



THE TOWNHOMES OF ST. GEORGE HOMEOWNERS ASSOCIATION
OWNER AND RENTAL RULES AND POLICIES
Effective February 1, 2024

This document replaces and supersedes any prior document with the below rules as its subject.

Dear Owner(s),

The Townhomes of St. George Homeowners Association is a unique community that allows guests to choose townhomes with beach, pool or garden views. With amenities such as two community pools, easy boardwalk access to the beach, grilling areas and sun decks; respecting and abiding to the the rules set in place for the Association help keep your community to be enjoyed by all. Please be advised that if a violation of these rules results in damage to common grounds or structures, the cost of repair or expense shall be billed to the renter and/or owner of the unit.

Please review the Owner & Rental Rules and Policies set in place for The Townhomes of St. George Homeowners Association. Please be advised that the last page of the document is to be kept in all rental units as a summary of the community rules. As a reminder, reporting your rental is a requirement and must be done through your AppFolio Owner Portal.

This packet includes:

- General Community Rules
- Parking Rules & Vehicle Restriction
- Pet Policy & Exceptions as well as Pet Waste Disposal Guidelines
- Pool Rules
- Maximum Rental Occupancy
- Summary page of Rules that *must* be always included in your rental unit.

GENERAL COMMUNITY RULES

1. Proper Trash & Grease Disposal

- a. Please remember that all dumpsters are located at the end of each driveway
- b. Please do not litter the premises, beach or dunes.
- c. Located at the B, A, L & J entry roads. If a dumpster is full, trash must be relocated to one with space. Only household garbage is allowed. Fish cleaning facilities are not available. Fish should be cleaned inside your unit or off property. Fish residue and old bait should be double bagged and placed in the dumpsters.
- d. Dispose of all grease in the disposal bags provided in your kitchen.

2. Leave No Trace

- a. Please read the **Leave No Trace** placards in the unit. All items must be removed from the beach between 9pm and 7am. Items left may be removed and discarded. Holes must be filled and sand art/structures must be flattened. During sea turtle season, May 1st through October 31st, all beach gear (toys, chairs, coolers, etc.) **must** be removed from the beach no later than 9:00pm. No beach gear is allowed on any common area of the boardwalks.

3. Boardwalks: Usage and Keeping them clear

- a. Please use the boardwalks to access the beach. Our boardwalks are designed to save the sand dunes. Sea oats and sand dunes are both protected under Florida Statutes
- b. Please keep boardwalks clear of beach chairs, wagons, fishing carts, etc. Bicycles, skate boards, scooters, etc., are prohibited on the boardwalks and pool decks. Do not drag anything over the lawn as it could damage the sprinkler heads.



4. Sand Dunes

- a. No playing or walking on sand dunes.
- b. **Digging, climbing, or walking on dunes or in dune restoration areas is prohibited.** Damage to dunes or dune vegetation is a violation of Florida Law. Beach access via boardwalks only

5. Pet Policy & Franklin County Leash Law (Please refer to Pet Policy & Exceptions for complete rule)

- a. Dogs must be **always** leashed, including on the beach. Owners must pick up dog waste and dispose of it properly. There are waste disposal bins in both Phase 1 and Phase 2 that are equipped with bags. There is a limit of two dogs in rental units (if pet friendly unit). No Pet units must be respected by renters and their visitors. Violations are reported to owners and/or rental agents and may result in expulsion.

6. Roller blading, skateboarding, and "Scooters" are not allowed anywhere on the property. Bicycle riding will be allowed only to the extent that it is for entry and exit to the property. No bicycles, skateboards, roller blades, etc. are allowed on any common area boardwalk.

7. Cooking Outdoors

- a. Using any type of gas, electric or charcoal grill, smoker, fish cooker, boiler, etc. is limited to the sand-filled grill areas adjacent to the two pool decks and must be kept well away from the decking.
- b. Charcoal grills are provided in the common areas (poolside) for owners and renters. For safety reasons renters and owners may not use grills on any decks, porches or boardwalks or on the grass.
- c. Grills, when lit, **must** be attended at all times. Grilling during high wind or drought conditions is strongly discouraged. Seagulls will steal food from grills. Dispose of ash in buckets near grills.

