

# TOPS'L Master Association Resort Rules/Policies

These rules/policies have been *established* to maintain a safe and pleasurable environment for all owners and rental guests.

All rental guests agree to abide by the *established* TOPS'L Master Association **Resort Rules and Policies** and the TOPS'L Master Association **Beach Policy** and to comply with any requests made by the TOPS'L Security Staff or the Beach Service.

## General:

- **The speed limit on TOPS'L Resort is 15 MPH.** Please slow down and observe all pedestrian crosswalks and stop signs.
- **Please DO NOT walk over the sand dunes on our beach.** Dune vegetation (plants) like Sea Oats that grow in the sand dunes, are very important. The roots and blades of these plants help hold sand in place and reduce the amount of dune erosion, but are easily damaged by foot traffic that disturbs the sand near their roots. The frontal dunes provide significant protection for the Resort during hurricanes. Fl. Statute 161.242 imposes a \$1000.00 fine and/or up to one year in jail for anyone that destroys or cuts Sea Oats. Please remain at least 10' away from all sand dunes.
- **Rental Unit occupancy limits are:** 1 BR units - maximum of 4 occupants, 2 BR units - maximum of 6 occupants, 3 BR units - maximum of 8 occupants, 4 BR units – maximum 10 occupants, 5 BR units - maximum of 12 occupants. Exceeding the maximum occupancy is grounds for immediate eviction with no refund of rent or deposit. **An owner may set a more restrictive occupancy limit for their unit.**
- **Maximum number of vehicles per rental guest are:** 1 BR units – 1 vehicle, 2 BR units - 2 vehicles, 3 BR units -3 vehicles, 4 BR units – 4 vehicles, 5 BR units - 5 vehicles. These vehicle limits do not apply to owners.
- **Guests/Renters are not allowed to bring pets onto the resort.** Only owners are authorized to have a pet on the Resort and the pet must be registered with the individual Association and display an owner tag at all times. Bringing an unauthorized pet onto the Resort is grounds for immediate eviction with no refund of rent or deposit.
- **Parking** is only authorized at the Building/Association indicated on the parking pass provided by TOPS'L Security. Parking passes must be prominently displayed in the vehicle at all times while on the Resort with the property location, unit number, and checkout date clearly visible. **Parking is prohibited along TOPS'L Beach Blvd. to include around the south circle in front of Beach Manor and Tides.**
- **To register as a rental guest, you must be over the age of 25.** No rental guest under the age of 25 will be allowed to check in unless accompanied by an adult 25 years or older. Any unit occupied by rental guests must have an adult, 25 years or older, remain an occupant of the unit throughout your stay.
- **Non-owner TOPS'L Club Memberships do not include rights of access to or use of the TOPS'L Beach and are subject to removal from the beach and may be fined up to \$1,000.00 and potential loss of TOPS'L Club membership.**
- **The following items are prohibited for use on the Resort:** Skateboards, long boards, rollerblades, motorized scooters, residential/rental golf carts, mopeds, or hover boards are *not* permitted on the Resort. Fireworks, drones, Chinese lanterns, laser pointers, or Q-Beam lights are *not* permitted on the Resort. Trailers or U-Hauls are *not* allowed on property, without prior approval from the Master Association manager. **Tents, canopies, and glass containers are not allowed on the beach or on any pool deck.** The South Walton County Sheriff's Department issues citations for glass containers on the beach.
- **All Vendors/Contractors must sign in** at the individual Association offices where they are performing work. The permitted working hours are Monday-Friday 8:00 A.M.- 5:00 P.M. Any non-emergency work outside of these hours is not permitted and entry will be refused unless prior permission has been given by the Tops'l Master Association Manager.

**Grounds for eviction of rental guests:**

TOPS'L Master Association reserves all rights to evict guests as set forth in Florida Statue 509.141(1) for violations of the Resort rules. TOPS'L Master Association shall, either orally or in writing, notify the guest that they are required to immediately depart the premises as provided in Florida Statue 509.141(2).

The Walton County Sheriff's Office enforces TOPS'L Resort's rights as provided by Florida Statue 509.141.

**The undersigned guest hereby releases and waives all rights to a refund of any unused portion of advance payment as provided in Florida Statue 509.141(2).**

**The following policies are grounds for immediate eviction with no refund of rent or deposit and may result in arrest, if the act is in violation of Florida statutes.** This list is provided in addition to all grounds for immediate eviction as specified in Florida Statue 509.141.

- Violating the maximum unit occupancy limits will be grounds for immediate eviction with no refund of rent or deposit.
- Renters/Guests are **not** permitted to bring any pets on premises. Any renter/guest doing so will be evicted with no refund of rent or deposit and will be additionally charged for carpet and furniture cleaning and flea treatment.
- Throwing **anything** from a balcony or walkway **is a felony offense in the state of Florida** and is also grounds for immediate eviction with no refund of rent or deposit.
- Any destruction of TOPS'L Resort or Association property will result in immediate eviction with no refund of rent or deposit.
- Quiet hours are from 10:00 P.M. to 8:00 A.M. Anyone *with* repeat violations of this policy will be subject to eviction with no refund of rent or deposit.
- Loud or disruptive parties in units **or** on balconies are prohibited and will result in eviction with no refund of rent or deposit.
- Fireworks, Chinese Lanterns, water balloons, laser pointers, Q-beam lights, drones, or anything else that may be disruptive or cause injuries to guests are not allowed on TOPS'L Resort property and will result in eviction with no refund of rent or deposit.
- Any attempt to gain access to the roof of any building will result in eviction with no refund of rent or deposit.
- Any intentional act to disable an elevator in one of the high-rise condominiums will result in immediate eviction with no refund of rent or deposit.
- Fighting will result in immediate eviction with no refund of rent or deposit.
- Underage (under 21) possession and/or consumption of alcoholic beverages or illegal drugs on the premises will be grounds for immediate arrest by the Walton County Sheriff's Department and is also grounds for immediate eviction with no refund of rent or deposit.
- Possession or use of illegal drugs *by anyone* on the premises will be grounds for immediate arrest by the Walton County Sheriff's Department and is also grounds for immediate eviction with no refund of rent or deposit.

Neither TOPS'L Master Association, any homeowner association, management, nor individual owners are responsible for accidents or injury to the guest, vehicle damage, or for loss of money, jewelry, valuables, or property of any kind. I, the undersigned, guest of TOPS'L Resort, agree to abide by the resort rules/policies and the Beach Policy. I authorize TOPS'L Security or building maintenance to enter my unit as needed for maintenance issues or security inspections. I agree to be responsible for the unit and its contents except for normal wear and tear. I understand that my credit card may be charged for damages, and I agree to be responsible for payment of all damages, attorney fees, or collection fees. I also agree to be responsible for the actions of my guests. I understand that any infraction of the rules by my guests or myself will result in my party being asked to leave the property, forfeiting advanced rental monies and deposits. Upon signing this document, I waive and release all rights to refund of rent or deposit in case of eviction.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
Name PRINTED: \_\_\_\_\_ UNIT # \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_