

# HORIZON SOUTH RECREATIONAL FACILITIES CORPORATION

## Rules and Regulations



Horizon South Recreation Facilities Corporation has adopted rules and regulations with the goal of assuring owners and their guests the property will be used to benefit all residents. It is important for **EVERYONE** to read and adhere to all rules and regulations herein and cooperate with Property Management and on-site security. All owners are requested to cooperate with each other to see that these rules and regulations are properly observed. These rules and regulations apply to all owners and guests at Horizon South.

- 1. REGISTRATION:** Upon arrival at Horizon South, it is **MANDATORY** that all guests register and purchase a wristband and a parking pass with Property Management at the main office building by the pools. Office hours are **8:00 AM- 5:00 PM CST**. **All owners and guests MUST wear a wristband at ALL times** while on Horizon South premises even when amenities are not being utilized.
  - Short-term vehicle parking pass (maximum (2) two vehicles) **\$25.00/vehicle** (up to 10 days) must be hung from the rear view-mirror to be clearly visible with the condo unit # and expiration date.
  - Extended-stay (Snowbird) vehicle parking (maximum (2) two vehicles) (60 days or longer) will pay **\$50.00/six (6) month period** and parking pass must be hung from the rear view-mirror to be clearly visible with the condo unit # and expiration date.
  - Non-paying vehicle parking passes (**24 Hour Pass**) will be free. The pass will display the condo unit # and an expiration time not to exceed 24 hours from issuance. In the event a visitor remains on property longer than 24 hours, all parking fees will apply.
  - Short-term guest wristbands are **\$20.00/guest** 6 years of age and older (up to 10 ten days)
  - Extended-stay guest (Snowbirds) wristbands are **\$40.00/guest/stay**.
  - All payments must be debit or credit card **ONLY**. **NO** cash can be accepted.

Wristbands/parking pass may be purchased from Property Management or can be purchased online via this link. [https://swipesimple.com/links/lnk\\_fcfe94af](https://swipesimple.com/links/lnk_fcfe94af) and picked-up during office hours.

- 2. GENERAL PARKING and SPECIALTY VEHICLE PARKING:** During the peak periods of Memorial Day weekend thru the end of July some parking areas may be limited. Vehicle parking spaces identified by white lines are designed for passenger cars, smaller passenger vans and pickup trucks with a maximum length of 20 feet. This measurement restriction is calculated from the front bumper and includes any attachments to front or rear bumpers including a hitch mounted add-on for power scooters, power wheelchairs, coolers, luggage etc. The white lined parking spaces throughout the HS community are not designed for and cannot accommodate these vehicles. **Specialty Vehicles** are defined as larger trucks, commercial vehicles, motorhomes, travel trailers exceeding 20 feet and all service trailers. These **Specialty Vehicles** are not allowed to park in the white lined vehicle parking areas and must park in a specifically designated area determined by Property Management along the west side graveled area of Sunset Ave. **Parking or driving in grassy areas is not permitted at any time.**

### **SPECIALTY VEHICLE PARKING:**

**GUESTS:** Must purchase a parking pass from Property Management for **\$40.00 (debit or credit card only/cash not accepted)** restricted to one unit and intervals of 10 days. After the initial 10-day period a guest may purchase a new parking pass for an additional 10-day period. The Property Management will designate a parking area during your stay appropriate for the length and size of your trailer or vehicle.

**OWNERS:** A parking pass must be obtained at no cost from Property Management valid for a period of 10 days. Owners will have the option of purchasing an additional 10-day parking pass for **\$40.00/10 day interval** and not to exceed a maximum period of 3 months. Any violation of the **Specialty Vehicle Parking** rules by **Guest** or **Owner** shall be subject to towing 24 hours after notification of violation and non-compliance.

**3. GOLF CARTS and PARKING/PARKING ON GRASS:**

**NON-OWNERS and GUESTS:** are **NOT ALLOWED** to have **PERSONALLY OWNED OR RENTAL** golf carts, ATVs, Slingshots, UTV's, any motorized scooters or any like recreational vehicles on Horizon South premises.

**OWNERS:** are allowed (**not guaranteed**) two parking spaces per condo unit owned for parking a car, truck, golf cart or motorcycle with each vehicle counting toward the limit. Any owner using more than two spaces is in violation of Horizon South Recreational Facilities Corp Rules and Regulations and will be asked to comply immediately.

