



Leeward Key Owners Association Rules & Regulations

General

- Quiet Hours are from 10:00 p.m. to 9:00 a.m.
- No decorating the exterior of the buildings, including signs, lights, banners, etc.
- Do not leave items on the walkways, or in stairways, courtyards or landings, per Florida Fire Code.
- Do not hang items on the railings of balconies or patios.
- Throwing anything from a balcony is a felony in the State of Florida.
- Smoking/vaping is allowed only on private balconies.
- Units may only be used as a permanent or transient residence with no commercial activity to be conducted from the unit.

Parking

- No trailers, boats, jet-skis, off-road vehicles, buses, motor homes, oversized trucks, are allowed unless it is in a paid trailer parking space.
- Remove any extended carriers from your vehicle while parked at the property.
 - Nothing may extend beyond the back bumper of the vehicle.
- All vehicles must display either an owner decal, or a parking pass.
- Golf Carts must be street legal, and may only be parked in a parking space.
- Vehicles that break the parking rules will be towed at the owner's expense.

Pool Area

- Pool hours are from 9:00 a.m. to 10:00 p.m.
- No glassware is allowed in or around the pool area by order of the Department of Health.
- Food and drinks are prohibited inside the pool.
 - All food must be consumed at least 4 feet from the water edge.
- Pool furniture may not be removed from the pool area.
- Use the shower on the south pool deck to rinse off sand as you return from the beach.
- All children under 12 years of age must be accompanied by an adult.
- The use of the pool after hours is strictly prohibited.
- Swimming diapers must be worn at all times in the pool.
- The pool area is limited to owners, owner's guests, and current rental guests.
 - Guests may not invite non-guests to the pool, or beach.
- Except for walking through to the beach, no animals are allowed inside the fenced pool area, by order of the Health Department.
- Only small floats and water toys may be used in the pool and only if the pool is not crowded.
- No smoking on or inside the pool area.
- Before leaving, clean up your area throw away any trash and remove all of your personal property.
- Unoccupied pool chairs cannot be "saved" with a towel, cooler, etc. Chairs which are not occupied for 20 minutes will be deemed available for use by another owner/guest.



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Grills

- Grills, and any supplied cooking utensils must be cleaned after each use.

Fitness Room

- Fitness Room hours are from 8:00 a.m. to 8:00 p.m.
- No one under 16 years of age may enter the fitness room unless accompanied by an adult.
- Proper attire is required. No swimsuits. Shoes and shirt must be worn at all times.
- Exercise at your own risk. Do not use the equipment unless you know how to use it properly.
- No food or glass containers are allowed in the fitness room.
- No pets are allowed in fitness room.

Garbage

- Trash chutes are provided on each floor. They are Located by the West stairwell on each floor.
- All garbage must be placed in a sealed plastic trash bag small enough to fit into the trash chute.
- If the garbage is too large to fit in the chute, it must be taken downstairs to the dumpster.
- Boxes should be flattened before they are placed in the dumpster.
- Arrangements must be made in advance with Maintenance if large or unusual items (e.g., furniture/TV's, etc.) are to be disposed of. Those items are not to be left in the hall or trashroom.

Beach Rules

- Only Leeward Key residents and guests may use our private gated access to the Gulf.
- Vehicles and Animals on beach require a permit.
- Excessive noise on the beach is prohibited.
- Swim in the Gulf at your own risk. No lifeguard is provided.
- Beach flags and warnings are posted at various locations on the beach.
 - Double Red Flags mean DO NOT GO INTO THE WATER
- Beach chairs, umbrella and lounges are available for rent from Leeward Key's contracted beach vendor.
- Rinse all sand off yourself and your beach items before entering the pool or buildings.
- Bonfires are not allowed on the beach at Leeward Key.
- Tents, cabanas, and canopies are not allowed on the beach.
 - **Baby tents are permitted, but not to exceed 45" in height.**
- No glass is allowed on the beach by order of Walton County.
- Picking seaoats is unlawful by order of Walton County.
- Smoking is allowed in designated areas only.



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Pets

- ALL LEEWARD KEY OWNERS AND IMMEDIATE FAMILY MEMBERS MAY HAVE PETS ON PROPERTY.
- For all Leeward Key rental guests, beginning September 8, 2021 Leeward Key is a non-pet building.
- All pets must be leashed and under the control of a responsible party at all times.
- All owners of pets shall be held strictly responsible to immediately collect and properly dispose of the waste and litter of their pets.
- Pets on the beach area must comply with the Walton County Pet Permit laws.
- No animal shall be allowed to annoy residents unreasonably, to endanger the life or health of other animals or persons, or to substantially interfere with the quiet enjoyment of others. Pet owners shall be deemed in violation if their pets:
 - o Consistently or constantly make excessive noise. Excessive noise shall be defined as barking, whining, or yelping that is persistent and occurs for an excessive period of time, or on a repeated basis, for more than 15 minutes, within a one hour span, on more than one occasion, within a 24 hour period.
 - o Cause damage to or destruction of another's property;
- As a courtesy to other Owners and Guests, and as a safety precaution, pets are never to be left unattended in any public areas.
- Unauthorized pets will be subject to immediate removal from the Leeward Key property and/or subject to fines at the discretion of Management.