

Edgewater Beach Resort Community Association (EBRCA)

Rules and Regulations For Guests

Emergency assistance on property: 850-235-6813 or 911

Final Approval and Adopted at Board Meeting - February 25, 2026

Purpose: These rules set guidelines to maintain order and ensure a safe environment at EBRCA in a practical, implementable, and fair manner for the mutual benefit of the Property, Owners, Guests and other users. The Board of Directors intends for these rules to provide for the enjoyment, safety, and security of Owners, Guests, other users and their property.

Failure to follow any of the rules stated herein shall be subject to the compliance and enforcement provisions as allowed for under Florida Statute and as documented in the EBRCA Rules and Regulations (or its successor policies). Enforcement measures include guest eviction.

I. Arrival and Access – GUESTS/TENANTS

1. All guests that enter the EBRCA property **MUST** be registered and obtain an appropriate Resort Access Pass through the Edgewater Registration Website <https://www.edgewaterregistration.com> before arrival.
2. By coming onto Resort property, all guests agree that they will abide by all the Rules and Regulations stipulated in this document.
3. Guest registration fees include the use of all resort amenities, (except golf), and one Resort Access Pass (car/truck or motorcycle). Fees do not change if a pass is not needed.
4. Guests arriving in a taxi, Uber, Lyft or other public transportation must show security a copy of their guest registration confirmation or—for all subsequent arrivals via public transportation--the Resort Access Pass to access the Resort.
5. Each guest reservation requires at least one registration for the duration of the stay regardless of the number of nights.
6. A Resort Access Pass must always be displayed on the driver's side dashboard or by hanging tag on the rear view mirror of the vehicle. Vehicles without a Resort Access Pass are subject to towing or booting at the vehicle owner's expense. Vehicles will receive one written warning before any additional action will be taken.

7. Guests arriving on or with a motorcycle must have a Resort Access Pass for their vehicle as well as the motorcycle.
8. Guests may purchase up to two additional Resort Access Passes for vehicles.
*****See Fee Schedule on Registration Website*****
9. Guests may purchase up to three additional Resort Access Passes for motorcycles.
10. Vehicles/motorcycles arriving on a trailer will be charged \$50.00 during an authorized event (for example: Thunder Beach Bike Week), and the trailer must be parked in the designated parking spot for the authorized event.
11. All guests should complete their registration at least one day prior to arrival. Guests who register at least one day in advance receive a \$25.00 discount on their registration.
12. Guests who arrive without being registered or who cannot provide security with proof of their stay will be denied access to the resort.
13. Guests arriving during typical business hours (9AM-5PM) who have not registered will be directed to do so online: <https://www.edgewaterregistration.com/guest/> and then will proceed to Owner Services to pick up their Resort Access Pass(es). Entry Passes will not be issued to these guests.
14. Guests arriving after typical business hours (8AM-5PM) who have not registered must provide proof of their stay to security and will then be issued a red Entry Pass to access the property. The red Entry Pass is only good for a single initial entry and valid until 10AM the next morning by which time the guest should have registered online (<https://www.edgewaterregistration.com/guest/>) and visited Owner Services to get their Resort Access Pass.
15. Guests failing to register or pick up their Resort Access Pass by 10AM will be denied entry to the resort until the proper pass is obtained.
16. Guests who refuse to register or pick up a Resort Access Pass may have their vehicle towed or booted at the sole expense of the vehicle owner. Any vehicle without a current Resort Access Pass will receive one written warning before any additional action is taken.
17. Guests aged 13 and up must wear resort ID wristbands on property.
18. 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 etc.

II. Arrival and Access – CLUB MEMBERS & SPECIAL EVENTS GUESTS

1. Club Members (ie: Tennis Members) and guests of The Club must also follow property rules and regulations including wearing wristbands issued by The Club that identify them as being authorized on property. The wristband should be specific to the amenity purchased or to the special event location and cannot be a generic one that would allow use of additional resort amenities including Oceans Restaurant.
2. The Resort Access Pass issued by The Club should only allow access to the amenity purchased or to the location of the special event.

