any of the above-mentioned vehicles in the designated space for a **boating fee** during your stay at the Windward. This fee includes parking and use of boating facilities.
3. Clean up thoroughly after yourself when using fish cleaning station and any other facilities. Discard fish remains and all other trash in dumpsters.

Recreation Room:

1. Windward Recreation (Rec) Room is located in Unit 106, adjacent to the pool area. The Rec Room contains bathrooms, a lending library and an ice making machine. Please do not fill medium to large ice chests with ice from the ice machine to ensure there is plenty for everyone.
2. The Rec Room also contains a treadmill and an elliptical machine with a television for your viewing pleasure. Please use the exercise machines at your own risk. **CHILDREN 12 AND UNDER ARE ABSOLUTELY PROHIBITED FROM USING THE TREADMILL AND ELLIPTICAL MACHINE.**
3. Wi-Fi is available in the Rec Room and around the Windward pool area.

Basketball/Tennis Courts:

Courts are available for your use. See the manager for access to these facilities. You must provide your own equipment. Use courts at your own risk.

Maintenance:

1. ISSUES: Report all maintenance issues promptly by calling 850-492-1877. Just as might occur at your own well-maintained home, mechanical failures and other breakdowns can occur. Every effort will be made to correct the situation; however, neither refunds nor rate adjustments will be made for mechanical failures.
2. DAMAGE: Report any damage and/or breakage upon occurrence by calling 850-492-1877 so the matter can be settled prior to your departure. Damages found by inspection crews upon departure will be billed and full payment for repairs will be collected via cash or personal check.
3. NO GUARANTEES: Working condition of pools, air conditioners, cable, internet service, TVs, VCRs, DVD Players, appliances, elevators, etc. are NOT guaranteed. We cannot guarantee that you'll be able to connect to Wi-Fi. Elevators cannot be guaranteed. The pool is not heated.

Miscellaneous:

1. All rental units at the Windward are non-smoking units.
2. To make your visit with us comfortable please plan to bring soap, paper products, laundry detergent, coffee, coffee filters and beach towels.
3. The Grill is available at the Riverside Pavilion.
4. Many units offer internet service for your convenience.