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SUNNYSIDE RENTAL AGREEMENT, RULES, CONFIRMATION

Sunnyside Resort Rental Company (Sunnyside) welcomes you to Sunnyside Beach and Tennis Condominiums, the following Sunnyside Rental Policies, Confirmation, and 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.

ARRIVAL - ALL GUESTS MUST REGISTER with office as soon as possible. "In season" office hours are 9:00 – 5:00 on Monday –Saturday, and 10:00-4:00 on Sunday. Check-in is 4:00PM and check-out is 10:00AM.

CHECK-IN / CHECK-OUT - Check-in time is AFTER 4:00 p.m. In some instances, access to your unit may be unavoidably delayed due to cleaning or maintenance. THERE WILL BE NO DISCOUNTS OFFERED DUE TO A LATE CHECK IN. Check-out time is before 10:00 a.m. Check-in/ Check-out times are subject to change. Sunnyside reserves the right to change check in and check out times based on factors outside of our control. No refunds will be issued in this circumstance. Prior approval of a manager must be secured for late check-out. Otherwise, an extra day's rent will be charged. Upon your departure, please take a minute to remove all trash from unit and start the dishwasher if you have dirty dishes. Remove all of the linens from the beds and dirty towels and place them in the laundry room. Grills must be cleaned after use; a charge will result if grill is not cleaned prior to departure. Please return your keys to the office upon departure.

DAILY/WEEKLY/MONTHLY RENTALS: - As a part of your stay, we require a Vacation Rental Damage Protection plan designed to cover unintentional damages to the rental unit interior that occur during your stay provided they are disclosed to management prior to check-out. If purchased, the policy will pay a maximum benefit of \$100,000, covering property damage and bodily injury. Any damages that are less than \$50 or are not covered under the plan will be charged to the credit card on file. Certain terms and conditions apply. Full details of the Vacation Rental Damage coverage are can be found at www.safelystay.com/sunnysidebeachandtennisresort. The Vacation Rental Damage plan is purchased at the time of booking and is non-refundable

NO REFUNDS FOR EARLY CHECKOUTS - Cancellations or early departures due to inclement weather do not warrant any refund of rent.

PETS - Pets are only allowed in pet friendly units. If the unit you rent is pet friendly and you bring a pet, you will be assessed a \$200.00 non-refundable pet fee. If pets are found in a non-pet friendly unit, you will be responsible for full carpet/furniture cleaning, flea spray and be charged the \$200 non-refundable pet fee. 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.

Cancellation - \$77 due at the time of booking. Remaining balance is due 30 days before check in. After the 30-day mark, all funds are non-refundable.

HURRICANE POLICY - We will only refund unused days in the event of a MANDATORY evacuation. Cleaning and registration fees are not refundable. No refunds will be given for nights evacuated on MONTHLY Reservations.

DAILY/WEEKLY RENTAL PAYMENTS - All rental payments are due 30 days prior to arrival. Please make payment in the form Visa or Master Card, traveler's checks, money order, cashier check. Personal checks are accepted with approval. No cash is accepted. All rentals are subject to state and local taxes. Prices are subject to change.

REGISTRATION FEE - Resort Fee \$150. Resort fee covers registration, administrative fees, parking permits, all amenities , and private beach access.

CLEANING FEE - If upon arrival, you have any housekeeping problems report them to the front office IMMEDIATELY so that they may be rectified. No discounts will be given due to housekeeping. A one-time, end-of-stay cleaning fee is included in your rental charges. The association reserves the right to charge additional cleaning fees should you leave the unit excessively dirty. Guests are responsible for damages or missing items.

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.

EQUIPMENT AND APPLIANCES - All units have heating/air conditioning. Sunnyside cannot guarantee these or other appliances. We will do our best to have any malfunction repaired as soon as possible. There will be no refunds or adjustments on rent should a problem arise.

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

INITIAL SET-UP - An initial complimentary setup of toilet tissue, soap, trash bags, paper towel and dishwasher detergent will be furnished. However, any subsequent replacement will be the guest's responsibility. Bath towels and bed linens are provided with your rental. Please supply your own beach towels. Our guest will be charged extra for any linens removed from the unit.

AGE REQUIREMENTS - Since our vacation rentals cater to the family, we cannot accept reservations for anyone under the age of 25. Any reservation obtained under false pretense will be subject to forfeiture of deposit and the party will not be permitted to register. NOTICE: If you are evicted from the unit which you are renting for failure to abide by the rules of the condominium in which your unit is located for any other reason you will NOT be entitled to a refund of the rents paid in advance and the deposit and you will be responsible for damages to the unit or condominium property caused by you or your guests.

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 furnishing from one unit to another, including furnishing, patio furniture, dishes/silverware, or other items. After each rental, units are inventoried by our Housekeeping Staff for the appropriate number of towels, linens, china, glassware, silverware, pots & pans and serving ware for as many guests are allowed in a unit. Missing, broken or damaged items should be reported at check-in to avoid being charged at check-out. All units are non-smoking

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. In either case, forfeiture of the full deposit will occur. Rental properties are to be used for residential purposes only. No weddings, banquets or commercial activities are permitted without prior approval from Sunnyside. Any such unauthorized use, illegal activity or disturbance of the peace will result in eviction and forfeiture of all rent. 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 are not allowed on Sunnyside property, no motorized riding devices are allowed inside the courtyard areas, other riding devices inside the courtyard areas must yield to the walking public and are subject to removal if operated in an unsafe or reckless manner. Smoking, vaping, or use of any tobacco products are only allowed in marked and designated areas at Sunnyside.

MAINTENANCE – All maintenance and repair items requiring the use of Sunnyside personnel must be scheduled through the Office. Neither owners nor guests should direct staff unless coordinated through the Office.

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.

This partial summary of the Rules and Regulations are included with the full list of Sunnyside Rules and Regulations that guests need to know. Ask the office personnel if you would like a complete list of Sunnyside rules and regulations.

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

Check-out time is 10:00 AM Central Time. Check-in time is 3:00 PM

Our email address is: ssbtpc@outlook.com

Our web site is: www.sunnysidebeachcondo.com

Beach Code:

Beach Access Code - each unit 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.

Thank you for choosing Sunnyside Resort Rental Company, Inc and Sunnyside Beach and Tennis Condos. We know you had a choice, and we are proud that you selected us. We are proud of our 20 plus acres with lots of green space, parking at your door, 350 feet of private beach front and no elevators on the property. Please let us know if we are missing an opportunity to serve you better and we hope to see you back for years to come!

Sunnyside has cleaned the unit prior to Guest arrivals. Sunnyside has developed a standard policy for cleaning the unit to help minimize health risks or concerns. 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 are unsure of your tag number just put the state it is from.

Sunnyside Authorizing Staff name: _____.