



Homeowner Services Desk

409-762-6636

Emerald Condominium Rules and Regulations Summary*
For Renters and Guests of Owners

We hope your visit to Galveston will be pleasant and your stay at the Emerald will be an exceptional experience for you and your family. Emerald has been designed and constructed to represent the highest standards in condominium living, and we ask you to treat it as you would any premier 5-star facility. Please understand that the Emerald is made up of *privately-owned residences*. Some Owners rent, but many do not. Renters and Guests are expected to respect both the Emerald property and other individuals at all times. The following provisions apply to owner's family members and guests, as well as to renters. These provisions will be vigorously enforced.

Thank You for your cooperation.

- **WRISTBANDS** Each guest must be present at check-in to receive their wristbands. Wristbands are to be worn at all times during your stay.
- **VEHICLES AND PARKING**. Upon check-in you will be given parking permits equal to the number of Vehicles in your party. All vehicles may park in any of our unsecured parking spots (levels 2-5.) The parking permit issued to you must be date/time valid and visible at all times.
- **DRESS CODE**. All Owners, renters and guests must wear shirts, cover ups, and shoes when entering the Emerald from all areas at all times. **BATHING SUITS MUST BE COVERED** inside the Emerald common areas.
- **NOISE**. At all times loud noises from hallways, balconies and/or inside a condo are forbidden. This **includes music, loud talking, and boom boxes. Quiet hours are between 10:00 pm and 8:00 am.** Noise prohibitions include any noise which can be heard outside of the unit you are occupying.
- **BALCONIES**. Objects (cigarette butts, beer or soda containers, water and water balloons, firecrackers, food for the sea gulls, etc.) may **NOT** be thrown from the balconies. Do not use balcony railings to hang towels or clothes or any decorations. (This Prohibition includes **ALL railings anywhere in the building, including railings pool side.**)
- **FITNESS CENTER** Customary exercise attire is required. Athletic shoes must be worn at all times. Street clothes, cutoffs, open-toed shoes/sandals are not permitted. **Children under the age of 14 are not allowed in the fitness center UNDER ANY CIRCUMSTANCES!** Glass containers and alcoholic beverages are not allowed. Pets are not allowed. Sound devices are not permitted except with ear buds. Be courteous and re-rack free weights after use. **HAND TOWELS ARE REQUIRED; PLEASE WIPE DOWN EQUIPMENT AFTER USE.**
- **GARBAGE AND TRASH**. Trash must be bagged and placed in the designated trash chute on each floor. No refuse (including cigarette butts, cans, plastic containers or paper) should be left in the common areas. Each individual is responsible to clean up any common area used, including on the pool
- **PETS**. The Emerald is pet friendly! All pets must be kept on a leash at all times while on the property. Pet owners are expected to clean up after their pets. No pets are allowed on the pool deck or in amenity rooms. We do not allow pets in the 6th floor guest suites. Assistance animals are allowed if appropriate proof including tags and service vests are displayed.
- **THEATRE ROOM**. Owners and renters may reserve a time for movie showings at the Homeowner Services Desk. The last allowed show time start is 8:30pm. Only G, PG and PG-13 movies may be shown.

- **GAME ROOM.** Game room hours are from **7am-10:30pm**. Adult supervision is required. No one under the age of 14 is allowed in the game room unless they are accompanied by an adult. No glass containers or under-age drinking allowed at any time, under any circumstance. Food and beverages are not allowed on the felt top gaming tables. Pets are not allowed. Sound devices are permitted with ear buds. It is expected that the game room is returned to the condition you find it in.

Swimming Pool Guidelines

The pool is a popular place at the Emerald and we would like to take this opportunity to inform you of the pool guidelines.

THERE ARE NO LIFEGUARDS ON DUTY. SWIM AT YOUR OWN RISK.