III. General Rules and Regulations

1. Resort ID wristbands are required at all times year-round for guests ages 13 and up while on EBRCA property.
2. Resort ID wristbands are not pool tags; they are property ID wristbands. They are to be worn any time the guest is on EBRCA property.
3. Pedestrians will not be allowed to enter EBRCA property without a Resort ID Wristband or an owner card.
4. All vehicles entering EBRCA Property must have a vehicle Resort Access Pass. Passes must always be visible while on EBRCA Property.
5. No inoperable vehicles (flat tires, engine failure, etc) or vehicles with an expired license tag shall remain on Edgewater Beach Resort's premises for more than forty-eight (48) hours. The Association shall have the right to have it removed at such owner's expense.
6. Parking under the porticos at the towers is for unloading only. Vehicles left unattended under the porticos for longer than 15 minutes may be fined and/or towed.
7. Bubble Cars, skates, roller blades, road surfers, skateboards, foot scooters, hoverboards, and segways will have limited access on EBRCA property. They are allowed on roadways and parking lots only. They are prohibited from access to pools, tennis & pickleball courts, golf cart path, pedestrian bridge or any other EBRCA common element property.
8. Walkers, joggers, bikers, and other non-motorized traffic shall have right-of-way over all types of powered vehicles, including cars, golf carts, scooters, etc.
9. Low speed vehicles/golf carts are allowed for owners only. These must have an owner decal or an owner Resort Access Pass to be allowed on property.
10. To register as a guest, you must be 25 years or older. Anyone under 25 must have in-room adult supervision. (An 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.
11. Minors are not allowed to consume alcohol anywhere on EBRCA property (the legal drinking age in Florida is 21 years). Minors caught consuming alcohol may result in eviction.
12. Funneling on balconies or anywhere on EBRCA property is prohibited.
13. Luggage carts are for owner and guest use only. **These are not allowed in individual units and must be returned to the lobby immediately after use.**
14. Climbing on or leaning over balcony railings will result in eviction of guests and fines for owners.
15. Nudity and indecent exposure, as defined by Florida Statutes, will not be tolerated in any public or common area of the EBRCA 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 EBRCA property. Neither rental guests nor owners' guests are allowed to bring pets on EBRCA property. A non-owner with a pet has 16 hours to board the animal elsewhere or leave the property.
17. Do not feed wild animals, including but not limited to feral cats, ducks, seagulls, pigeons, squirrels, stray dogs, birds or aquatic life. This is prohibited throughout EBRCA property.
18. 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.
19. Open carry of firearms is prohibited on EBRCA property.
20. Laser pointers are prohibited from being used on EBRCA property.
21. Fireworks are prohibited from being used on EBRCA property.
22. Use or operation of drones is prohibited on EBRCA property.
23. "Quiet hours" are enforced throughout the EBRCA property between 10PM and 8AM. All owners and guests shall refrain from any activity that would disturb other residents at any time, but 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, construction noise, house cleaning equipment, etc.
25. Smoking and vaping of any kind is prohibited in all common areas including the corridors, stairwells, elevators, breezeways, pool decks. **(Smoking is allowed on unit balconies only if permitted by the unit owner).**

IV. Building and Grounds

1. 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. (One (1) month before and two (2) weeks after the holiday.)
2. During turtle nesting season, March 1 through October 31, no decorative or additional outside lights may be used on tower balconies. Any lighting during turtle nesting season on the towers must meet Florida Statute requirements.
3. Towels or other articles are prohibited from being hung on balcony or walkway railings.
4. Walkways and stairways are fire exit lanes. No items shall be left in these areas at any time that would impede passage.
5. Guests are not allowed to bring grills on EBRCA property. No fire pits of any kind are allowed. This will be enforced in accordance with State of Florida Fire Life Safety Codes (NFPA 1 Code 10.10.6.1.1)
6. No signage is allowed anywhere on the EBCRA property. Signs, regardless of size, cannot be placed in elevators, on trees, posts, walls, railings, windows, or doors of any building.

