

Indigo Private Condominiums Association Rules and Regulations

INDIGO CONDOMINIUM ASSOCIATION, INC. – RULES AND REGULATIONS

Adopted by Board of Directors August 16, 2024

RULES & REGULATIONS – APPLICABLE TO OWNERS & GUESTS

(The term Guests refers to both owner guests and renters of a residential unit. The term Property refers to all Association Common Elements, Limited Common Elements and Property.)

A1. ANIMALS (ref. Declaration 10.15). Pets are prohibited by Guests anywhere on Property including the beach. Service or emotional support animals require prior written 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 (ref. Declaration 10.23). All owners and guests of Indigo are required to always obey our Rules and Regulations. Any violations are subject to \$100 fine for each violation up to a maximum of \$1,000 fine, removal from the Property, or trespass warning.

B2. USE OF THE COMMON ELEMENTS & ASSOCIATION PROPERTY (ref. Declaration 10.05).

Indigo is a gated property and Association provided wristbands must be worn by all Owners and Guests while on Property. Guests shall deposit all amenity bracelets and keycards in a drop box in the lobbies at the conclusion of their stay.

B3. DAMAGE TO COMMON ELEMENTS AND/OR ASSOCIATION PROPERTY. Any person causing damage to the Property will be fully responsible for the repair or replacement cost.

B4. NUISANCES, HAZARDOUS ACTIVITIES AND UNSIGHTLINESS (ref. Declaration 10.07). No person shall conduct any activity on the Property that creates a nuisance or a hazard to any person or property. Loud noise levels or unsightliness will not be allowed on property. No person shall verbally, or physically abuse another person on property. Abuse is defined 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. Scooters, skateboards, roller skates, or similar devices, fireworks, drones and laser lights are prohibited on the Property (including the beach).

B5. DESIGNATED SMOKING AREAS. Smoking, including electronic products, is strictly prohibited anywhere on Property (including balconies, pool area, parking lots, garages, beach, etc.), except in the two designated smoking areas (East location: outside the east garage entrance or West location: west of the main front entry gate). Used tobacco products must be disposed of properly in the smoking receptacles provided in the designated smoking areas.

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 or vestibules, or other Property. All emergency exit back hallways must be kept clear of all objects at all times.

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

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

B9. GRILLS OR BURNING DEVICES (ref. Declaration 10.16). There shall be no grills of any kind, (including but not limited to electric, charcoal, gas, propane, or any other fuel type) used anywhere on the Property, except as provided by the Association in the designated east and west barbecue areas.

B10. TRASH REMOVAL (ref Declaration 10.13). All trash must be placed in suitable plastic bags, tied or sealed and deposited in the trash chute provided on each floor of the buildings and designated for that purpose. All oversized trash must be taken to the outside dumpsters on the ground level and must be broken down to fit inside the dumpster or taken off Property if too large for the dumpster. Hazardous materials must be disposed of according to Federal and State guidelines and not deposited into Indigo trash chutes or dumpsters.

B11. UNDERAGED PERSONS (CHILDREN) (ref. Declaration 10.18). Children (under age 14) shall not play on or about the Property of the Condominium except under the direct and reasonable supervision of a responsible person. A residential unit may not be leased to an individual who is less than 25 years old.

B12. SIGNS (ref. Declaration 10.08). No sign, flag, nameplate, signal, advertisement, or illumination shall be exposed on or at any window, door, balcony, terrace or on the Property without the express prior written consent of the Association. All users of Indigo shall obey signage posted on Property. All warning flags posted on the beach shall be obeyed. Double Red flags prohibit swimming in the Gulf. Be advised that even if red flags are not flying that dangerous rip currents can exist in Gulf waters.

B13. ACCESS (ref. Declaration 4.02(c)(vi)). The Association shall have access to each Residential Unit at reasonable hours as necessary for maintenance or repair. Locks shall not be added, or existing devices changed restricting access to a residential unit or Common Element.

B14. VEHICLES & PARKING (ref. Declaration 10.12). 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 and pass to be prominently displayed on the bottom left corner of the driver's side of their windshield, dashboard or hanging from rearview mirror. Trailer hitch luggage racks, and similar items, must be removed from the vehicle while on the premises, or said vehicles must back into an outside parking space where the luggage rack is over grass so as to not cause a hazardous situation. No vehicles with trailer hitch luggage racks or similar items may park in the garage. No vehicle shall be parked so as to impede ingress or egress from other parking spaces, drives, roads or building entryways. No motor vehicles exceeding 3/4 ton (by manufacturer rating), mobile home, motor home, trailer, detached camper or shell, boat, wave runner or other similar equipment or vehicle in the state of disrepair shall be parked on Property. No vehicle shall exceed one single parking space. A vehicle is considered too big, if it extends beyond the marked parking space in any direction or is more than 19 feet long. Vehicles in violation of this section are subject to fines, booting, towing and any other legal penalty.

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

B16. COMPLIANCE WITH DOCUMENTS (ref. Declaration 10.02). All Owners and Guests shall comply with all restrictions and limitations contained in the Declaration, the Articles of Incorporation and the Bylaws. A full copy of these documents can be seen at www.indigo-perdidokey.com on the Indigo Realtors tab.

