

Exhibit A RENTAL RULES 221 Tollgate Blvd, Islamorada FL 33036

1. Smoking is allowed outside only.
2. People other than those in the Guest party set forth above in the lease may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest.
3. All of the units are privately owned; the owners are not responsible for any accidental injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
4. Keep the property and all furnishings in good order. Care of the house: You are responsible for maintaining the premises in the same neat and sanitary condition as you initially found it upon your arrival. Maid service is not provided, unless prior arrangements have been made with us. Please keep lights turned off when not in use, and upon departure. You are responsible for any damage or loss to the rental property.
5. Only use appliances for their intended uses
6. PETS are permitted only with prior approval.
7. PARKING - Parking is limited to four vehicle(s). Vehicles are to be parked in designated parking areas only. Parking on the road or across the street is not permitted. Any illegally parked cars are subject to towing; applicable fines, Fees are the sole responsibility of the vehicle owner
8. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.
9. Water and Septic: The property is on septic systems. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages of up to \$500
10. No Name Storms: No Refunds will be given for No Name Storms. We do not refund due to road conditions. If a Hurricane Warning is issued for the Islamorada Area then a refund for time that this was issued will be refunded.
11. Tenant will follow and adhere to the Village of Islamorada Ordinance NO. 06-03 which is Exhibit B.
12. Tenants are required to put their garbage in 33gallon trash bags, place them in container labeled Garbage and place it at the front of the home on Tuesdays and

Fridays. Recycling is on Fridays and it has its own container. No not place Garbage in Container for yard debris. The city will not empty.

13. Tenant will allow access to the property by the Village of Islamorada code enforcement officers for purposes of determining compliance with Village Code

Village of Islamorada Ordinance NO. 06-03

Vacation Rental Use and Occupancy Restrictions

All use and occupancy of vacation rental units shall be in accordance with the following:

1. No vacation rental use in a residential subdivision shall be for less than 28 days, unless otherwise permitted in a tourist zoning district.
 2. Motor vehicles and vessel trailers shall only be parked in driveways or other areas designed and designated for parking on the vacation rental unit property, and not on the street or extending over the Right-of-Way or sidewalk. The number of motor vehicles and vessel trailers parked on a vacation rental unit property shall not exceed the maximum number of permitted parking spaces identical in the application. Only motor vehicles of registered occupants maybe parked overnight.
- For vacation rental units that contain dock areas, the total length of moored vessels shall not exceed the length of the shoreline and no vessel shall be moored against another vessel or create a navigational obstruction or hazard.
 - All trash and debris shall be kept in a covered trash container. Each vacation rental unit shall be equipped with adequate covered trash containers for such purposes. Occupants shall comply with all trash provisions and

recycling provisions that are applicable to the vacation rental unit. Schedules of garbage pick-up and recycling pickup shall be posted with the rental agreement.

- Prior to occupancy of the vacation rental unit the occupants of each unit shall be provided with a Written copy of the use and occupancy restrictions contained herein in the form of a copy of these regulations and a written rental agreement. Each owner or property manager shall have a written agreement requiring an occupant who agrees to be responsible for all occupants during the rental term to comply with such restrictions as a condition of the agreement, signed by such occupant prior to occupancy. A copy of these use and occupancy restrictions shall also be prominently displayed in each vacation rental unit in no less than 16-point type, along with a warning in bold type, that **ANY VIOLATION THEREOF SHALL CONSTITUTE GROUNDS FOR IMMEDIATE TERMINATION OF THE RENTAL AGREEMENT, EVICTION FROM THE VACATION RENTAL UNIT BY THE OWNER OR PROPERTY MANAGER AND APPROPRIATE FINES LEVIED.**

- All lease and rental agreements shall contain in bold type, the following:

- a) Each occupant's (by family) home address and phone number
- b) Property manager's address and 24-hour phone number(s); and
- c) The phone number at the vacation rental unit

- A copy of the rental agreement must be maintained on the property at all times and made available for review at the request of any Village code compliance officer, fire safety inspector, law enforcement officer or other designated

Village representative, Failure to maintain a copy of the rental agreement and to make it available upon request shall constitute a violation of these regulations.

A sign no smaller than twelve inches and measuring between two and four feet in height shall be prominently displayed, as determined by the Planning and Development Services director, on each property indicating an effective annual permit and permit number.

- Lease agreements shall disclose Village regulatory requirements regarding vacation rental use, noise ordinances and parking regulations. Lease agreements shall also include a provision that authorizes access by code enforcement personnel for purposes of determining compliance with the Village Code.

All vacation rental unit shall be immediately evacuated upon the posting of a hurricane warning by the National Weather Service or the National Hurricane Center for any portion of the Florida Keys or upon posting of a non-resident evacuation order issued by the village, county or state. All State and Village license numbers. Any advertising of vacation rental unit that are not lawfully licensed by the Village shall constitute a violation of these regulations.