8. **Feeding Wildlife:** Feeding of seagulls or other shore birds is prohibited.

9. **Fires and fireworks are prohibited at 300 Ocean Mile.**

Parking Rules & Vehicle Restriction

- ❖ Licensed motor vehicles, trailers and motorcycles are permitted on property
- ❖ All-terrain vehicles are **not** allowed on Association property, this includes LSV's, ATV's, UTV's and Golf carts. Violators will be towed at owner's expense
- ❖ **Parking:**
 - o is limited to one (1) to two (2) vehicles depending on the unit which includes boats and trailers.
 - o Please note that Campers, RV's, LSV's, ATV's, UTV's, Golf Carts are **NOT** permitted on Association property.
 - o **Cars must** be parked under units and cannot extend beyond the concrete parking pad. Overflow parking is on the right of way on Gulf Beach Drive, between the street and bike path only. All complex roads are fire lanes and must remain open to accommodate emergency vehicles.
 - o No owner or any guest may block access to any other townhome.
 - o Parking is not allowed alongside of drives, or anywhere else on property except the designated parking pads for each unit, as this area must be accessible to emergency vehicles. Violating vehicles will be ticketed & towed.
 - o Overflow parking is available in the grassy area between Gulf Beach Drive and the bike path, at owner's risk: This is County Right-of-Way, and may be subject to change. Do not park in the bike path or on Gulf Beach Drive.
 - o Driving or parking on or over any common areas, landscaping, or property other than the specified units parking pad is a violation and subject to fines.
 - o Designated parking for motor homes is not available. Hookups are not provided.

*****VIOLATORS WILL BE NOTIFIED (IN PERSON OR VIA AppFolio as a community blast), AND GIVEN 24 HOURS TO CORRECT THE VIOLATION, AFTER WHICH TIME THE VEHICLE/ CART/ TRAILER IN VIOLATION OF THE ABOVE RULES WILL BE TOWED AT THE OWNERS EXPENSE.*****



Pet Policy & Exceptions as well as Pet Waste Disposal Guidelines

Please be advised that 300 Ocean Mile enforces Franklin County Leash Law. All pets and ADA Service Animals must be leashed when in common areas or the beach.

Maximum Pets Allowed Policy

1. A maximum of two pets are allowed in rental units at any time.
2. **Pets are defined as dogs and cats. No other pets are allowed.**
3. ADA Service animals do not count toward that maximum number and must be allowed.
4. All pets including ADA service animals are to be leashed when in the common areas or the beach.

Pets & Service Animal Access to Pool Area Policy

1. No pets are allowed in the pool area.
2. Leashed ADA Service animals are allowed in the pool enclosure area surrounding the pools- no other pets are allowed in the pool enclosure area

Pet Waste Disposal Violation

1. Pet waste must be picked up and disposed of in marked containers.
2. Failure to properly dispose of waste on Ocean Mile property, including the beach, will result in a fine of \$100 per violation. Total maximum fine is \$1,000 per Florida statute.
3. The owner and/or management company of the unit occupied by the violator will be notified by the Resident Manager or his designee and informed of the fine assessed. Payment of the fine must be sent to the HOA Lockbox within 30 days. Non-payment will result in suspension of the use of amenities (pool, boardwalks, grills, etc.) until paid in full.

Pet Fine Policy: The owner of a unit that is being occupied by a pet noted by Property Management, or their designee, to be on Common Property, including the beach, that is not leashed and controlled, will incur a fine of \$100 per incident, up to \$1,000 maximum. 300 Ocean Mile Management will notify the owner or rental agent, as appropriate, of the violation and fine. The charge of the fine will be posted on the AppFolio Owner Portal and payments are to be submitted to the within 30 days through your AppFolio Owner Portal or mailed to PO BOX 3965 Tallahassee, FL 32315.

