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LAGOON VILLAS HORIZONTAL PROPERTY REGIME

RULES & REGULATIONS

This Villa is owned privately and all Lagoon Villas are managed as a regime by Property Management Services. Together, with the owner, we are committed to maintaining the beauty of the grounds and units.

- **Balconies and Porches:**

Storage of beach chairs/paraphernalia in the entry stairwells and porches is not permitted. Draping of towels and other items over railings visible from the exterior is also not permitted.

- **Outdoor Grilling:**

Fire code prohibits grilling of any type in the buildings/porches/decks and in the pine straw.

- **Trash Handling:**

Trash containers are provided in the wooden enclosures on the grounds. Place trash in the containers provided and securely replace the lid. Trash pick-up is scheduled seasonally. (Spring/Summer: twice per week, Fall/Winter: once per week). Please do not leave trash by the entry doors or throw on top of trash enclosures.

- **Pets:**

Pets are permitted in the rental units. Owners with pets must keep them on a leash and curb properly.

- **Pests:**

Palmetto bugs and other insects are an unfortunate fact of life in this subtropical climate. All units are sprayed for pests monthly. Possible re-sprays may be completed on week days only!

- **Skateboards and Fireworks:**

Skateboards and fireworks are prohibited on Lagoon Villas property.

- **Pool:**

Pool hours are 8:00 AM to 10:00 PM. No glass/pets/parties are permitted at the pool.

- **Beach Access:**

Please save the dunes and use the marked beach access paths provided.

- **Noise:**

Only radios with headsets are permitted outside the units. Please be mindful of noise issues. No parties are to be held on decks/units or grounds.

- **Parking:**

- Park only in spaces provided. If you have more vehicles than spaces provided, use overflow areas. Rental guests of Lagoon Villas must have a Wild Dunes Community Association pass on the dashboard at all times while parked on site. Towing is enforced. No golf carts without permission are permitted. No boats or trailers permitted.

- **Valuables:**

The management and/or owner(s) will not be responsible for the loss of money or other valuables. Please lock doors to units and vehicles.

- **Maintenance:**

If you are a rental guest and have a maintenance emergency, please contact your rental company immediately! The rental companies will in turn contact the Regime Management if necessary. If you are not with a rental company and have an emergency, please contact Regime Management.

REGIME MANAGEMENT/PROPERTY MANAGENT SERVICES, 843-881-5459

Rental Guests: Call should you have a maintenance emergency only and cannot reach a Rental Manager!