- **THE LEDGE OF THE POOL ON THE SOUTHSIDE (CLOSEST TO THE GULF) IS NOT A WALKWAY OR A SEATING AREA UNDER ANY CIRCUMSTANCES.**
- POOL HOURS: 7:00 AM-10:30 PM DAILY. Anyone at the pool area after 10:30pm is Considered to be **trespassing**.
- WRISTBANDS MUST BE WORN BY ALL SHORT TERM RENTERS AT ALL TIMES WHILE ENJOYING THE 6TH FLOOR AMENITIES AND POOL AREA.
- Homeowners are required to secure wristbands for their personal guests to use the amenities. WRISTBANDS MUST BE WORN BY ALL HOMEOWNER GUESTS AT ALL TIMES WHILE ENJOYING THE 6TH FLOOR AMENITIES AND POOL AREA.
- Only renters registered on the short term rental lease are allowed to be at the pool area. Short term renters are not allowed to have guests. Please note that the number of occupants in a two bedroom unit is 6. The number of occupants in a 3 bedroom is 8.
- Children under the age of 14 must be accompanied by a parent or responsible adult.
- For your safety and the safety of others, do not run, dive or engage in any unsafe activity in the pool area.
- Glass containers of any kind are prohibited anywhere in the pool plaza, including the outdoor kitchen and grill areas. This is a safety issue and can result in pool closure.
- Grills on the pool deck are located in the sunken BBQ area and on the East and West ends of the pool deck. They are first come, first serve.
- Out of respect for other residents at the pool and residents living near the pool, unreasonable, excessive, and loud noise of any kind is not permitted.
- Inappropriate behavior and lewd conduct are not permitted.
- Food in the pool or hot tub is not allowed at any time.
- Only toys or play items designed for pool use are permitted in the pool. No oversized floats.
- Sound devices of any type are not permitted without headphones with the exception of HOA sponsored activities.
- Children under 14 are not allowed on the pool deck or pool or in the hot tub without adult supervision. Please consult a physician prior to using the hot tub.
- No swimming in the hot tub at any time.
- No toys are allowed in the Hot tub at any time.
- In accordance with the CDC children under the age of 5 are not allowed in the Hot Tub
- Children that require diapers must wear swimmers prior to entering the pool.
- Pets are not allowed anywhere at the pool plaza.
- All guests and residents must be dry before re-entering the building.
- Trash must be removed from the pool area when leaving. Trash bins are located in several places on the deck.
- Residents, their guests and renters must cooperate with management personnel to ensure safety and proper pool maintenance. The concierge on duty and site manager are required to enforce all rules and regulations and are authorized to remove anyone not complying with these guidelines.
- Restrooms are conveniently located off the pool deck on the east side. There is one on the east end of the pool plaza that is accessible from the pool deck.
- NO SMOKING OR VAPING IS ALLOWED IN THE POOL OR HOT TUB. There is a specific smoking area on the East End of the pool plaza. Please be mindful of your friends and neighbors.

- Proper swim attire is required in the pool at all times. Shoes and shirts are also required in the lobby/amenity areas.
- In case of emergency, use the red 911 phone.

Any violation of these guidelines will result in your removal from this area.

- **SMOKING**. Smoking is prohibited in all common areas such including the pool, Hot Tub, Terrace Room, Elevators, Theater, Game Room, Wine Room, Fitness Room, Hallways, Lobby, Public Terraces, entry foyers, Garage and outside building entrances. Owners may designate their units as “Smoke-Free.” However, no entry-door signs are permitted.
- **SECURITY** Video surveillance cameras are used throughout the common areas of the Emerald, Including the elevators. Courtesy staff is available from 11pm-7 am nightly. The Emerald is a family- oriented facility, and inappropriate behavior will not be tolerated. Violations of these rules may result in fines, loss of deposit and eviction if necessary.

By signing below, I acknowledge receipt of Emerald’s Rules and Regulations.

Occupant Signature: _____

Date: _____
