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## **SUNNYSIDE OWNER RENTAL or GUEST USE - RULES**

Sunnyside Beach and Tennis Condominiums welcomes you, the following Sunnyside Rules and Regulations have been established to ensure the security, enjoyment and comfort of all owners and guests. The pleasantness of your stay at Sunnyside will be enhanced by a congenial atmosphere, in which all residents have proper regard for the comfort of other owners and guests.

**PETS** - Owners and guests must always have their pet on a leash when in a public area. Those in control of the pet **MUST CLEAN UP** after their pet. **Pets are not allowed in the courtyard areas or sidewalks on either side of the property** and should be walked in the grass areas to the outside of the driveways against the wooden fences.

**REGISTRATION FEE** - A \$50.00 Registration Fee will be charged for registration, issuing parking permits and administrative fees. All fees are subject to sales tax.

**LOST KEY/LOCK OUT** - There will be a \$75.00 charge for any unreturned key at check-out. There is a \$50.00 lockout charge after office hours, payable upon entry.

**TELEPHONE** - Units do not have landlines in the case of emergency the tenant will have to use their cell phone

**AGE REQUIREMENTS** - Since our vacation rentals cater to the family, we do not allow units to be solely occupied by people under the age of 25.

**LOSS OR THEFT OR INJURIES**- Sunnyside Beach and Tennis Club Condominium Association, Inc., or Sunnyside Resort Rental Company, Inc., assumes no responsibility for any loss or theft or injuries of or to any guest's (or guest(s) of guest/renter) personal property or items left behind in units or injury of any kind; nor does the association assume any liability for theft or damage to vehicles or items left in them. There will be a charge to return any items that are left behind. You will be charged an air cleaning fee for smoking inside the unit.

**UNITS** - Units are individually owned and furnished. Please do not move any. from one unit to another, including furnishing, patio furniture, dishes/silverware, or other items.

**OCCUPANCY** - Two-bedroom units have a maximum occupancy of eight overnight guests. Three-bedroom units have a maximum occupancy of ten overnight guests. If maximum occupancy is exceeded, you may be required to check out immediately or pay an extra person charge. Rental properties are to be used for residential purposes only. No weddings, banquets or commercial activities are permitted. Any such unauthorized use, illegal activity or disturbance of the peace will result in eviction and forfeiture of all rents and deposits. Subletting of units is strictly prohibited and is considered grounds for eviction.

**VEHICLES** - Unit Guests with vehicles are required to display an approved Sunnyside visitor parking hangtag attached to their vehicles front rearview mirror. Guest must display the visitor's hangtag at all times that their vehicle is on Sunnyside property. This applies to overnight parking as well as Sunnyside's private beachfront parking. Dated visitors parking hangtag will be provided to guests at registration. **Vehicles without an approved Visitor parking hangtag displayed in the appropriate location are subject to being towed at the owner's expense.**

**PARKING** – Park in one of the two numbered parking spaces designated for your unit's use. Visitor's spaces are available on first come-first serve basis. **Vehicles are limited to one space and should not extend over or block the sidewalks in ANY way.** Boats and trailers are not allowed to be parked in unit parking spaces, Contact the office for addition boat and trailer parking information. Do not park on the grass strip between the drive and fence or any other grassed area as there are sprinkler heads that may be broken. **Vehicle owners will be charged for ANY damages to Sunnyside property.**

**GRILLS** - No grills shall be operated on any balconies or on the rear patios (courtyard side of units) because they present a risk of smoke damage and a fire hazard. Grills may **ONLY** be operated on the drive side of the unit and at least 3 feet away from the building and shrubs. Grills are stored only on drive side patios and only after grill is cool to the touch. **Grills shall not be operated or stored on any courtyard patios and coals may only be discarded in one of the four waste dumpsters on the property and once coals are cool. Guests who disobey these rules are subject to fines and/or removal from the property**

**COURTYARD** – The Courtyard is for the enjoyment of all owners and guests. No golf or baseball activities are allowed in the courtyard. (Slices and fouls are bad for the windows.) Chairs, towels, blankets and such are not allowed in the grass. They interfere with cutting, trimming, fertilizing and general maintenance. **Attaching anything to the palm trees is prohibited, this includes hammocks.**

**GOLF CARTS** – Guests with golf carts or who rent golf carts are not permitted to operate or park golf carts on ANY Sunnyside grassy areas, sidewalks, or within the courtyard areas. Golf carts ARE ONLY permitted on the asphalt driveways areas of Sunnyside. All local golf cart laws and rules apply at Sunnyside.