All owners must register their personal golf cart with Horizon South Recreation Facilities Corp and prominently display a decal obtained from Property Management. Owners are **NOT ALLOWED** to provide their personal golf cart to paying guests. Golf carts are not toys and **MUST** be operated by a valid licensed driver and not unlicensed children. Your cooperation is requested to avoid someone from being seriously hurt. Any owner(s) leaving for an extended period are **REQUIRED** to park their golf cart in approved golf cart parking areas and not in the white lined vehicle parking areas. **Parking or driving on grassy areas is not permitted at any time.**

**4. SPEED LIMIT:** Community speed limit for all vehicles is 10 MPH. Pedestrians always have the right of way.

**5. QUIET HOURS:** Community quiet hours are 11:00 PM to 7:00 AM. Any activity outside of the hours will be considered a violation of quiet hours.

**6. PETS and ANIMALS: Short-term guests staying less than 60 days ARE NOT ALLOWED TO HAVE ANY PETS AT HORIZON SOUTH. Owners and extended stay guests** staying 61 days or more (120-day max for Guests) may have pets and are subject to all Horizon South Recreation Facilities Corp Rules and Regulations as follow:

- Pets are required to be vaccinated against rabies, distemper/parvo, and other diseases in accordance with applicable Florida laws. Pet owners are required to maintain and provide an updated vaccination record for their pets on file with Property Management **YEARLY**. A maximum number of three pets are allowed per condo unit. Dogs must always be maintained on a secure leash while on the premises and under full control of the owner. **(NO EXCEPTIONS)** No pets or animals except service dogs are allowed within the fenced area of any pool, tennis courts, mini-golf, or shuffleboard areas. Animals may not be tied to a fence or other device anywhere on the premises. Service animals are not allowed in the pool or hot tub waters. Pet-owners should not be walking their pets along sidewalks that run adjacent to owner yards and allowing their pet(s) to do their business/excrement in the yard areas. Horizon South Recreation Facilities Corp has designated (4) four grassy areas with "Pet Stations" for pet owners to walk their dogs. **(Please refer to HS community map and signage for locations)**
- All pet owners are required to obtain a pet leash sleeve from Property Management and **MUST** be displayed on their pet's leash at **ALL** times. Condo owners are responsible for notifying their extended-stay guests of these regulations and **WILL** be fined for failure to follow these requirements.
- Any owner or extended stay guest not adhering to these rules will be warned and any subsequent violations **WILL** result in you or your pet leaving the premises by direction of the Property Management or on-site security.

**7. SWIMMING POOLS, HOT TUB and EXERCISE ROOM:** The pool hours are 9:00 AM to 11:00 PM except for the south pool which closes at sunset. Usage of the pools is limited to owners and registered guests. Exercise room is available to Owners via electronic code 24 hours a day. Guests wishing to utilize the Exercise Room from 8:00 AM to 5:00 PM will need to obtain access from the Property Manager. No children under the age of 16 is allowed in the exercise room. Wristbands must be worn on the premises at **ALL** times and are required for usage of any Horizon South Recreational Facilities Corp amenities.

- All parties should shower before entering pools, hot tub etc. and required after visiting the Gulf of Mexico.
- Children/minors under the age of 16 must be accompanied by an adult or guardian to use pools/hot tub.
- **NO LIFEGUARD** is on duty at any of the pools at any time. You are swimming at your own risk. There is **NO Running on the pool decks or diving** off the pool decks.
- No glass of any kind is allowed in pools or on pool deck areas.
- Food and drinks are **NOT ALLOWED** within four (4) feet of pool wet deck. Commercial plastic labeled bottled water in its clear original container is allowed at pools edge for hydration purpose.
- Smoking, vaping, or the use of any tobacco products are **NOT ALLOWED** inside the fenced areas of all pools. Smoking and disposal of cigarette butts/cigars may be found outside the gates of fenced pool areas.

