

THE DAWN CONDOMINIUMS RULES & REGULATIONS-SHORT TERM GUESTS/VACATION RENTALS

Effective March 1, 2019

Registration and Parking

- There is a \$25.00 per vehicle parking fee FOR ALL SHORT-TERM RENTALS. This is a one-time fee per stay. The Dawn's Gated parking areas are monitored by condo personnel and security cameras 24/7.
- This \$25.00 fee includes COMPLIMENTARY amenities bands for swimming pool/gym use. Anyone using either of two swimming pools or fitness center is required to wear an amenities band. If for some reason you don't purchase a parking pass, there is still the \$25.00 charge for swim pool bands.
- Failure to register may cause vehicle to be towed or access to using pools or gym can be denied.
- No Boats, RVs or trailers allowed at any time in parking lots. All vehicles must be properly parked within parking lines designated in lot. **Do not back your truck in to any parking spaces.**
- No vehicles can be washed or repaired on property.
- Handicap Parking is available, but you must have a handicap license plate or visible tag, or your car is subject to towing.
- Upon registration you will be given access codes for parking gates, walk through gates to beach and fitness center.
- Although we have gated parking, please make sure you do not leave any valuables in your vehicle overnight. Always lock your vehicle. **THE DAWN HOA IS NOT RESPONSIBLE FOR LOST OR STOLEN ITEMS.**
- All cars entering must enter at gate on 69th Street. The gate on the Seawall Blvd is EXIT only.

Pool Rules and regulations

- No lifeguards are on duty. Swimming is at your own risk.
- No JUMPING OR CLIMBING FENCE!!
- Pool areas will be unlocked at 9am & locked at 10pm. Please plan to vacate the pool areas by 10pm.
- Please use the pool showers before entering the pool or hot tub. **Do not bring sand into the pools or hot tub!** Sand can cause serious issue with the filters & drain systems and well as carry bacteria.
- No cooking, barbecue grills, or free-standing tents may be used in pool area. Umbrellas are acceptable when used with appropriate poolside tables.
- **Any child under age of 12 must be accompanied by an individual over 16 when using pools or fitness center**
- **Any child under age of 12 must be accompanied by an individual over 16 when using pools or fitness center.**
- **No more than 3 children under age of 12 may use hot tub at same time. Under NO circumstances are children with diapers or under 3 years of age allowed in hot tub. Children under 3 years of age must wear appropriate swim diapers in the pool area at all times.**
- This list is not all inclusive. Additional applicable rules may be posted poolside.

The Dawn's Community Rules and Regulations

- **NO PETS ALLOWED FOR SHORT TERM RENTALS (less than 30 days). NO EXCEPTIONS!**
- No loud music or shouting in walkways, balconies, patios or pool areas. If you and your guest are disruptive, and others complain, you may be warned by management, be subject to a fine and/or asked to leave the premises.
- **NO TRASH BAGS OUTSIDE UNIT DOORS. ANY TRASH BAGS FOUND OUTSIDE THE UNIT IS SUBJECT TO A \$25.00 FINE. THE DAWN HAS 3 DUMPSTER LOCATIONS. PLEASE TIE YOUR BAGS BEFORE PLACING IN THE DUMPSTER.**
- **SMOKING IS NOT ALLOWED** in entryways, stairwells or common areas. Smoking may be allowed on condo balconies unless the owner has specifically designated the balcony be no smoking. **DO NOT LEAVE CIGARETT BUTTS ON THE GROUNDS, WALKWAYS OR PARKING AREAS. VIOLATIONS MAY BE SUBJECT TO FINES.**
- Maximum overnight occupancy: 1 bedroom – 5 persons, 2 bedroom – 7 persons.
- Units may not be leased to individuals under 21 years of age.
- Bikes of any kind may not be chained to any trees, posts or stored in any other areas.
- No furniture, towels, swim toys, etc. stored in walkways, stairways, on lawns or outside personal patio areas.
- If you have any problems during your stay, please contact the owner/rental agency or locksmith.
- **THE OFFICE DOES NOT HAVE KEYS TO INDIVIDUAL UNITS.**
- If there is a problem with the grounds or common areas, our Homeowners Associate/Management office is on site. The Dawn Condos after hours phone number is 409-740-3488.

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- **Realtors, agents or owners cannot commit to override any of The Dawn Condominium Rules and Regulations through verbal or written contracts or agreements without expressed written agreement from The Dawn Condos Management.**

PRINT NAME: I, _____ have read and completely understand the above and agree on behalf of myself and anyone staying in the unit during my rental stay to adhere to The Dawn Condominium's Rules and Regulations. I further agree that violation of any of these rules by me or my guests could result in eviction from The Dawn Condos property and/or a fine imposed by The Dawn Condominium Management personnel as authorized by The Dawn Homeowners Association's Board of Directors.

SIGNATURE _____

UNIT# _____ CHECK IN DATE _____ CHECK OUT DATE _____

VEHICLE #1 LICENSE PLATE # _____

MAKE _____ MODEL _____ COLOR _____

VEHICLE #1 LICENSE PLATE # _____

MAKE _____ MODEL _____ COLOR _____

NUMBER OF ADULTS _____ NUMBER OF CHILDREN _____

CELL PHONE CONTACT NUMBER _____

A COPY OF THIS FORM MAY BE RECIEVED UPON REQUEST.