



Condominiums at Palm Beach

LONG TERM RESIDENTIAL RENTALS INFORMATION & REGULATIONS

A signed copy of this form should be provided to Palm Beach management prior taking up residence.

IMPORTANT INFORMATION FOR LONG TERM THIRD PARTY OCCUPANTS

On behalf of the Board of Management at Palm Beach we would like to welcome you as a long term resident. For your information and to ensure that you are aware of the regulations which govern all residents on the property we wish to advise you as follows.

Palm Beach is primarily a private residential complex where some owners participate in short term rentals.

As a general rule all residents of Palm Beach have the right to enjoy their environment peacefully and it is important that residents on the property, whether in a unit or in the common areas, recognise their obligation to others in this regard.

The use of the common areas at Palm Beach (namely the pool area, the lawns, the gym, the walkways, car parks and roadways and in general all areas outside of the condominium unit) and to a certain extent the use of the condominium unit itself are governed by rules and regulations which are included within the By laws of the development and as further amended by the owners and the the Board of Management.

The authority for the implementation and enforcement of these rules and regulations is delegated to the Property Manager for Palm Beach.

Any persons visiting Palm Beach who, by their actions or by the actions of others in their party, contravene the rules and regulations or cause a nuisance or annoyance to other residents may ultimately have certain privileges removed for the duration of their stay including, but not limited to, the use of common areas such as the pool, pool deck & gym.

Children must be monitored at all times for safety and for compliance with these regulations particularly as it relates to noisy and/or boisterous activity.

UNIT

Name of owner or local agent

(For agent enter company name and name of representative)

TEL

E MAIL

OCCUPIERS INFORMATION

Name of occupier

Contact person

TEL

E MAIL

Car registration number/s

(for rental vehicles provide registration number/s on delivery of vehicle)

Information on all persons who will be occupying the unit (State "Adult" or age of child if 18 years or under)

Name

Age

Name

Age

RULES & REGULATIONS

Refer to the schedule of rules & regulations which are stated on Page 2 of this declaration.

DECLARATION

I hereby declare that I have accurately completed this form disclosing all information to the best of my knowledge and belief and I further declare that I, and my party, have read the rules and regulations governing the use of Palm Beach facilities and will comply with these rules and regulations at all times. All members of my party will respect the rights of other residents at Palm Beach to peacefully enjoy the property at all times. I agree to comply with directions which may be given by the Property Manager and I understand that failure to comply with such direction or with these rules and regulations may result in the partial or complete removal of the rights of person/s in my party to use the common areas at Palm Beach and in particular the use of the pool, the pool deck, the lawn and the gym.

I also declare that all members of the rental party hereby agree to "hold harmless" the Proprietors Unit Plan 152 (the legal entity which operates the common areas) against any and all liability which may arise from their use anywhere within the Palm Beach complex including within the rented Unit and common areas of The PUP.

Signature

Date

Print Name



Condominiums at Palm Beach

INFORMATION & REGULATIONS

RULES & REGULATIONS - Please read carefully as non compliance may have consequences.

SECURITY

The security at the main gate controls access to Palm Beach and only authorised persons will be admitted.
If you have guests visiting during your stay please advise the guard prior to their arrival to facilitate access.

CHILDREN

Children must be monitored at all times for safety and for compliance with these regulations in particular as it relates to noisy and/or boisterous activity. Children should not play in the walkways, elevators or the gym (see note on gym below)

POOL AREA & LAWNS

Wash off all salt water and sand before entering the pool area using the showers located at the beach gates.
No jumping, diving, playing of disruptive ball games or other disruptive behaviour in the pool.
No glass, ceramic or other breakable items to be used in the grounds, on the pool deck or in the pool. Contamination of the pool may result in the closing and emptying of the pool and the significant cost incurred in refilling the pool may be recharged to the party responsible.
No running or other disruptive behaviour on or around the pool deck.
Do not move or drag furniture from its original location on the pool deck.
No nets or game structures (e.g. cricket stumps, volley ball nets etc) are to be erected in the common areas.
Do not attempt to "hold" beach chairs or loungers by leaving towels or clothing unattended for long periods as they may be removed. Items so removed may be collected from the office of the Property Manager.
Topless sunbathing for women is against the law in Barbados.

USE OF BICYCLES, SCOOTERS, SKATE BOARDS, ROLLER SKATES & SIMILAR ITEMS

No bicycles, scooters, skateboards, roller skates or other games equipment are allowed in the common areas at Palm Beach.
This includes, but is not limited to, their use on the walkways, car park areas, pool deck and ramp.

AUDIO DEVICES

Head phones must be used at the poolside, in the gym and in other common areas when playing audio devices.
Audio devices used in the residential units must not be played at a level that will cause a disturbance to others.

GARBAGE DISPOSAL

All recyclable items must be taken and placed in the appropriate section of the recycling hut located in the corner of the car park. All wet garbage must be sealed in an appropriate container/bag and placed carefully inside the garbage bins located by the elevators on each floor.

GYM

Only persons 16 years or older are allowed to use the gym. Please follow the rules for use of the exercise equipment which are posted in the gym.

WALKWAYS & ELEVATORS

Do not drag cases or trolleys which do not have wheels or which have broken wheels as this damages the floor surfaces.
Children should not be allowed to run or play on the walkways or in the elevators or gym.

PARKING AREAS & INTERNAL ROADS

Drive with caution as these areas are used by pedestrians. Driving dangerously or recklessly may result in the loss of parking privileges.
Parking in the car park in the vicinity of your unit is restricted to 1 car per unit and additional cars must be parked in the designated visitor spaces. Handicapped parking is available to persons who have obtained the appropriate permit.
The internal roads and car parks are not to be used as playgrounds for children. This is potentially very dangerous.

BEACH

The beach is a public area. No furniture from the common areas is to be taken to the beach and do not invite persons from the beach onto the property. Ensure that beach gates are closed after use.

PETS

No pets are allowed at Palm Beach.

SMOKING

Certain common areas are designated as non smoking. Many units are designated as non smoking by their owners.
Do not discard cigarettes over the patio balconies as this can damage the awning below.

CONDOMINIUM PATIOS

No towels or washing of any kind (including swimwear, wet suits etc.) are to be hung over patio rails or from overhead canopies.
Do not shout from patios. Do not discard any items, cigarettes or liquids over the patio rail as this may damage the awnings below.

ILLEGAL SUBSTANCES

The use of illegal substances or the illegal carrying of firearms is strictly prohibited in the common areas at Palm Beach.
In situations where it becomes known to management that illegal substances or illegal fire arms are being used or kept in a unit this will be reported to the Barbados police force for investigation.

I confirm that I have read and understood the above rules and regulations.

Signature _____

Date _____

Print Name _____