- Per Florida State statutes, pets are **NOT ALLOWED** within the fenced area of any swimming pools. Service dogs are granted an exception and must be held under the full control of the pet owner and on a leash and are not allowed in pools or hot tub waters.
  - All non-potty-trained children are **REQUIRED** to wear swim diapers on the pool deck and while in any of the pools.
  - Any action or violation of pool rules (e.g.) improper diapers in pool, human waste or broken glass resulting in a mandatory pool closure will require the party responsible to pay a fee.
8. **BARBECUE GRILLS:** In accordance with Florida statutes, gas or charcoal grills may only be utilized on a condo patio that has total exposure to open air above the grill. Any gas or charcoal grill located on any ground level patio with an awning above the grill; and any two and three-story buildings which have a balcony or deck above the grill create an additional hazard and are not allowed. All buildings are allowed to use electric grills on the patio or balcony so long as safe usage practices are in place and grills are not left unattended. Horizon South provides outdoor charcoal grills in various locations onsite for usage by owners and guests. Guests may use only the Horizon South grills during their stay and may not bring outside grills to use. The usage of these charcoal grills is with the expectation that you will do the following:
- Never leave the grill unattended.
  - Sprinkle burning coals with water until they are no longer burning.
  - Remove non-burning used coals and coal dust and discard appropriately.
  - As a courtesy to others, please clean grill by wire brushing until ready and suitable for reuse. Any charcoal grill or gas grill being used and left unattended is in violation of Horizon South Recreational Facilities Corp Rules and Regulations as stated above; including any grill placed on the grassy areas will be subject to confiscation and disposal by Property Management.
9. **BICYCLES, SKATES, SKATEBOARDS, ROLLER BLADES, PEDAL SCOOTERS and OTHER ROLLING ITEMS:** Are **NOT ALLOWED** on sidewalks, grass areas, mini-golf area, tennis courts, shuffleboard courts, or pool decks.
10. **TRASH COMPACTOR and DUMPSTER:** All household trash is to be secured in appropriate garbage bags and deposited into the compactor located on Sunset Dr. Horizon. Recreational Facilities Corp does not have curbside pickup. All owners, guests and renters must take their trash to the compactor. Trash cans have been placed in some areas of the property for the convenience of owners and guests for daily recreational trash, not bagged household trash. The dumping of furniture, televisions, appliances, construction debris or any other such items not considered household trash is strictly prohibited. Any of these type items you wish to dispose of, please do not place them outside the dumpsters. The **Video** System will be utilized to enforce anyone not adhering to the above. Please contact Property Management and communicate your disposal request and they will assist you with all details including cost.
11. **VANDALISM:** No vandalism of any kind on Horizon South property will be tolerated. Anyone regardless of age who is observed damaging property, or the facilities of Horizon South will be immediately evicted from the property by on-site security and/or Panama City Beach Police. Horizon South reserves the right to prosecute all involved parties for the purpose of obtaining financial restitution for all damages incurred.
12. **FIREWORKS:** Fireworks are **NOT ALLOWED** on Horizon South Recreational Facilities Corp property and **MAY NOT** be used on the premises at any time.
13. **PATIO and BALCONIES:** Patio and balconies are expected to be kept in clean and neat condition. Only acceptable outdoor furniture is allowed on patios and balconies and **MUST** be kept in good clean condition. Patio fencing, balconies or exterior walls are not to be used for hanging rugs, garments, towels, rags, or mops where they are exposed to the exterior and clearly viewable by the public. Owners with fenced in patios are expected and required to keep excessive grass and weed growth from accumulating inside the inner perimeter of their ground level patio. All owners are **REQUIRED** to maintain a neat and tidy flowerbed around their condo units. Keeping them free of weeds and debris. Anyone not adhering will be subject to a fine and/or remediation. One deck storage box intended for outdoor storage is permitted on a patio/balcony, provided they are **NOT** used in a manner to extend the patio and/or placed anywhere on the exterior perimeter of the patio. A small refrigerator may be on the patio/balcony, providing it is not exposed to the public. You are **NOT ALLOWED** to use the patio/balcony as an outdoor storage facility for any broken furniture, cardboard container(s), or non-working appliances. Any violations of this rule will result in a written notice of non-compliance to the owner/guest by Property

Management. The owner or guest will be given 24 hours to correct a violation of this rule. Household Garbage must not be left on porches or patios. There is a \$50.00 Fee for noncompliance which will be added to the Owner's account.

