

DIAMOND BEACH

Renters Rules and Regulations

The Following guidelines are enforced to ensure that everyone at Diamond Beach has a pleasant stay.

Maximum Occupancy

- 1 bedroom- Maximum of 4
- 2 bedroom- Maximum of 6
- 3 bedroom- Maximum of 8

Parking

- All vehicles must have a parking pass or will be towed at the owner's expense (additional vehicles may park at Seawall public parking lot behind property)
- If garage pass is provided, only one vehicle permitted inside
- All vehicles parked in handicap spots must have the proper signage or will be towed at the owner's expense
- No jet skis, boats, or trailers on property

Basic Rules:

- Please be respectful of all residents and guests
- Proper attire is required in the common areas including shirt/cover-ups and shoes at all times
- No wet swimsuits allowed in indoor common areas, with exception of indoor pool
- All guest and renters must have wristbands and parking passes
- Wristbands are to be worn when in the amenities
- Each guest of guest requires a wristband at a cost of \$50.00 each
- Before entering the building, after using the beach, please shower off in pool area
- You are responsible for cleaning up after yourself in all amenities
- No running, horseplay or loud talking allowed in the hallways or any common areas at any time
- No riding skateboards, scooters or bicycles on property
- No loitering in the stairwells
- Children under 12 yrs. old must be accompanied by an adult at all times
- Children under 18 yrs. old should not be in the halls without an adult between the hours of 11pm – 7am
- No hanging towels, swimsuits or any other objects over balcony railings
- Trash chutes are located on every floor
- No smoking is allowed inside the building

- No pets allowed
- No feeding the birds anywhere on the property
- No gas or charcoal grills allowed anywhere on property, with the exception of those provided by Diamond Beach on the first floor pool area
- Guest will be responsible for any and all damages
- If someone gains access into the building by following in behind you, please notify the front desk staff immediately
- **PLEASE RETURN LUGGAGE CARTS IMMEDIATELY AFTER USE- *other guests are waiting for them**

First Floor Water Features: 9am – 10pm

- Usage of pool area for parties is restricted to no more than 20 total, including party renting the condo. Prior notice is required, along with a rental fee
- **No usage/holding of public cabanas unless present (white tent cabanas are reservation only)**
- There is not a life guard on duty; you will be swimming at your own risk
- In case of an emergency use the 911 phone located at the pool bar
- All children under the age of 14 MUST be accompanied by an adult at all times
- Children under the age of 16 are not permitted in the hot tub
- Food in the pools or hot tubs is not allowed at any time
- Personal alcoholic beverages are prohibited during hours of operation of the Swim-up Bar
- No diving in any of the water features
- No running in the pool area
- Water Slide *hours of operation may vary* – contact the front desk for details
- All guests must dry off before entering the building
- Radios are not permitted. iPods and personal earphones are permitted
- Smoking in designated areas only
- Trash must be removed from pool area when leaving
- Cabanas may be reserved at the front desk: \$125.00 – full day and \$75.00 – half day.
- Grills are available on a first come basis, knowing that others have access to the grill and area when done cooking
- **ABSOLUTELY NO GLASS ALLOWED IN FIRST FLOOR AMENITIES AREA /THE INDOOR POOL ENCLOSURE!!!**

Business Center: 24/7

- No downloading programs
- Please treat this area as a library- low volume and voices
- No one under 16 yrs. of age allowed unless supervised by an adult

Jungle Kids Klub: 7am – 10pm

- Adult supervision is required at all times (older sibling or babysitter must be at least 12 yrs. of age)
- Intended usage for young children

Indoor Pool: 9am – 11pm

- There is not a life guard on duty; you will be swimming at your own risk
- In case of an emergency use the 911 phone located near door
- All children under the age of 14 MUST be accompanied by an adult at all times
- Food in the pool is not allowed at any time
- No diving in the pool
- No running in the pool area
- Trash must be removed from pool area when leaving
- **ABSOLUTELY NO GLASS ALLOWED IN POOL AREA!!!**

Cinema: 7am – 11pm

- Adult must be present the entire time
- Reservations required through the front desk for 2-3 hour time slots
- After 10 minutes of not contacting the front desk, you forfeit your reservation

Wine n Dine: 7am-10pm

- Adult must be present the entire time
- Reservations required through the front desk
- You will be responsible for fully cleaning the wine n dine and kitchen if utilized (this includes removal of trash and food). A cleaning charge will be billed if not left in the same condition as when you arrived
- There is a rental fee

Game On: 7am – 10pm

- Children under the age of 16 must be accompanied by an adult the entire time
- Pool sticks and balls are to be checked out at the front desk, must be 18 years of age and have an ID. Children between the ages of 12-17 must have an adult present to play pool or have an adult take full responsibility for the pool table and equipment by signing a form at the front desk
- No glass containers are allowed at any time
- Food and beverages are not allowed on the felt top gaming tables
- Please be considerate of others and dispose of all trash properly
- Radios are not permitted. iPods and personal earphones are permitted
- No climbing on any of the machines
- the Wii can be checked out at the front desk, must be 18 years of age and have an ID

Fitness Center: 24-7

- For the welfare of children and as a courtesy to adults using the equipment, children under the age of 12 are not allowed in the fitness center. Children between the ages of 12 – 17 must be accompanied by an adult the entire time
- Glass containers and alcoholic beverages are not allowed at any time
- Re-rack all free weights
- Do not allow the weights on the machines to slam together
- Radios are not permitted. iPods and personal earphones are permitted
- As a courtesy to other residents, appropriate attire is required at all times in the fitness center. Shirts, shorts or pants, and athletic shoes must be worn at all times
- Hand towels are required- please wipe off equipment after use

Anyone who fails to follow these guidelines will be asked to leave Diamond Beach at any point during their stay with no reimbursement.

By signing below I acknowledge that I have read, understand, and agree to abide by the above listed rules.

Signature: _____ Date: _____

Printed Name: _____

Thank you for your cooperation and enjoy your stay here at Diamond Beach!

–Diamond Beach Management