B17. COMPLIANCE WITH LAWS (ref. Declaration 10.09). Nothing shall be done or kept at the Property in violation of any law, ordinance, rule regulation or other requirement of any governmental authority. Owners and Guests shall comply with Escambia County beach rules including, but not limited to, Leave No Trace and No Animals on the Beach.

B18. COMPLIANCE WITH INSURANCE (ref. Declaration 10.10). Nothing shall be done or kept at the Property that is hazardous or may result in the cancellation of any insurance maintained by the Association or may result in increased rates of such insurance.

B19. SATELLITE DISHES, ANTENNAE. No outdoor television or radio antennae, satellite dishes or lightning rods shall be attached to the exterior walls, doors, windows, floors, ceilings or railings of balconies or set upon balconies or terraces without the prior written approval of the Association.

B20. POOL AREA. Within the fenced pool area: the hours of operation will be 8:00 am to 10:00 pm only. There is no lifeguard on duty, and Indigo does not retain lifeguards to supervise the pool area. Anyone using the pools and hot tub do so at their own risk. Shower before entering pools or hot tub. 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 or breakable ceramic containers are prohibited within the fenced pool area per Florida Health Code (64E-9.004). Absolutely no diving in pools or hot tub. No smoking (or vaping), running, rough play, loud music, abusive language. No awnings, tents, or umbrellas. No chairs, tables, or loungers in the pool. No bats, hard balls, footballs, only foam or "Nerf" style balls. Single person inflatables only. Pool furniture cannot be reserved by the placement of towels or other personal items in a chair or lounger. Towels and the like will be picked up by Indigo management if the owner/user of such items is not physically present at the pool. Children between the ages of 6 and 13 must have a parent/guardian within arm's reach while in the hot tub or parent/guardian must be within 25 feet of children when they are in the medium or large pools. Children 5 and under are not allowed in the hot tub. Absolutely no pool toys in the hot tub. Children, who aren't toilet trained, must wear waterproof swim-pants or waterproof diapers under a swimming suit while in the pool. (Any fecal incident can require pool closure for up to 24 hours to clean and sanitize the pool per the Florida Health Department). Do not use the pools or hot tub if you are ill with diarrhea.

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 from 8:00 am to 10:00 pm on a first-come first-served basis and must be reserved with a Front Desk Guest Coordinator. Rooms may only be reserved for a single day for groups of 4 or more people. Only two (2) reservations per owner/guest are allowed at any time. All reservations are subject to cancellation if the room is needed for an official Association event. Owner/Guest must remove all personal items, clear countertops, dispose of debris/trash and clean area as required to return to the original condition of the room. The room must be cleaned after use and is subject to a cleaning fee of up to \$150 if not adequately cleaned after use. When the rooms are occupied, both Owners and Guests must respect the privacy of the person who reserved the room. Any posted rules must be adhered to at all times. General Use Restrictions: For-Profit Activities are not allowed. No activity that creates a nuisance or is hazardous to others or property. No activity that creates noise levels that disturb occupants of the residential units. No open flames, smoking, vaping, or tobacco use allowed. Approved Service Animals are allowed. (Absolutely NO Owner Pets or Emotional Support Animals.) All children under age 14 must always be accompanied by an adult. If alcohol is used, dispense and drink responsibly. Social Room Restrictions: No activities that may lead to property damage (painting, crafting, yoga, exercise classes, etc.). No long-term storage of personal items in drawers, cabinets, or refrigerator. After reservation, any remaining items will be removed and disposed of by Indigo staff. Reservations are for the areas inside the Social Rooms only, not extended into adjacent lobbies. While you may arrange the banquet tables and chairs to accommodate your function, please do not move or rearrange club seating furniture, wall credenzas or area rugs. Banquet tables and chairs must be returned to their original set-up after use. Wall mounted televisions are for viewing cable programming, video device hookup, video streaming through Owner/Guest subscription or computer display. NO gaming hookups will be allowed. Shut off all TV equipment, remove Owner/Guest subscription logins and return to original television setup upon departure.

B24. SECURITY. While the Association desires to respect the privacy of individual Owners, Guests, Contractors and Indigo Staff while on property, it does use security cameras and recorded media to deter crime, record incidents and provide useful information for criminal investigations by Official Law Enforcement Authorities.

B25. BEACH AREA. 20 Feet in front of both crossovers is to be kept clear for emergency personnel use. Leave No Trace in the water as well as the sand – all items must be removed from the beach and water no later than one hour after sunset to one hour before sunrise. No digging of holes more than 1 foot in depth which must be filled in before leaving the beach. Tents/awnings to be located behind the Beach Service loungers. No smoking/vaping, glass, breakable ceramic products on the beach. No fireworks, drones, or pets. No loud music, rough play, or abusive language. No cooking, grilling or fires. No flag poles except for Beach Service water condition notifications. Nerf-type balls only. Follow instructions of the Beach Attendant or Indigo personnel. No items attached to crossovers. Remove all items from beach corrals prior to storm/high surf conditions. Beach corrals will be cleared of all remaining items at noon on each Saturday.

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.