

Occupancy of Units By Lessees

- The Minimum occupancy period for lessees is one month (30 days). If the lessee does not stay 30 days, the unit may not be used by anyone other than the unit owner until the thirty-day period has elapsed.
- Lessees may have overnight family or guests visit while they are in residence, however occupancy may not exceed the maximum occupancy of 2 persons per bedroom, regardless of age or family status, i.e. two bedroom units are limited to four occupants and three bedroom units are limited to six occupants.
- Day guests must be accompanied when using Beachplace facilities. Day guests are not allowed when lessee is not in residence.
- To ensure a guest's entrance to Beachplace, residents must call the front gate (383-4701) to inform them of their guests names and planned arrival time. If you are having guests staying for longer than 1 day, the main office (383-4076) will need to be notified so that information can be put on file.
- Leases are made to one person or a married couple. Additional occupants will be considered guests.
- Lessees may not sublet the unit, and may not allow anyone to use the apartment in their absence.
- Violations of any rules or regulations will result in future lease applications being denied or other suitable action as determined by the Board of Directors.

Parking

- Lessees may park in the space (s) assigned to the unit they occupy.
- Guests and additional vehicles must be parked in the spaces marked for GUEST.
- Violators may have their vehicles towed by the owner of the space. The violator will pay the towing charges.
- No motor homes are allowed in the Beachplace parking areas. Guests arriving in a motor home will be permitted to park for one night only in the lot behind the maintenance building. After that, alternate arrangements will have to be made by the vehicle owner.
- Boats, trailers, jet skis and any other towed devices are not allowed in the parking areas. Anyone arriving with these devices will be allowed to park them for one night only in the area behind the maintenance building. After that, alternate arrangements will have to be made.
- The speed limit on all Beachplace owned roads is 15mph. Under building speed limit is 5mph.
- The yellow area in front of each building is restricted to emergency service vehicles and delivery vehicles only.

Service Carts

There is one luggage cart and one grocery cart located in the cart storage area on the ground level at the bottom of the stairwell in each building. The user must return the carts quickly to the cart storage area, not left in the elevator, lobby, units or walkways.

Directory

For your safety and security, each building has been equipped with an entrance security system. When your visitor dials the code number assigned to your unit listed on the directory adjacent to the front door of the building, the entry system will automatically dial your telephone number. Answer the call and establish the identity of your visitor. If you want your visitor to enter the building, simply press "6" on your telephone, this will unlock the front door to the building. To deny entry, simply hang up. If you are on the telephone when a visitor calls you from the entry system, they will receive a busy signal, unless you have the call waiting feature on your telephone.

Maintenance Services

Beachplace offers various maintenance services. Should you have any issues regarding the maintenance of your unit, please contact your rental agency first so they can determine how they want to remedy the problem.

Pool and Clubhouse

- The pool area is a high activity area. The rules are necessary for everyone to enjoy the activities and to promote the safety for all.
- Use of the pool is at the sole risk of the user. The pool is unguarded - swim at your own risk.
- Children 12 and under must be accompanied and supervised by an adult at all times.
- Children age 3 or under are not allowed in the main pool at any time, for any reason. All users must be toilet trained and no diapers are allowed.
- The spa is restricted to those 18 years of age or older due to the 104+ degrees water temperature. Pregnant women and anyone with high or low blood pressure or other heart problems are recommended to avoid use of the spa. The temperature of the spa will raise the body temperature and injure the heart much the same as a temperature caused by sickness.
- Wash sand from your feet and wash the tanning oil off by using the shower before entering the pool or spa.
- No floats, toys or balls are allowed in the main pool. Angel wings or a small tube required for child safety may be used. One "noodle" per person is allowed, but may not be thrown or used to splash others.
- Lap lane is for lap swimmers only, do not play on the rope - it is a safety marker, not a toy.
- Chairs, chaises and tables may not be reserved. Any chair or lounge left vacant for more than thirty (30) minutes may be used by anyone.
- Please use a towel to cover chairs and chaises to prevent damage from tanning and body oil.

Pool and Clubhouse Continued

- Food and snacks may be opened and consumed only under the clubhouse due to the threat of bird and insect invasions. Beverages are allowed on the pool deck, but must not be taken into the water or within four (4) feet of the pool. Glass containers of any type are prohibited.
- Bicycles, skates, etc. are prohibited on the pool deck and under the clubhouse.
- Music must be kept at a reasonable level so as not to disturb others.
- Extra ping pong paddles are located in the pool attendant's office.
- Lost and found of pool and beach related items are located in the pool attendant's office.

Recycling

Recycling bins are located near the trash chute on each floor. Longboat Key is a mandatory recycling community. Please place all cleaned aluminum and tin cans, glass containers and plastic containers in the appropriate bin. Please remove the tops and rinse containers so they do not attract insects. Do not spill any food or liquid in the recycling room. Newspapers are recycled in the same location. Magazines and other glossy publications may be recycled in the library, under the clubhouse.

Trash Disposal

With the exception of bananas, table scrapings can be disposed of through the kitchen garbage disposal. All other trash must be placed in sealed plastic bags and placed in the chute located on each floor. Place oversized cartons (broken down) in the first floor chute room located directly beneath the trash chute. If the door is locked, leave the cartons outside the door.

Tennis Area

- Tennis hours are 8 a.m. to 10 p.m., so please plan accordingly.
- Reservations/registration is required during October through May. Players may reserve one court per unit, up to 24-hours in advance through the pool attendant.
- Playing time is limited to one hour for singles and two hours for doubles. Players may not sign up for another time period while still engaged in play or when others are waiting for a court.
- The Beachplace staff cleans the courts each morning at 8 a.m. after that, players are responsible for sweeping the courts. Equipment is available at the courts.
- Players must wear tennis shoes, any other type of footwear or bare feet is prohibited. Proper tennis attire is required.

An emergency phone is located at the tennis pavilion. This is an intercom line only and will not dial out to units. The telephone will only call the Front Gate, Maintenance Department, or Main Office.

Beachplace Facilities

Main Business Office - Phone: (941) 383-4076 - 8 a.m. – 4:00 p.m. Monday through Friday
Fax: (941) 387-0604

Maintenance Office - Phone: (941) 383-5319 - 8 a.m. - 4:00 p.m. Monday through Friday

Front Gate Phone: (941) 383-4701 - 24 hours

Pool & Spa 8 a.m. - 10 p.m.

Exercise Rooms 7 a.m. - 10 p.m.

Clubhouse 8 a.m. - 10 p.m.

Tennis 8 a.m. - 10 p.m.