

Tropic Winds Rules & Regulations

1. **Renters under twenty-five (25) years of age are not allowed.** Adult family members must accompany those under twenty-five (25). Violators will be evicted from complex.
2. **Maximum occupancy**
 - a. Two bedroom 6
 - b. Three bedroom 8
 - c. Four bedroom 10
3. **Quiet hours are between 10:00 PM and 9:00 AM.** Noise levels of any kind must not exceed a reasonable level. This applies to inside and outside of the unit.
4. **Parking** – Please do not park in spaces that are marked RESERVED. These spaces are reserved for owners. Unauthorized vehicles will be towed at the vehicle owner's expense.
5. **Trash chutes** are located on the west end of building. Only bagged trash is permitted.
6. **Pool and spa will be closed at 10:00 PM.** All alcoholic beverages and glass containers are prohibited in the pool/spa area.
7. **Destructive behavior is prohibited at Tropic Winds.** Anyone found vandalizing or destroying the common property including the parking garage, pool areas and the beach, will be asked to leave. Unit owners will be responsible for damages if not paid.
8. **No objects shall be thrown or dropped from balconies or walkways.** This includes, but is not limited to cigarettes, cigars, ice, cups, trash, water, or any solid or liquid object. Anyone violating this rule will be asked to leave the property. This is prohibited by Florida law.
9. **Security guard(s)** will enforce all rules and call police if necessary.
10. **Emergency numbers** are located in 6th floor office.
11. Owners, please notify security guard(s), if you know of unauthorized persons on Tropic Winds property.
12. All owners will be required to comply with any and all regulations of their mortgage holder at all times.
13. Any unit owners violating these Tropic Winds Rules may face fines and rental restrictions from the HOA.
14. Failure to comply with management directives or rules and regulations will result in eviction from property