

1. Absolutely no music, amplified or not, is allowed outside.
2. Vehicles are not allowed on the front sidewalk of Windemere Mansion. Absolutely no vehicles are allowed on any grass area around Windemere Mansion. This will result in immediate forfeiture of the deposit.
3. Windemere Mansion has been designated a "NO SMOKING" area by Nassau Bay City Ordinance.
4. Outside weddings and activities must be confined to the concrete patio unless otherwise approved by the Association Manager. Marina, sidewalks, all grassy areas, pools and decks are off limits.
5. Do not throw rice. Birdseed or flower petals may be thrown outside only.
6. Dancing is allowed only in the tiled Sun Room. Dancing on the living room, dining room and hallway floors is prohibited.
7. Functions of more than 150 people are not allowed in Windemere Mansion.
8. Parties for any group predominantly 21 years old or younger are prohibited.
9. All garbage and refuse is to be placed in plastic bags, neatly tied, and put in the large green trash cans outside the kitchen door.
10. All air conditioning and heating unit thermostats must be turned to a setting of 80 degrees in the summer and 60 degrees in the winter when closing Windemere Mansion.
11. All lights must be turned off before leaving.
12. Living room furniture may NOT be moved other than against the walls in the same room where located, into the dining room or into the atrium. Any furniture moved (as mentioned in prior sentence) must be put back in its original position at the end of the event or there will be an added charge. Absolutely no furniture may be moved INTO or OUT OF the library, the kitchen or kitchenette, or the UPSTAIRS area.
13. Windemere Mansion may not be used for profit-making or commercial activities unless specific permission is given by the Board of Directors.
14. The fireplace may not be used at any time.
15. Firearms are not allowed on Windemere Mansion premises.
16. A homeowner may not reserve Windemere Mansion for another person's use at the homeowner rates.
17. Times for all functions are as follows: On the date of your event, you will have access to Windemere Mansion from 9:00 a.m. Windemere Mansion must be closed by 12:00 midnight for Sunday through Thursday events, and by 1:00 a.m. for Friday and Saturday events.
18. Parking at Windemere Mansion, directed by the security officer, will be at the following locations:
 1. Parking lot at Bal Harbour's tennis courts
 2. Southside of Sailboat Drive
 3. Parking lot closest to the management office

Do not park in the driveway in front of Windemere Mansion. Cars will be towed at owners' expense.
19. If the rental day is Saturday or a Sunday, the key for Windemere Mansion must be picked up on the Friday before the function. If rental day is a normal business day, key may be picked up after 9:00 a.m. that day.



**BAL HARBOUR ASSOCIATION
WINDEMERE MANSION
RULES AND REGULATIONS**

A mailbox is provided at the bottom of the stairs leading to the management office for returning the key after the function. A re-keying fee will be deducted from Lessee's deposit if the key is not returned.

20. All items brought into Windemere Mansion for a function or party must be removed at the end of the party.
21. The Bal Harbour swimming pools may not be used while renting the Windemere Mansion. If you are a Bal Harbour Marina member, a WRSC member, or Bal Harbour Homeowner and have rented Windemere Mansion, the pools may not be used until after the mansion is locked and the keys have been deposited into the locking mailbox at the bottom of the management office stairs.
22. Damaged or broken chairs and/or tables will result in fees deducted from the deposit.
23. A copy of these rules will be given to everyone renting Windemere Mansion.