Pet Policy Exceptions

1. Only an owner can request an exception for a renter to have more than the maximum number of pets.
2. The exception request must be submitted to the Association Management via email at least two weeks prior to the arrival of the renter.
3. Management will forward your request to the Board in which the exception will be denied or approved by the Board via email. If approved, Management will post the charge on your owner portal
4. An exception granted requires a fee to be paid by the owner of \$100 per week (or partial week), per pet, to the HOA via AppFolio Owner Portal or mailed to PO BOX 3965 Tallahassee, FL 32315.
5. If any renter arrives and takes occupancy with more than the maximum allowed pets without a pre-approved exception, the following will occur:
 - a. The owners/ rental management agency/ renter will be given 24 hours to rectify and reduce the number of pets to the maximum pets allowed or less. If not rectified within the 24 hours the following will occur:
 - b. The owners and/or the rental management agency will be notified by the Resident Manager or his designee that the maximum pet violation has not be rectified and may either:
 - i. Choose to require guest immediately vacate the premises due to violation of rules; or
 - ii. Allow continued occupancy of the rental with a fine of \$100 per day per animal in violation, to be paid by the owner. The charge of the fine will be posted on the AppFolio Owner Portal and payments are to be submitted through your AppFolio Owner Portal or mailed to PO BOX 3965 Tallahassee, FL 32315.



300 Ocean Mile Community Pool Rules

1. Day Visitors and Children under the age of 13 must be accompanied by an adult resident or owner.
2. No Pets within pool enclosures (See above exception for leashed ADA Service Animals).
3. No glass on pool deck area.
4. No running or horseplay within pool enclosure.
5. No Diving.
6. Radios or CD players shall be kept at a volume that will not disturb other pool guests.
7. Pool hours are 8:00 AM until Dusk.
8. No items shall be left in pool area.
9. No Skim Boarding, or Surf Boarding in pool.
10. No smoking, vaping or tobacco products allowed in the pool area.

The Health Department requires the following rules:

1. No animals in pool or on pool deck (See above exception for leashed ADA Service Animals).
2. No food in pool or on pool deck.
3. Shower before entering pool.
4. Bathing load: 20 persons.

NO LIFEGUARD ON DUTY – Persons use this facility at their own risk.

CAUTION – Do not play with the floating pool rope, shepherd's hook or lifesaving ring. These items are required for safety.

Maximum Rental Occupancy

1. Maximum occupancy of a one-bedroom rental is not to exceed 4 persons.
2. Maximum occupancy of a two-bedroom rental is not to exceed 6 persons.
3. Maximum occupancy of a three-bedroom rental is not to exceed 8 persons.

When a violation of the maximum is identified, the owner and/or rental management agency will be notified by Association Management or their designee and will be allowed 24 hours to rectify by reducing the occupants to the maximum occupancy or less. If after 24 hours that has not been done, the following will occur:

- Renters will be assessed a \$100/day fine when exceeding the maximum occupancy. Maximum total fine is \$1,000 per Florida statute.
- This fine will be charged on your AppFolio Owner portal and payments are to be submitted through your AppFolio Owner Portal or mailed to PO BOX 3965 Tallahassee, FL 32315.
- No exceptions will be granted.

If the HOA identifies that an owner or rental management company is advertising maximum rental occupancy that exceeds the above policy, the owner will be notified by the Association Management or their designee that the error must be corrected immediately and proof of the correction must be provided to the Management.

- If the error is not corrected within 14 days of notification, a weekly fine of \$100 will be assessed, to be paid by the owners for every week or partial week that the correction has not been made. Total maximum fine is \$1,000 per Florida statute.

If the error is not corrected within 60 days of notification, the owners/renters of the unit will not be allowed usage of the amenities of 300 Ocean Mile (i.e. boardwalks, pools, grills, etc.)