7. When the air conditioning unit is operating in any condo, windows and doors are to be kept closed. Not only is this an economically sound practice, but will reduce the admitting of moisture in the warm air and the resulting dampness and mildew in the unit.
8. No flammable materials, such as charcoal, gas, firewood, and hibachi grills, combustible or explosive fluids, chemicals or other substances may be kept in any unit or on Resort Property.

V. Pool and Hot Tub Rules

1. No lifeguard on duty - Use at your own risk.
2. All pools and hot tubs are open from 7AM to 10PM.
3. Quiet hours will be enforced between 10PM and 8AM.
4. No coolers larger than a 12 QT cooler or speakers/radios are allowed on any pool deck.
5. No smoking or vaping in pools, hot tubs, and pool area decks.
6. No floats are allowed in any pool when the pool is crowded.
7. No throwing or hitting balls or any other type of projectile in pools.
8. Glass containers are not allowed on pool decks or in pools or hot tubs.
9. No food or drink is allowed in 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. Shower before using any pool or hot tub.
13. Swim diapers are required for all toddlers and babies while in any pool or on the pool decks.
14. Do not use any pool if ill with diarrhea.
15. The pool water is treated chemically and should not be ingested.

VI. Utility (Open Trailers) & Special Use Trailers

This section pertains to parking of small utility style trailers (open or enclosed), boat trailer & jet ski trailers for owners and guests with a Resort Access Pass charge as determined by the Board of Directors.

1. There are twelve (12) parking spaces available for reservation parking only for the months of August through May. (No trailer parking for the months of June thru July as these spaces will be blocked out for reservations due to the high season rental.) Owner Services and/or Security will assign and track the parking spaces. Limit of one parking reservation per condo unit.
2. All trailer spaces must be reserved in advance. They will be reserved on a first come basis and can only be renewed 48 hours before the end of a current reservation to allow for equal opportunity for all to reserve a space.

3. All trailers must be properly licensed, operational, and the owner of the trailer must be onsite, unless arrangements are made ahead of time with the Association.
4. All trailers in this area must be parked in their assigned space and unhooked from the vehicle at all times.
5. All trailers parked in this area must have valid plates and insurance in place to cover liability and only licensed vehicles can be brought into the parking area. (ie: no lawn mowers, unlicensed utility vehicles that are not street legal, etc.)
6. All trailers will have a Pass with the trailer owner's name, condo unit number, phone number, email address and expiration date displayed in the trailer. Pass will be furnished by security and posted by the vehicle owner. If a pass is not visible while on property, a fine of up to \$100 per day could be levied.
7. Violation of rules or refusal to remove items from this area could result in the owner/guest losing trailer parking privileges.
8. These trailers cannot be used for any commercial operations including home-based businesses.
9. Trailers must be maintained properly--no flat tires, no rusty or disabled vehicles allowed. Trailers parked on property must be mobile.
10. As a courtesy, security will make a good faith effort to contact any owner/guest in violation of the above policies.
11. Security is authorized to remove any illegally parked equipment after the expiration of the resort access pass. The guest will be responsible for recovery and all fees associated with towing and storage.

VII. Association Access to Condo Units

1. As required by Florida Condo Law, Chapter 718.111, the Association needs access to each condo unit for maintenance, repair or replacement of any common element and in the case of emergencies. Guests are required to allow maintenance to have access to the unit. If a door key or current door code has not been given to the association from the owner, they can utilize whatever means necessary to access the unit (break the lock or call a locksmith.)

VIII. Staff & Management Company Staff

1. Owners, members, residents, guests and other users shall treat security officers professionally and with respect at all times. Bullying and abusive behavior towards security officers is a fineable offense.
2. Owners, members, residents, guests and other users are expected to treat all workers operating on the property with respect. Verbal abuse or any other form of harassment of workers is a fineable offense.