

Brass Rail Villas Condominium Association Renters Rules and Regulations

These Rules and Regulations have been prepared and approved by the Board of Directors of Brass Rail Villas Condominium Association, Inc. to provide guests, leasers, associated rental companies and realtors a set of procedures and regulations designed to assure a safe, comfortable and inviting community. These rules do not take the place of the Association's governing documents, but are only to enhance the direction therein. Carefully read all rules and abide by them while you are at Brass Rail Villas.

Please note that the property is monitored and recorded by video surveillance at all times. Any person found violating these rules will be notified by management and can be asked to leave the premises.

Occupancy Rules

- You may only be on the property of Brass Rail Villas for the length of your stay as agreed upon by your leasing agent. Use of the premises outside of those dates of stay will be considered trespassing.
- There may not be more than 10 guests occupying a unit at one time.
- Do not hold elevator doors open for extended periods of time. This will cause a malfunction of the elevator, which will cease operation. To prevent this, stack all of your items to the side of the elevator before pressing the button to call the elevator.
- No items, such as towels, may be hung from balconies.

Safety and Security Rules

- To ensure the security of Brass Rail Villas, you may be asked what unit you are staying in. Please be compliant and mindful that this process is for your security.
- Gas and electric grills, but **not** charcoal or other wood burning grills, are allowed to be used on the balconies.
- Use drive gates when entering or exiting the property in a vehicle. Please use pedestrian gates for all other purposes.
- Close all pedestrian gates behind you when entering and leaving the property. Do not allow unidentified persons to enter the property through any gate.
- Do not step or climb over the rails to access the pool area from the decks that border the pools.

Vehicle and Storage Rules

- There may be only two vehicles per unit. Those vehicles must be parked in the designated space for the occupied unit. Cars parked illegally will be towed. Renters who have more than two cars must park those cars outside of the facility. Street parking and paid lot parking at Hotel Tybee are available. Questions regarding parking can be directed to Dean Cromer at 770 231-7045.

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- No personal items are to be stored in hallways or in stairwells. Store personal items, like bicycles, beach chairs, and floats, neatly in your assigned parking space during the time you occupy the unit. Please remove all personal items when you leave Brass Rail.
- Display the parking tag from your windshield at all times while on property.
- No bicycles, skate boards, scooters, or other recreational vehicles are to be operated on the grounds of Brass Rail Villas. Bicycles may be ridden into and out of the parking garage upon entrance and exit only.

Good Neighbor Rules

- Do not slam doors leaving a unit.
- Use respectful voices and language at all times on the property.
- Do not throw any objects from the balconies.
- Trash must be taken to the dumpster located at the east end of the property. Direction signs are posted. Do not leave trash in landings, in the garage or other common areas.
- Pets should be leashed at all times and cleaned up after. Use the designated dog walk area behind the building closest to the Butler Avenue gate.
- Parents, please supervise children at all times.

Swimming Pool Rules

- Pool and hot tub/spa hours are from 10am to 10pm.
- Follow all rules posted at the swimming pools and hot tub/spa.
- There are no lifeguards on the property. Please do not run in the pool area and be aware of your surroundings while at pools and hot tub. Do not leave children unattended.
- No glass permitted in pool/hot tub area.
- No food or drinks permitted in or at the pool/hot tub edge.
- Flotation devices are allowed in the pool, but must be used with responsibility. If your float is causing disruptive actions or is too large, you will be asked to remove it.
- No grills are to be used in the pool or other common areas.

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I acknowledge that I have read and will provide a copy of the Brass Rail Villas Condominium Association Renters Rules and Regulations set forth in this document to each renter. I understand that failure to comply with the Rules and Regulations could result in the renter's dismissal from the property upon notice from the Board of Directors. Brass Rail Villas Condominium Association, Inc. will not be responsible for refunding any costs to someone who is evicted, towed, arrested, etc. on or from the premises of Brass Rail Villas.

Rental Agency: _____

Signature: _____

Date: _____