

Creston House Rules & Regulations

- 1) All tenants and visitors **MUST obtain a parking permit from the office** and display it on the dashboard or the front windshield. It is up to each owner to ensure their guest checks in to acquire a parking pass from the on-site management. If the office is closed, please wait until the next business day. Vehicles without a permit will be towed without warning at the owners' expense. Tenants are allowed one car per unit. In the event that a second pass is needed, tenants must go to the office and obtain a short-term pass. They are issued for a 3-day period. There are only 8 passes, so once they are distributed, other arrangements to park will have to be made by the tenant. There is a designated Visitor Parking area in the parking lot closest to A1A in which to park the extra car. Boats and Trailers may only be parked by an owner and the trailer has to fit in one parking space in the Visitor Parking area. There are places that guests can keep their boats for a minimal fee that are close by. Any owner that rents out their unit gives up their parking privileges while their unit is rented.

- 2) **NO TENANT MAY BRING A PET.** If you bring a pet, you will be asked to vacate the unit or kennel the pet at your own expense. Only owners may bring a pet. The pet must be confined to your unit and the outside perimeter of the condo. Absolutely no pets are allowed in the pool, courtyard or office area. Dog-Walks are on the outside perimeters of the asphalt areas, bags are supplied as you **MUST** pick up after your pet.

- 3) Do not obstruct sidewalks or walkways (St. Johns County Fire Code). Store all personal items, including door mats, inside your unit. **Absolutely nothing may be hung on the balcony railing.**

- 4) Skateboarding, Roller Skating, Drones and Scooters are not allowed anywhere on the premises. Bicycles are allowed on the Perimeter only!

- 5) Dumpsters are located on the north and south ends of the property, near the entrances. Bag and tie all disposable trash. Everything is to be placed inside the Dumpster as they will not pick up the trash left on the sides. Please do not discard trash of any kind, including cigarette butts, on the property.

- 6) Please keep all noise levels including TV's, radios, stereos and voice levels low enough not to be plainly audible to others, especially during the hours of 10:00 P.M. until 8:00 A.M.

- 7) Swimming pool rules are posted at the pool. The pool is open from 9:00 A.M. Until dusk. Do not enter the actual pool itself before 9:00 A.M. to allow time for cleaning and chemical dispersion.

- 8) Charcoal grilling must be at least 15 feet from a building (St John's County Fire Code). Electric Grilling may be done on the balconies. Gas Grilling is prohibited.
- 9) Do not operate air conditioners or heating systems with doors and windows open. Do not put grease or slick peels in the garbage disposal. Use cold water while running and for several seconds afterwards.
- 10) No one under the age of 25 may rent a unit and that renter must be at the unit. Please check with the manager about the Florida Law stating the maximum number of people allowed for overnight stays in your unit. The minimum night stay is 3 nights in any unit that is being rented.
- 11) Absolutely no fireworks are permitted to be ignited on Creston House property at any time. In the State of Florida as well as St. Johns County, it is illegal to use any firework that explodes, or leaves the ground.
- 12) Be sure to shut the screen doors all the way when entering or exiting your unit. It gets very windy here on our beach and they can break very easily.

****Please Note, all owners are responsible for ensuring your guests have a copy of the Creston House Rules and Regulations. Thank you for keeping Creston House a Premier property on the beach.**