

1. Cabana Specifications:

a) Cabanas are privately owned and are to be uniform in design and size. Cabana colors are yellow and white. Chairs are to be all white have NO arms, must be between 12" and 19" in height and have straps going only horizontally. Supplier information, color coding and pricing are available at the Ocean Summit office.

b) Cabanas are to be placed on the beach in uniform order from North to South

c) In the cabana there are to be a maximum of 2 lounge chairs and 2 folding chairs.

d) If extra chairs, chair pads, tables, umbrellas etc., are used at the beach they are to be brought in daily by the owner (with the exception of the 2 folding chairs).

e) A cabana will not be placed on the beach unless there are 2 chairs in good condition and a cabana that is not torn and in working condition.

f) If the cabana chairs are secured by a lock, it must not restrict the daily opening and closing. The combination or key must be given to the pool employee where it will be kept in the pool maintenance room.

g) During the season (Nov.1 thru June 1) all cabanas will be opened and closed daily by pool employee weather permitting. If the pool employee has made rounds and closed cabanas for the day, the owner is responsible to close his own cabana. Instructions on how to close cabanas safely and properly can be given by pool employee upon request.

h) Cabana owners are responsible to notify the Ocean Summit office when they want to have their cabanas placed on or removed from the beach. This can be done by email (APM@theoceansummit.com and/or Propertymanager@theoceansummit.com)

A weeks' notice would be appreciated.

2) Spaces for Cabanas

- a) All permanent spaces are assigned by the Ocean Summit Office in the order of the date the owner buys his cabana.**
- b) List of spaces is kept in the Ocean Summit office.**
- c) Permanent spaces become available when an owner sells their condo.**
- d) Spaces are NOT inherited.**
- e) The cabanas are to be used by owners and their immediate family.**
- f) Renters cannot use or assume owner's cabana or space.**

3) Floater List

- a) The floater list is comprised of owners who have purchased a cabana and two lounge chairs and are waiting for a permanent space**
- b) Upon request, a floaters cabana will be placed on the beach when spots are available.**
- c) A floaters cabana maybe moved to different spots each season and/or during the season as needed.**
- d) The floater spots are assigned by the Ocean Summit office.**

4) Indemnity

- a) Each cabana owner MUST sign an Ocean Summit Indemnity Agreement to have their cabana placed on the beach.**
- b) The Ocean Summit has no responsibility for damage or loss of cabana or chairs.**
- c) The Ocean Summit is NOT responsible if any damage occurs when the cabana is being moved on to the beach or back to storage.**

5) Fees

- a) \$20.00 per month when the cabana is on the beach be it one or 31 days.**
- b) Fees are recorded and billed by the Ocean Summit office.**

6) Responsibility of the Owners

- a) Maintain the condition of the cabana and chairs.**
- b) Cabanas will not be placed on the beach unless both chairs and the cabana are in good condition. (Both chairs must be complete with no missing or damaged straps and the cabana cannot be torn or metal anchors damaged.)**
- c) Keep the area around the cabana clean and free of personnel trash. (Trash, cigar, and cigarette butts, etc. must be placed in the designated receptacle next to the beach steps. The Ocean Summit employee will keep the general area free of debris and rake the Ocean Summit beach area.**
- d) Abide by the terms and conditions of the Ocean Summit cabana policy.**