

Indigo Private Condominiums Association Rules and Regulations

*12.0 Rental Entities Operating at Indigo Private Condominium Association, Inc.,
13621 Perdido Key Drive, Pensacola, FL 32507*

EXHIBIT A RULES AND REGULATIONS

A1. ANIMALS Guests are prohibited from having pets on Indigo property. Service animals require prior approval by completing form 2.0 Reasonable Accommodation for Assistance Animals.

A2. EVENT RESERVATIONS No weddings or other large group events are allowed on Property by Guests at any time.

B1. ENFORCEMENT All violations of rules & regulations are subject to a \$100 fine for each violation up to a maximum of \$1,000 fine. Guests are also subject to eviction from Property.

B2. USE OF COMMON ELEMENTS & PROPERTY Indigo is a gated property and amenity bracelets must

be worn by all Owners and Guests while in all Common Elements. Guests shall deposit all amenity bracelets and keycards in the drop box in the East lobby or West lobby at the conclusion of their stay.

B3. DAMAGE TO COMMON ELEMENTS & PROPERTY Any person causing damage to any Common Element or Property will be fully responsible for any repair or replacement cost.

B4. NUISANCES, HAZARDOUS ACTIVITIES & UNSIGHTLINESS No person shall conduct any activity on

the Property that creates a nuisance or a hazard to any person or property. Loud noise levels will not be allowed. Unsightliness shall not be permitted on Property. Scooters, skateboards, roller skates, etc., fireworks, drones and laser lights are prohibited on the Property (including the beach). No person shall verbally, or physically, abuse another person on property. Abuse is identified as a raised voice, shouting, inappropriate gesturing, or any action that makes another person feel unsafe. Owners and Guests shall be expected to obey any safety instructions given by an Indigo staff member, and shall not tamper with any protective cones, cautionary tape, protective signage or any other safety device.

B5. DESIGNATED SMOKING AREAS Smoking, including electronic products such as Vaping, is strictly prohibited anywhere on property (including balconies, pool area, parking lots, garages, beach, etc.), except in the two designated smoking areas shown on the information provided in rental welcome kits, or otherwise available, including through on-site signage.

B6. OBSTRUCTIONS There shall be no obstruction or cluttering of the Property, including, without limitation, sidewalks, driveways, automobile parking spaces, lawns, entrances, stairways, decks, balconies, vestibules, all Common Elements, Limited Common Elements and Property. All emergency exit hallways must be kept clear of all objects at all times. A float corral is provided in the pool area for temporary storage of personal beach and pool items.

B7. DESTRUCTION OF PROPERTY There shall be no marking, marring, damaging, destroying, or defacing of any part of the Common Elements, Limited Common Elements or Property.

B8. BALCONIES, WINDOWS, TERRACES & DOORS NOTHING shall be dropped, thrown, swept, or otherwise expelled from any window, door, balcony or terrace. This is considered a felony in the state of Florida and will result in immediate eviction.

B9. NO GRILLS OR FUEL BURNING DEVICES There shall be no grills of any kind, (including but not limited to electric, charcoal, gas, propane, or any other fuel type) used on any balcony or terrace of any Cabana or Residential Unit or any Common Element, except as provided by the ICA in the designated east and west barbecue areas.

B10. TRASH REMOVAL All trash must be placed in plastic bags, sealed, and deposited in the trash chute provided on each floor of the buildings. Oversized trash shall be taken to the trash rooms or dumpsters on ground level and must be broken down so as to fit inside the dumpster.

B11. UNDERAGE PERSONS (CHILDREN) Children shall not play on or about the Common Elements or ICA Property except under the direct and reasonable supervision of a responsible person. A unit may not be leased to an individual who is less than 25 years old.

B12. SIGNS No sign, flag, nameplate, signal, advertisement, or illumination shall be exposed on or at any window, door, balcony, or terrace without the express prior written consent of the Board. All users of Indigo shall obey all posted signage on Property.

B13. ACCESS TO CONDO ICA shall have access to each condominium for emergency purposes.

B14. PARKING: Parking is limited to one pass for garage parking (blue pass) and one pass for surface parking (blue or red pass) on a first-come first-served basis. (During slow season, additional passes may be requested). No vehicles with trailer hitch luggage racks or similar items may park in the garage; they must be backed into an outside parking space over a grassy area so as to not cause a hazardous situation. No motor vehicles exceeding 34 ton (by manufacturer rating), mobile home, motor home,

trailer, detached camper or shell, boat, wave runners or other similar equipment shall be parked on Property. No vehicles shall exceed one single parking space. A vehicle is considered too big if it extends beyond the marked parking space in any direction. Vehicles in violation of this section are subject to fines, booting, towing and any other penalty authorized by law.

B15. LAUNDRY No laundry, clothing or other material shall be hung or displayed on the balcony.

B20. POOL AREA Within the fenced pool area, the hours of operation will be 8:00 am to 10:00 pm only. Food or beverages are prohibited in the pools, hot tub or on the wet deck areas (all areas within 4 feet of the pool water perimeter); animals and glass containers are prohibited within the fenced pool area per must wear waterproof pants or waterproof diapers in the pool. Children under the age of 12 years old must be accompanied by an adult. Children under age 5 are not allowed in the hot tub. No smoking, running or loud music allowed. Pool furniture cannot be reserved in advance by the placement of towels or other personal items on a chair or lounge.

B21. FITNESS ROOMS. The hours of operation will be 5:00 am to 10:00 pm only. No children under the age of 14 years old are allowed to use equipment. All children must be supervised by an adult. No loud music allowed. Appropriate footwear required, no open-toed footwear.

B22. STEAM ROOM & SAUNA. The hours of operation will be 5:00 am to 10:00 pm only. All children under the age of 14 years old must be supervised by an adult. No loud music allowed.

B23. SOCIAL ROOMS & THEATRE The social rooms and theatre are available to all Owners and Guests on a first-come first-served basis, must be reserved through the front desk and must be cleaned after use or are subject to a cleaning fee. All children under the age of 14 years old must be supervised by an adult. The rooms are not to be used for any activity that is for-profit. All such reservations are subject to cancellation if the room is needed for an official ICA event. Adhere to all posted rules. For emergencies, call 850-454-2220 (850-516-1707 after 5pm). For any other issue, call your VRC/IRO. Rental Guests, non-paying Guests, and all legal invitees can be evicted immediately for the following infraction examples (but not limited to these only):

a. Throwing or dropping items off a balcony (intentional, or otherwise)

b. Public urination or defecation.

c. Deliberately damaging property or the environment.

d. Abusive and/or disorderly behavior toward any occupant/guest or Indigo Staff Member.

e. Violation of the smoking policy that results in the fire alarm being activated and the occupants of the building to evacuate.

f. Multiple rule violations after being told to stop.