14. **LOUD NOISES and NUISANCES:** All outdoor social gatherings at Horizon South Recreational Facilities Corp areas including all condominium patios/balconies should be kept to a respectable noise level and not be an annoyance to others. Loud excessive noise, conversation, vulgar/profane language, or music are not allowed at any time. Public nudity, illegal possession or dealing of drugs, public intoxication, physical acts of violence and other lewd and lascivious conduct are not allowed at any time.
15. **SIGNAGE and ADVERTISEMENTS:** Signs and advertisements of any type are **NOT ALLOWED** on Horizon South Recreational Facilities Corp Property at any time. This includes but is not limited to yards, patio fences, balcony railings, cars and all condo windows facing the outside area of the condo. **EXCEPTION:** During an open house, a Realtor may put place a maximum of 3 signs, not to exceed 18x24 in size, for condo location for a period of no more than three (3) hours.
16. **FLAGS:** Per Florida Statute you may display **one** portable/removable United States flag or State of Florida flag in a respectful manner and **one** portable/removable United States Army, Coast Guard, Navy, Air Force, Marine Corps, or POW-MIA flag. A college or professional sport team flag may be displayed and is restricted to game day only. No Flag is to exceed 4.5 ft X 6 ft. Any other flags will not be allowed.
17. **STRAY and WILD ANIMALS:** Owners and guests are prohibited from feeding stray and wild animals including the feral cats. Structured programs presented to the Board may be allowed upon approval.
18. **CLUBHOUSE RENTAL:** The Horizon South Recreational Facilities Corp Clubhouse can be rented. (See Property Management for pricing). You **MUST** clean and remove trash after usage. No illegal activity will be allowed.
19. **INTERIOR CONDO UNIT MODIFICATIONS AND ALTERATIONS:** All work being completed internally to a condo unit which affects water, sewer, or cable will require the owner to employ only licensed and insured contractors. Verification of this should occur prior to any work being started to ensure your personal safety and potential future personal liability. You should verify licensing and insurance coverages by obtaining the following:
  - Copy of contractor State of Florida license.
  - Ask the contractor to contact their insurance agent to provide a Certificate of Insurance for liability coverage and for Workers Compensation insurance coverage. If they do not have Workers Compensation insurance and no employees, then request they provide a Certificate of Election to OPT out of Workers Compensation with the State of Florida.
  - Verify current year coverage dates on any certificate received.
  - IRS tax form W-9.
20. All the above vendor documents including scope of work and plans need to be turned into the Association Management office no less than 30 days prior to work beginning for approval.

*Adopted June 19, 2024*

**Any Horizon South Rules or Regulations listed above not adhered to will be subject to the  
Horizon South Recreational Facilities Corp  
“Schedule of Fines and Fees”**

<b>Rule and Regulation</b>	<b>Violation</b>	<b>Fine or *Fee</b>
Wristbands (Guest)	Owners or owners whose guest, renter or tenant who refuse to comply due to their own action or inaction of the owners, their management company or authorized point of contact.	\$100.00 fine to the owner upon notification and subsequent \$100.00 per day until corrected (Max of \$1000.00/occurrence)
Wristbands (Owners)	Non-owners or paying guests using owner wristbands	\$100.00 fine to the owner upon notification and subsequent \$100.00 per day until corrected (Max of \$1000.00/occurrence)
Parking Pass/Parking on Grass (including specialty vehicles)	Owners or owners whose guest, renter or tenant who refuse to comply due to their own action or inaction of the owners, their management company or authorized point of contact.	\$100.00 fine to the owner upon notification and subsequent \$100.00 per day until corrected (Max of \$1000.00/occurrence)
Golf Carts	Owners or owners whose guest, renter or tenant who refuse to comply due to their own action or inaction of the owners, their management company or authorized point of contact.	\$100.00 fine to the owner upon notification and subsequent \$100.00 per day until corrected (Max of \$1000.00/occurrence)
Entrance/Exit Gates	Gates that are damaged or knocked down in any way by owners or owners whose guest, renter, vendor or tenant, their management company or authorized point of contact cause	\$250.00 *Fee per occurrence to the owner upon notification
Speed Limit	Owners or owners whose guest, renter or tenant who refuse to comply due to their own action or inaction of the owners, their management company or authorized point of contact.	\$100.00 fine to the owner upon notification and subsequent \$100.00 per day until corrected (Max of \$1000.00/occurrence)
Quiet Hours/ Loud Noises and Nuisances	Owners or owners whose guest, renter or tenant who refuse to comply due to their own action or inaction of the owners, their management company or authorized point of contact.	\$100.00 fine to the owner upon notification and subsequent \$100.00 per day until corrected (Max of \$1000.00/occurrence)
Pets	Owners or owners whose guest, renter or tenant who refuse to comply due to their own action or inaction of the owners, their management company or authorized point of contact.	\$100.00 fine to the owner upon notification and subsequent \$100.00 per day until corrected (Max of \$1000.00/occurrence)
Swimming Pools	Owners or owners whose guest, renter or tenant who refuse to comply due to their own action or inaction of the owners, their management company or authorized point of contact.	\$250.00 *Fee per occurrence to the owner upon notification
Barbeque Grills	Owners or owners whose guest, renter or tenant who refuse to comply due to their own action or inaction of the owners, their management company or authorized point of contact.	\$100.00 fine to the owner upon notification and subsequent \$100.00 per day until corrected (Max of \$1000.00/occurrence)
Bicycles, Skates/Rollerblades, Skateboards, Scooters, and any other rolling items	Owners or owners whose guest, renter or tenant who refuse to comply due to their own action or inaction of the owners, their management company or authorized point of contact.	\$100.00 fine to the owner upon notification and subsequent \$100.00 per day until corrected (Max of \$1000.00/occurrence)

