



Rules and Regulations:

Updated November 12, 2021

Sterling Beach house and pool rules have existed since the resort opened in 2003. It is time to restate and enhance them in a clear and concise manner. We will also add to them based on our 10 years of experience. **One example of an important new rule is a ban on Smoking and Vaping in the common areas including balconies.** Smoking has caused damage to the building and property. It is also a fire safety issue and a refuse problem for our maintenance staff and is generally accepted as a potential health issue from secondhand smoke. A number of other Panama City Beach resorts have adopted smoking bans or are considering them.'

Therefore, the Board has ratified the following rules.

The following rules adopted by the Board of Directors are intended to enhance the safety, enjoyment and overall experience of owners and invited guests and to protect owners' investments. These rules will be strictly enforced. An initial warning may be given for lesser infractions but is *not* required for serious or repeat infractions, especially those involving safety.

Interpretation and enforcement of rules and penalties, up to and including fines and evictions, is solely in the discretion of Property Management and the Board of Directors in the exercise of their best judgment. Fines of up to \$100 per day or per violation for repeat or multiple violations may be issued and enforced as necessary.

General Rules:

It is impossible to anticipate all safety issues or behavior that affects the safety or enjoyment of our owners and invited guests. Therefore, Property Management and the Board may stop any activity or behavior that in their judgment may pose a danger to person or property or be a nuisance to others.

Absolutely No Smoking or Vaping on the balconies or in common areas.

1. Nothing may be thrown, dropped, or swept from the balconies. It is a felony offense in the state of Florida and a serious safety concern. Violators will be subject to eviction, prosecution, and fines.
2. Florida law prohibits feeding birds from balconies and is prohibited at Sterling Beach.
3. Nothing may be hung from or on balcony railings.
4. Grills or any devices using an open flame are prohibited by law from use on the balconies.
5. Only owners may have pets at Sterling Beach.

6. Absolute quiet time is 9 p.m. to 10 Am. Noise of any kind from within a unit that can be heard beyond the unit's walls or from a common area that disturbs other occupants is strictly forbidden during these hours. At all other times music may not be played from a balcony or with balcony doors open that can be heard by others. Other noise that in the judgment of Property Management or the Board is excessive and disturbing to owners such as a continuously barking dog or loud, rowdy behavior is also prohibited.
7. Fireworks may not be ignited anywhere on Sterling Beach property.
8. **Absolutely No Smoking or Vaping on the balconies or in common areas.** Effective October 1, 2012, Sterling Beach became a no smoking facility including all general common areas and balconies. Smoking in those areas is strictly prohibited. **Updated November 12, 2021, to include vaping.**
9. Abusive, profane, obscene or vulgar language that can be heard by others is prohibited in the pool area or other common areas.
10. **Parking is limited to two parking spaces per unit. Each vehicle must be in a designated space and display a valid Sterling Beach parking permit on the dashboard, rear view mirror or owner decal on the windshield. Boats and trailers are not permitted during busy times and may be towed without notice at the owner's expense.**
11. Luggage carts must be returned to the storage area promptly after use.

Pool Rules:

The following rules are for the safety and comfort of all residents and guests. They will be enforced. Anyone not complying with them will be asked to do so, or to leave the pool area.

An initial warning may be given for lesser infractions but is *not* required for serious or repeat infractions, especially those involving safety. Interpretation and enforcement of rules and penalties, up to and including fines and evictions, is solely in the discretion of Property Management and the Board of Directors in the exercise of their best judgment.

1. **No glass containers allowed inside pool area. This is a Florida State Law.**
2. **(No drinks or objects within four feet of the pool)!** Beverages in non-glass



containers are permitted on the pool deck, but not within 4 feet of the pool or in the pool. **Food is not permitted in the pool area.** Food and beverages are permitted in the grill area.

3. **Infant floats are the only flotation devices permitted in the pool.**

4. The swimming pool and hot tub are for the use of Sterling Beach owners and invited guests only. Guests must be accompanied by an owner or must be registered overnight guests staying at Sterling Beach. Guests may not invite other non-guests to use the pool or hot tub.

5. Children under age 12 must be accompanied by an adult who is responsible for their safety and behavior at all times on the pool deck, or in the pool or hot tub. Children under age 3 are not allowed in the hot tub. Small children must wear swim diapers in the pool.

6. Rough play, running and diving are not allowed. Balls and any other potentially dangerous items may not be thrown in the pool or on pool deck.

7. Radios, CD players and the like are prohibited in the pool area unless used with earphones.

8. The placement of towels or clothing on chairs, tables, or lounges does not reserve them and may be removed.

9. **Glass and pets are prohibited in the pool area.**

10. No umbrellas allowed in pool area.

11. **All persons over the age of 12 must be wearing a Sterling Beach wristband while inside the pool area.**

12. **No Smoking or Vaping on Sterling Beach property including the pool area.**



Beach Rules:

1. Glass and pets are prohibited on the beach.
2. **No tents are to be placed in front of the chairs on the beach.**
3. We adopt the ordinance prohibiting items from being left on the beach after 9 p.m. and do not permit them to be left at the foot of our dunes.
4. Balls and other potentially dangerous items may not be thrown in crowded areas of the beach.
5. Music may not be played at a volume that will disturb others on the beach.
6. **No surfboards or other beach toys may be chained to or stored on any common property without express permission of management. These items will be removed.**
7. **No Smoking or vaping on Sterling Beach property.**

Sterling Beach Owners Association, Inc. Board of Directors

Parking Restrictions

Parking is limited to two parking spaces per unit. Each vehicle must be in a designated space and display a valid Sterling Beach parking permit on the dashboard, rear view mirror or owner decal on the windshield. Boats and trailers are not permitted during busy times and may be towed without notice at the owner's expense. Golf carts and scooters allowed for drop off and pick up only.

No vehicle or trailer, when not in use, shall be left on site over 30 days or it will be towed. Vehicles, such as cars, trucks, trailers, boats, or jet skis must not be 'stored' on site. They must be



in only one parking spot and fit within the confines of each parking space. If they aren't being used and it stays over 30 days, it needs to be in a storage lot.

Limited terms may be set with prior approval for the period after Labor Day through the end of February.

Owners should contact Maintenance or Management.

**Sterling Beach Owners Association, Inc.
Board of Directors**

A contact list of storage lots is available below.

Surf Side Storage Alf Coleman Blvd 850-233-5505

Pac & Stac Storage 7221 Laird St 850-230-4841

Pac & Stac Storage 2705 Joan Ave 850-233-9050



If someone throws something from the walkway or balcony, or spits from the walkway or balcony with the intent to harm or hit someone, that is grounds for immediate eviction. Call a supervisor right away.

If someone has a physical altercation, call the Bay County Sheriff and your supervisor immediately. This will be grounds for evictions.

It is impossible to anticipate all safety issues or behavior that affects the safety or enjoyment of our owners and invited guest. **Property Management and the Board of Directors may stop any activity or behavior that in their judgment may pose a danger to person or property or be a nuisance to others.**