- This fine will be charged on your AppFolio Owner portal and payments are to be submitted through your AppFolio Owner Portal or mailed to PO BOX 3965 Tallahassee, FL 32315.



A Quick Review of Association Rules and Regulations

- ❖ All-terrain vehicles are **not** allowed on Association property, this includes LSV's, ATV's, UTV's and Golf carts.
- ❖ **Parking:**
 - o is limited to one (1) to two (2) vehicles depending on the unit which includes boats and trailers.
 - o Please note that Campers, RV's, LSV's, ATV's, UTV's, Golf Carts are **NOT** permitted on Association property.
 - o Cars **must** be parked under units and cannot extend beyond the concrete parking pad. Overflow parking is on the right of way on Gulf Beach Drive, between the street and bike path only. All complex roads are fire lanes and must remain open to accommodate emergency vehicles.
- ❖ **Maximum Occupancy is limited to the following:**
 - o **One Bedroom-** 4 People **Two Bedroom-** 6 People **Three Bedroom-** 8 People
- ❖ **Keep Boardwalks Clear:** Please keep boardwalks clear of beach chairs, wagons, fishing carts, etc. Bicycles, skate boards, scooters, etc., are prohibited on the boardwalks and pool decks. Do not drag anything over the lawn as it could damage the sprinkler heads.
- ❖ **Cooking outdoors:**
 - o Using any type of gas, electric or charcoal grill, smoker, fish cooker, boiler, etc. is limited to the sand-filled grill areas adjacent to the two pool decks and must be kept well away from the decking.
 - o Grills, when lit, **must** be attended at all times. Grilling during high wind or drought conditions is strongly discouraged. Seagulls will steal food from grills. Dispose of ash in buckets near grills.
- ❖ **Grease Disposal:** Dispose of all grease in the disposal bags provided in your kitchen.
- ❖ **Dogs and Dog Waste:** Dogs must be **always** leashed, including on the beach. Owners must pick up dog waste and dispose of it properly. There are waste disposal bins in both Phase 1 and Phase 2 that are equipped with bags. There is a limit of two dogs in rental units (if pet friendly unit). *No Pet units must be respected by renters and their visitors. Violations are reported to owners and/or rental agents and may result in expulsion.*
- ❖ **Trash Dumpsters:** Located at the B, A, L & J entry roads. If a dumpster is full, trash must be relocated to one with space. Only household garbage is allowed. *Fish cleaning facilities are not available. Fish should be cleaned inside your unit or off property. Fish residue and old bait should be double bagged and placed in the dumpsters.*
- ❖ Fires and fireworks are prohibited at 300 Ocean Mile.
- ❖ **Leave No Trace:** Please read the **Leave No Trace** placards in the unit. All items must be removed from the beach between 9pm and 7am. Items left may be removed and discarded. Holes must be filled and sand art/structures must be flattened.
- ❖ **Pools:** Pools are for Ocean Mile owners and registered guests only. Hours are 8am-Dusk; max occupancy is 20; children under 13 must be attended by an adult. No running, diving, or horse play; food and glass are prohibited in the pool and pool enclosure as are smoking/vaping/any tobacco use. Broken glass will result in closing and draining the pool. No one is allowed to disconnect, play, sit or stand on the pool safety rope. **NO** pets in the pools or pool enclosures. Pool furniture may not be taken to the beach or to individual units.
- ❖ **Feeding Wildlife:** Feeding of seagulls or other shore birds is prohibited.
- ❖ Walkways and all property under units are private property. Others should use them with owner permission only.
- ❖ **Beach Flag Warning:** Abide by daily beach flag warnings at State Park and online:
<https://www.franklincountyparks.com/parks-recreation/beach-flag-warnings/>

All Owner MUST Display this Rules Summary in their unit for all occupants. Owners & Property Managers, please refer to OWNER AND RENTAL RULES AND POLICIES for full list of regulations