

PET WASTE CONTAINER STATION

Residents and guests with pets are asked to make use of the "Pet Waste Container Station" located on the sidewalk in front of the clubhouse parking lot. The station is stocked with plastic bags and has a trash container to deposit bags after use.

Please be responsible for your pets and respectful of your neighbors by making use of this service.

TRASH PICK-UP

The Annual Home Owners Association Dues include fees for trash pick-up and removal at each of the developed properties within the La Valencia community.

Trash pick-up and removal is provided twice per week and includes "walk-up/return" service for your trash container.

Trash containers should remain stored behind approved fences or barriers and are not to be left on the street or in driveways. Un-developed lots do not have trash containers.

*We hope you enjoy
your stay*

LA VALENCIA OWNERS
ASSOCIATION, INC.
P O BOX 9768
PANAMA CITY BEACH, FL 32417

TENNIS COURT RULES

The tennis court is to be used to play or practice the game of tennis only. **No** other sporting activity is permitted.

Tennis Court hours are from 7:00 a.m. to 10:00 p.m. These hours are strictly enforced.

Lights for night play are provided and are controlled by the manual timer switch located on the pole at the east entrance to the court. When night play is finished, please turn off the lights.

Tennis shoes or sneakers are to be the only footwear allowed while on the court.

Players are expected to wear appropriate attire.

Absolutely no skates, rollerblades, skateboards, bicycles or pets are permitted on the tennis court at any time.

While playing, **PLEASE DO NOT...**

- Ever attempt to jump the net
- Shout across the court or use foul language
- Throw racquets or balls in anger
- Sit, lean, push or pull on the tennis net or net straps

Court time is limited to one hour when it is evident other people are waiting.

No food shall be allowed in the tennis court area. Beverages are allowed as long as they are in a plastic, paper or aluminum containers. Glass containers are not permitted on the tennis court

Please help us keep the area clean by placing all garbage, ball cans and other debris in the provided trash receptacles.

OTHER GUIDELINES

Homeowners are responsible for the conduct of their guests and renters at all times.

No skateboarding is to be allowed in the pool areas, tennis court, walkways or in the Clubhouse parking lot of La Valencia.

Do not hang towels, swimsuits, beach equipment, etc. on railings or any porches visible to your neighbors.

Use of profanity shall not be tolerated. Violators will be asked to leave and will not be allowed to return.

Golf carts may be used on the common property but are restricted for use only on the street (La Valencia Circle), Clubhouse parking lot or on owners' own property. Golf carts are not to be operated or driven on the sidewalks, walkways, grassed areas or un-developed lots. Only licensed DMV drivers are permitted to operate golf carts or other types of motorized vehicles within the complex.

Speed limit on our street is 12 MPH.

No boats, motor homes, trailers, campers, buses, recreational vehicles or commercial vehicles shall be allowed to be parked or kept anywhere on the premises. Generally, each residential unit will accommodate parking for two automobiles. Overflow parking in un-occupied units on un-developed lots or anywhere on the street shall not be permitted. Additional or overflow parking is allowed only in the Clubhouse parking lot for short periods.

All automobiles shall be in good running condition. Repair of automobiles (other than emergency repairs) or storage of disabled automobiles shall not be permitted.

Violators of parking regulations may be subject to having vehicles towed at their expense and may be subject to additional penalties.

La Valencia

A Guide To Our
Standards, Policies
and Procedures



Managed By:

GulfView Properties

7902 Thomas Drive
Panama City Beach, FL 32408
Toll Free (888) 921-7758
Local Office (850) 236-0345
Fax (850) 236-0347

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Welcome to La Valencia

Whether you are a permanent resident, an owner enjoying your vacation property, a rental client or a guest, we welcome you to La Valencia.

We hope you enjoy your time at the beach as well as the amenities La Valencia has to offer.

While you are here, we ask that you strictly observe the policies established by our homeowners as outlined in this brochure.

Should you have questions or concerns, please do not hesitate to contact our management company, GulfView Properties, (850-236-0345).