**SWIMMING POOL AND BEACH** - **There is no lifeguard at Sunnyside's pool or beach area. Swimming is at your own risk!**

**ABSOLUTELY NO GLASS OR SMOKING IN POOL AREA**

Pool hours are from 9:00AM until 10:00PM. Posted pool rules must be obeyed by all pool users. Using the pool without proper swimming attire is prohibited. Infants and other persons who may be incontinent must wear clean waterproof diapers or other leak proof protective clothing. For safety reasons, children under 12 years of age may not use either pool unless supervised by a responsible adult over the age of 18 years. All personal belongings such as towels, sunglasses, books, etc. must be removed upon leaving the pool or beach areas. (The City of Panama City Beach may remove and discard personal items left on the beach.) **Neither Sunnyside nor its employees are responsible for injuries, or the damage, loss, or theft of personal belongings left in the pool area or at the beach.**

**MISC** – Drones and hoverboards are not allowed on Sunnyside property, skateboards and bicycles are discouraged on the sidewalks inside the courtyard areas and subject to removal if operated in an unsafe or reckless manner. Skateboards and bicycles should always yield to anyone walking on the sidewalks.

**TENNIS COURTS** - Appropriate attire and tennis shoes must be worn on the tennis courts. Sign-up sheets for tennis court times are available in the Office and when there are parties in line to play, courts may only be reserved for one hour of playing time for a group. Tennis courts are to be used at the player's own risk. Bicycles, skates, and skateboards etc. are not allowed on tennis or shuffleboard court surfaces.

**CLUB HOUSE AND OFFICE** - Smoking and wet swimsuits are not allowed in the Clubhouse at any time. Clubhouse is under continuous video surveillance. Hours are 9:00AM to 12:00AM. Children under 12 must be supervised after 8:00 PM and parents/adult guests are responsible for any damage done in the Clubhouse by children in their charge.

**Most of Sunnyside Beach and Tennis Club Condominium Association, Inc., and Sunnyside Resort Rental Company, Inc., Rules and Regulations are based on simple courtesy. Courtesy hours are observed from 10:00 PM to 8:00 AM where guests are expected to refrain from loud noise/music/conversation on balconies, patios, and all common areas. At all times, please be courteous with respect to noise levels inside and outside the units. Guests who do not abide by these rules are subject to removal from the property without a refund and/or fine.**

**Information That You Can Use –**

The telephone number at the Office is: 850 234-3385

For after-hours lock outs or emergencies, call 238-5411 or 532-5312. (After-hours lock out fee is \$50.00.)

We have a community wide Wi-Fi Network. Each unit has a single modem:

Network name: **Sunnyside Guest**

Network password: **sun22400**

**Technical support: 850-659-7726**

Our email address is: [ssbtpc@outlook.com](mailto:ssbtpc@outlook.com)

Our web site is: [www.sunnysidebeachcondo.com](http://www.sunnysidebeachcondo.com)

**Beach Code:**

**Beach Access Code** - each guest has a unique beach access code which is included in your check-in package. This code is to only be used by the individuals renting the unit and not to outside friends, family members, or others. Violation of this policy could result in your beach access code being revoked.

**Sunnyside does not make any guarantees to a germ-free environment within the unit. Sunnyside does not make any guarantees or claims towards any regular cleaning efforts or a germ-free environment on Sunnyside grounds, properties, the pool area, public bathrooms, the beaches, any equipment or furnishes there to, or outside any unit. Renters, guests, and guests to renters are using the unit and Sunnyside properties at their own risk and liabilities. Renters, guests, and guests of renters will hold Sunnyside and Sunnyside staff, Board of Directors, Sunnyside Owners, other renters and guests harmless for any injuries or claims before, during, or after the completion of their rental period.**

**ACKNOWLEDGEMENT**

I acknowledge that I have read the foregoing and received and reviewed a copy of this Agreement concerning the use of the vacation rental and agree to abide by all items. I furthermore understand and agree to explain these rules and regulations to any and all additional guests using this rental unit and Sunnyside properties during my use of the Unit.

Signed \_\_\_\_\_ Date: \_\_\_\_\_ Unit Number \_\_\_\_\_.

Printed name: \_\_\_\_\_ Driver's License State/Number: \_\_\_\_\_.

Rental Period Check in date: \_\_\_\_\_ Check out date: \_\_\_\_\_.

**Vehicle Information:**

Number of vehicles with rental party \_\_\_\_\_.

Vehicle 1 make: \_\_\_\_\_ Model/color: \_\_\_\_\_ Tag # \_\_\_\_\_.

Vehicle 2 make: \_\_\_\_\_ Model/color: \_\_\_\_\_ Tag # \_\_\_\_\_.

Other make: \_\_\_\_\_ Model/color: \_\_\_\_\_ Tag # \_\_\_\_\_.

(Please fill this out the best you can. If you do not know the tag number, just put the state it is from)

Sunnyside Authorizing Staff name: \_\_\_\_\_.