



Rules and Regulations for Leeward / Windward

Emergency Assistance on property: Call 911

I. Arrival and Access - Guests/Tenants

1. All Leeward / Windward (L/W) guests must register and pay applicable registration fees to be on L/W property. Guests are defined as anyone staying on property who is not an owner listed on the property deed/LLC/trust/etc, or eligible for an owner card, or the friend/family of an owner who is on property with them.
2. By coming onto Resort property, all owners, guests, visitors, vendors, Club Members, and employees agree that they will abide by all the Rules and Regulations stipulated in this document.
3. Guests bringing a trailer with motorcycles may bring one trailer.
4. Guests aged 13 and up must wear resort ID wristbands on property.
5. Security is not allowed to accept items from owners or management companies with intent to distribute to guests. This includes keys, packages, wristbands, Resort Access Passes

II. Arrival and Access - Owners & Owners Friends/Family

Owners with an owner card can get an Owner Decal by registering their vehicle; the vehicle must be present to receive a decal. There is no limit to the number of Owner Decals an owner with an owner card can receive provided they show a vehicle registration with the owner's name and with the vehicle on property at the time of decal pick up

1. Owners with an owner card who do not have a decal can show their owner card to security at arrival and receive a free Owner Pass from Owner Services for the duration of their stay. Remember to wear owner wristbands while on property.
2. Owners' friends or family who are staying with the owner on property who are not eligible for an owner card can use a free Owner Pass obtained by the owner at Owner Services. Only the owner may pick these up. Owner Services will log the primary driver's name and the number of passes provided. Any owners' friends/family arriving after hours may receive a red Entry Pass for their initial resort access.
3. Friends/family of owners who are on property without the owner are considered guests and must pay the registration fees to receive a Parking Pass. All rules in Section I apply.

III. General Rules and Regulations

1. Resort ID wristbands are required at all times year-round for owners, owners' family/friends, guests, tenants, Club Members, and visitors ages 13 and up while on L/W property.
2. Only owners with an owner card may wear owner wristbands.
3. Resort ID wristbands are not pool tags; they are property ID wristbands. They are to be worn any time the guest/tenant/owner/owner friends & family/Club members are on EBR property.
4. Pedestrians will not be allowed to enter L/W property without a Resort ID Wristband or an owner card
5. All vehicles entering L/W Property must have a current decal or Parking Pass. Passes or current owner decals must always be visible while on Property.
6. Bubble Cars, skates, roller blades, road surfers, skateboards, foot scooters are prohibited on L/W property.
7. Low speed vehicles are allowed for owners only if they are street legal, licensed and insured. These must have an owner decal or Parking Pass to be allowed on property.
8. Non-association contractor golf cart allowance by Association approval only.
9. To register as a guest, you must be 25 years or older. Anyone under 25 must have in-room adult supervision. (Adult must be staying in the unit and available at all times). Exceptions: military groups and first responders acting in official capacities. Underage guests staying by themselves are subject to eviction.
10. Owners may make exceptions to the under 25 rule for their family/friends by emailing approval to Owner Services.
11. Minors are not allowed to consume alcohol anywhere on L/W property (the legal drinking age in Florida is 21 years). Minors caught consuming alcohol may result in eviction.
12. Luggage carts are for owner and guest use only. These should not be brought into individual units and must be returned to the lobby immediately after use.
13. Climbing on or leaning over balcony railings will result in eviction of guests and fines for owners.
14. Feeding seagulls, pigeons, cats or other wildlife is prohibited throughout the L/W Property.
15. Nudity and indecent exposure, as defined by Florida Statutes, will not be tolerated in any public or common area of the L/W Property including any areas which are exposed to public view. Violators may be evicted and prosecuted.
16. Only owners are allowed to have pets on L/W property. Neither rental guests nor owners' guests are allowed to bring pets on property. A non-owner with a pet has 16 hours to board the animal or leave property. Owners' pets must be registered with Owner Services and have a dog sleeve that is to be used on the dog's leash. Dogs must be on a leash when outside the owner's unit, and the owner must always "scoop poop" and place it in the trash. Violators will be subject to fines.
17. Animals are not allowed on pool deck. Pets are not allowed on the beach (City Ordinance Chapter 7, Article I, Section 7-9).
18. No bikes are allowed on the pool deck.