QUIET HOURS

The La Valencia community recognizes and enforces certain "Quiet Hours" for the general well-being of homeowners and guests. "Quiet Hours" are to be observed as follows:

Daily (7 days per week): 10:00 PM to 7:00 AM every day

Homeowners, their guests and rental clients are expected to observe these "Quiet Hours" in consideration of their neighbors. Excessive noise at other times of the day may also constitute a violation of this "Good Neighbor" policy.

Violation of "Quiet Hours" will subject the property owner to billing expenses incurred by the HOA for third party security calls as well as fines imposed by the HOA in the form of special assessments.

SECURITY GATE OPERATION

In order to enhance overall security and to protect the property from unauthorized use, electronically coded gates are used to control access to the property. Please refer to the guide below as to operation and usage of each particular gate.

Front Beach Road Drive-through Gates:

Entry access is allowed in one of three ways:

- (1) By entering your assigned 3-digit code.
- (2) By scrolling to the owner's name and dialing the assigned 2-digit extension, then follow the instructions on the key pad.
- (3) By using a key fob entry controller.

Your code is to be used solely by you and your guests and should not be shared with anyone else.

Front Beach Road - Walk-through Gate:

Beach Pool Entrance - Walk-through Gate:

Beachside Boardwalk- Walk-through Gate:

Enter the 3-digit code on the touch pad to open the gate.

Security codes for the walk-through gates are subject to change and are announced, in advance, by an e-mail and/or postal notification from the Association's Management. The announcement will specify the time and date the code change will take effect. The code will also be posted inside the Clubhouse on the bulletin board located to the left of the cabinets and sink area and on the bulletin board outside and to the right of the Clubhouse main entrance.

Owners who rent their property are responsible for notifying their rental agency and any rental guests as to the code to these gates.

CLUBHOUSE FACILITIES, OWNERS' POOL, OWNERS' HOT TUB and BEACH PAVILION POOL RULES

The La Valencia Home Owners Association has designated the Clubhouse Facilities, which include Owners' Pool and Owners' Hot Tub to be reserved for the use of owners, their families and their accompanied guests only. Access to the Clubhouse and its facilities is only by key. Access to the Clubhouse Pool and Hot Tub is provided via two security coded entrance gates on both the east and west side of the fenced pool area. The security codes for these gates are different from the code used for the walk-through gates. Current codes for these two gates are posted inside the Clubhouse on the bulletin board located to the left of the cabinets and sink area. Owners should plan to periodically access the Clubhouse with the provided key in order to retrieve the current pool gate codes. Please remember to lock the Clubhouse when leaving.

All other individuals, guests and rental clients may make use of the Beach Pavilion Pool and its facilities located across Front Beach Road from the main entrance.

Clubhouse Pool/Hot Tub and Beach Pavilion Pool hours are from 7:00 a.m. to 10:00 p.m. These hours are strictly enforced.

Children under the age of four are required to wear swimmer's diapers in and around the pool area at all times.

Violators will be held responsible for the sanitization and reconditioning of the pool and/or hot tub. Depending on severity of contamination, this could include the possible draining and refilling of the pool.

While on La Valencia premises children must have adult supervision at all times.

Restrooms are located inside the Clubhouse and are accessible through the door located on the east side of the building. Restrooms are also located at the Beach Pavilion pool and are always open for use.

Fresh water shower and rinse-off areas are provided at both pools. Please utilize the shower before entering the pool or the hot tub.

Furniture is provided for your convenience. We ask that you do not remove or relocate any of the tables or chairs outside of the fenced pool area or from the deck at the Beach Pool. Under no circumstances may La Valencia furniture be taken to the beach.

No food or snack products are allowed to be consumed while in the pools or hot tub. Food and snacks may be brought into the pool deck areas. Be sure to deposit all refuse in the trash cans that are provided. Beverages are allowed in both pool areas as long as they are in plastic, paper or aluminum containers. No glass containers of any kind are allowed in the pool areas.

The hot tub is limited to no more than 8 persons. Pregnant women, small children, people with health problems and people using alcohol, narcotics and other drugs that cause drowsiness should not use the hot tub without first consulting a physician.

Keep the pool areas clean by placing all garbage in the provided trash receptacles. .