

# Rules for Renters

## Avalon Beach Estates

### OCCUPANCY (Article X)

- For short-term rentals, there must be at least one parent or guardian for every four occupants under 25 years of age.
- All owners and management companies must abide by occupancy guidelines set forth by the fire code.

### PARKING (Article IV)

- **NO** Overnight (11 pm to 7 am) Parking on the Street.  
Guests are expected to use the host's **garage/driveway only**.
- **NO** Parking on Empty lots, or unpaved portion of the right-of-way.
- **Vehicles must park with at least the width of the sidewalk between the vehicle and the street to provide for safe pedestrian passage.**

### TRASH COLLECTION (Article VI)

- Garbage should be stored in **hard-sided, sanitary containers**.
- Walton County garbage collection is **early Monday and Thursday mornings**. Consider setting your trash out for collection the evening before.  
Short term rental properties are required to arrange for garbage/trash pick-up on check out days. **Confirm with your owner/rental agent.**
- Garbage containers and trash are to be kept so as to be **“not visible from the street”** except on days of scheduled pick-up.
- Containers must be returned to “not visible from the street” storage by the end of the day of pick-up.

### GENERAL ACTIVITIES

- **NO** loud or offensive activity shall be carried on upon the property nor shall anything be done thereon which may be or become an annoyance or nuisance to others. **The outdoor playing of music must cease by 10 pm.**
- **NO** hanging of Laundry, Beach Towels, etc. where visible from the street.
- Pets must remain under their owner’s control. Pet owners are **required to clean up after their pets**. (Article V)
- **NO FIREWORKS** on Avalon property (**including Beach**). (County Ordinance 2010-09)

## **BEACH (Articles VIII & IX)**

- Beach gate is to remain closed when not in use.  
**Obtain access codes from the owner/rental agent. (Same as Pool code.)**  
**DO NOT GIVE GATE CODES TO UNKNOWN PERSONS!**
- **NO** Glassware/Containers are allowed on the Beach.
- **NO** Chairs, Umbrellas, Tents, etc. will be left on the Beach overnight.
- Pets are **not** allowed on the Beach without approved Walton County Permit. Pet Beach Permits are available from Walton County Clerk of Courts.
- **NO FIRES** on Beach without approved South Walton Fire District Permit.  
**Contact Avalon HOA.**
- **ALL ITEMS TAKEN TO THE BEACH MUST BE BROUGHT OFF THE BEACH OR DISPOSED OF IN AVAILABLE TRASH RECEPTACLES.**
- Unless pre-arranged by the owner/rental agency, beach umbrellas and chairs are only available on a day-by-day basis
- **Beach WEDDINGS are not allowed** without approved Walton County Permit **and by the HOA.** Beach Wedding Permits are available from Walton County Beach Code Enforcement.

## **POOL (Articles VII & VIII)**

- Pool gates are to remain closed when not in use.  
**Obtain access codes from the owner/rental agent. (Same as Beach code.)**  
**DO NOT GIVE GATE CODES TO UNKNOWN PERSONS!**
- **NO** Glassware/Containers are allowed in the Pool area.
- **NO** Chairs, Umbrellas, Tents, etc. will be left in the Pool area overnight.
- Pets are **not** allowed in the Pool area.
- **SHOWER** before entering pool.
- **DO NOT** climb on pool fountain
- **Additional rules posted in the Pool area.**

This subdivision is our home, enjoy yourself, but please help us keep it the beautiful and relaxing place we all like to enjoy. **Rules will be enforced.**

*The Avalon Beach Estates Homeowners Association*

Revised 2018-10-01