19. Water balloon slingshots and water balloon throwing is prohibited and will result in eviction of guests/fines for owners. Throwing any item, including cigars and cigarettes, from balconies and walkways is considered dangerous and will result in eviction of guests and fines for owners.
20. Laser pointers are prohibited from being used on L/W property.
21. Fireworks are prohibited from being used on L/W property.
22. Use or operation of drones is prohibited on L/W property.
23. "Quiet hours" are enforced throughout the property between 10pm and 8am. All owners and guests shall refrain from any activity that would disturb other residents at any time, especially during these hours.
24. Excessive noise that interferes with the peaceful enjoyment of your neighbors will not be allowed during any hours of the day. This includes but is not limited to the volume of music, TVs, or excessive dog barking.
25. Maintenance, repair, construction or other working hours are Monday thru Friday 8am to 7pm unless emergency service is required. All noisy tile removal, use of power equipment or other work creating nuisance noise for others is prohibited prior to 9am and after 5pm. All vendors must be off property by 7pm each day including vehicles and trailers (except for emergencies). There may be designated Association Approved Projects allowed to conduct business outside these hours, including but not limited to landscape and golf course maintenance.

IV. Building and Grounds

1. No ceiling fans are allowed on balconies.
2. Pet netting is not allowed on balconies.
3. Nothing can be attached, connected to, or hung on any railing or outside walls. Holiday decorations are allowed if put up and taken down in the generally accepted time frame to celebrate that holiday. During turtle nesting season, March 1 through October 31, no decorative or additional outside lights may be used on tower balconies.
4. Storage is not allowed on front walkways. Storage on rear balconies is limited to an enclosed, horizontal storage bin not to exceed 52"L × 24"D × 30"H and a color limited to black, brown, or tan.
5. Towels or other articles should not be hung on balcony or walkway railings.
6. Walkways and stairways are fire exit lanes. No items shall be left in these areas at any time that would impede passage.
7. Charcoal grills, gas grills, and hibachis are not allowed on L/W property. Electric grills may be used. Guests may be evicted for grill violations. Owners will be fined. This will be enforced in accordance with state and local fire ordinances.
8. Funneling on balconies or anywhere on L/W property is prohibited.
9. Personal video/surveillance cameras are not allowed to be installed outside any unit with the exception of "Ring" type doorbells/cameras which must be installed on unit door frame and not on the door or building stucco.
10. Installing tile or carpet on any exterior concrete surfaces or balconies is prohibited.

11. No structural modifications or additions to any area outside the walls of your condo (including the balcony and front walkways) is allowed. This is strictly enforced and will result in fines for violation.
12. No signage is allowed anywhere on L/W property. Signs, regardless of size, cannot be placed in elevators, on trees, posts, walls, railings, windows, or doors of any building with the exception of For Sale or For Rent signs that may be placed inside the glass of the unit window and may not be larger than 18"x24." The only information that can be added to the For Sale or For Rent sign is a name and phone number.

V. Pool Rules

1. No lifeguard on duty - use at your own risk.
2. The pools and hot tubs are open from 7am to 11pm. Quiet hours start at 10pm and will be enforced
3. Quiet hours will be enforced between 10pm and 8am.
4. No large coolers or speakers/radios are allowed on either pool deck.
5. No smoking or vapes in pools or on either pool deck.
6. No floats are allowed in either pool when the pool is crowded
7. No throwing or hitting balls or any other type of projectile in the pools.
8. Glass containers are not allowed on pool decks or in pools or hot tubs.
9. No food or drink is allowed within 4 ft. of pools or hot tubs.
10. No diving from or climbing on rocks or waterfalls. Climbing or diving off rocks and waterfalls is subject to eviction.
11. Children under 13 must be accompanied by an adult when in any pool or hot tub.
12. No animals are allowed in the pool or on pool decks.
13. Shower before using any pool or hot tub.
14. Swim diapers are required for all toddlers and babies while in any pool or on the pool decks.
15. Do not use any pool if ill with diarrhea.
16. The pool water is treated chemically and should not be ingested.

VII. Vendor Property Access

1. There is no charge for vendor access.
2. Vendors in commercial, marked, fleet vehicles will be allowed admittance by security.
3. Real estate agents must present their business card to security and will be provided a red Entry Pass for themselves and their prospective buyers.
4. Real estate agents are not allowed to use resort amenities.