Trash Compactor, Dumpster, Trash Cans, or any dumping on Horizon South Property	Owners or owners whose guest, vendor, renter, or tenant refuse to comply due to their own action or inaction of the owners, their management company or authorized point of contact.	\$100.00 fine to the owner upon notification and subsequent \$100.00 per day until corrected (Max of \$1000.00/occurrence) and/or remediation of repair.
Vandalism	Owners or owners whose guest, renter or tenant who refuse to comply due to their own action or inaction of the owners, their management company or authorized point of contact.	\$100.00 fine to the owner upon notification and subsequent \$100.00 per day until corrected (Max of \$1000.00/occurrence) and/or remediation of repair.
Fireworks	Owners or owners whose guest, renter or tenant who refuse to comply due to their own action or inaction of the owners, their management company or authorized point of contact.	\$100.00 fine to the owner upon notification and subsequent \$100.00 per day until corrected (Max of \$1000.00/occurrence)
Patios, Balconies and Flowerbeds	Owners or owners whose guest, renter or tenant who refuse to comply due to their own action or inaction of the owners, their management company or authorized point of contact.	\$100.00 fine to the owner upon notification and subsequent \$100.00 per day until corrected (Max of \$1000.00/occurrence)
Signage, Advertisements and Flags	Owners or owners whose guest, renter or tenant who refuse to comply due to their own action or inaction of the owners, their management company or authorized point of contact.	\$100.00 fine to the owner upon notification and subsequent \$100.00 per day until corrected (Max of \$1000.00/occurrence)
Stray and Wild Animals	Owners or owners whose guest, renter or tenant who refuse to comply due to their own action or inaction of the owners, their management company or authorized point of contact.	\$100.00 fine to the owner upon notification and subsequent \$100.00 per day until corrected (Max of \$1000.00/occurrence)
Interior Condo Unit Modifications and Alterations	Owners or owners whose guest, renter or tenant who refuse to comply due to their own action or inaction of the owners, their management company or authorized point of contact.	\$100.00 fine to the owner upon notification and subsequent \$100.00 per day until corrected (Max of \$1000.00/occurrence)

Any violation of these Rules and Regulations or of any provision of the Declaration of Condominium or the Association’s governing documents shall result in a fine or fee of the amount listed in this document per occurrence and that rate or fine may reoccur per day in the event of a continuing violation. The total aggregate fine is limited to \$1000.00/occurrence. The Association may also pursue any appropriate legal action for damages or for injunctive relief to prevent, terminate or redress any further violations. Owners, owners whose guest, renter or tenants receiving a fine or fee will receive fourteen (14) day notice of the violation and an opportunity to be heard before the Fining Committee. Any fines, fees and/or remediation are due within 5 days of the last occurrence. Any appeals must be made in writing to the property management within 14 days of the last day of occurrence, otherwise no appeals will be heard. In the event the Fining Committee determines that a violation has occurred and that the fine was appropriately levied by the Board, the levied fine shall be immediately enforced at the expiration of the fourteen (14) day period. Owners are responsible for violations of their renters, tenants, guests, and visitors.

*Adopted June 19, 2024*