



THE ISLANDER

17006 Gulf Boulevard
North Redington Beach, FL 33708

Phone: 727-391-0271 or 1-800-230-9487 Fax: 727-392-2443

Email: officemgr@theislandernrbfl.com

Website: www.theislandernrbfl.com

RENTAL POLICIES

EFFECTIVE FEBRUARY 11, 2013

Subject to Change Without Notice

- 2 Bedroom units accommodate six (6) people only
- 1 Bedroom units accommodate four (4) people only
- Rental weeks are from Saturday check-in to Saturday check-out
- Check-in time is 1:00 P.M. assuming your unit is ready but not later than 3:00 P.M.
- Check-out time is not later than 10:00 A.M. Later check-outs will be charged
- Minimum stay is three nights beginning at Saturday check-in (3:00 P.M.) or ending at Saturday check-out (10:00 A.M.) Three night stays during the week are available
- Rental rates are subject to 12 % tax
- NO SMOKING PERMITTED INSIDE ANY RESORT BUILDING – FLORIDA LAW
- NO ILLEGAL DRUGS ALLOWED ON RESORT PROPERTY
- NO PETS OF ANY KIND PERMITTED ON RESORT PROPERTY
- Advance deposit of \$200 per rented week required to confirm reservation
- All rentals of less than a full week must be paid in full to confirm reservation
- Cancellations more than thirty (30) days prior to commencement of confirmed reservations - deposit will be refunded less twenty percent (20%) administrative fee
- Cancellations less than thirty (30) days prior to commencement of confirmed reservations deposit will not be refunded for any reason
- Rental reservation balances not paid in advance are payable in full at check-in
- Rentals may be paid by major credit card, debit/check card, check, money order or travelers check
- A security deposit of \$200 is required at check-in (may be in form of major credit card number, debit/check card, check, money order or travelers check)
- One (1) parking space (by size of vehicle) per unit is assigned at check-in and parking permit issued. All additional vehicles must be parked off premises
- VEHICLES ON PREMISES NOT DISPLAYING VALID RESORT PARKING PERMIT WILL BE TOWED AT OWNER'S EXPENSE
- Charge is made for insufficient fund checks received as permitted by Florida statutes
- Unit rental reservations are confirmed by size and location only, NOT BY SPECIFIC UNIT NUMBER
- Housekeeping fee – At departure EXCESSIVELY dirty rooms, as determined by management will be charged an additional thirty dollar (\$30) fee
- Units are cleaned and linens changed only if you are staying two (2) weeks or longer
- Towels, toilet paper, facial tissue, soap and other furnished supplies are EXCHANGED or replenished on Tuesday for each one week stay
- Internet wireless connections are available
- Telephones are provided as a convenience only and all long distance calls must be paid at or prior to check-out



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RULES & REGULATIONS
For Owners & Renters
Subject to Change Without Notice

We want to remind all owners of the rules, regulations and privileges at the Islander which are for the benefit of all owners, guest and renters of the Islander. Certain of those are set forth below.

- Pool and Spa hours are between 8AM and 10PM
- No food or beverages in the pool, spa or deck.
- No bottles, glassware or breakable dishware on the deck.
- No running, horseplay, cannonball jumps or diving in the pool or spa.
- No floats larger than a life preserver, toys or ball playing in the pool or spa.
- Proper swimming attire in the pool and spa. (Not cutoffs or other clothing)
- No diapers allowed (Use of leak proof swimwear is required in pool or spa)
- Dispose of trash bags in dumpster.
- Dispose of all other trash in containers provided.
- Keep radio volume down in consideration of others.
- No children under twelve are permitted in the spa at any time.
- You may not reserve chairs, lounges or tables by placing towels or other items on them.
These are first come, first serve basis.
- Keep your voice and other noise down between 10PM and 8AM, in consideration of other guests.
- Abusive language or drunkenness will not be tolerated on the property.
- Owners are responsible for missing, broken or damaged items in your units/week at checkout.
- DAY VISITATION PRIVILEGES EXTEND TO OWNERS AND IMMEDIATE FAMILY (Living under same roof) ONLY.
Delinquent owners and their guests are not permitted.
- OTHER RULES RELATING TO DAY VISITORS AS FOLLOWS:
 - You must TELEPHONE THE OFFICE PRIOR TO YOUR DAY VISIT.
 - No parking on property. You may unload your car, but you must park off premises.
 - REGISTER AT THE OFFICE WHEN YOU ARRIVE.
 - Facilities usage limited to hours between 10AM and 8PM.
 - Provide your own chairs, lounges, etc. Furniture on facility is reserved for owner occupants and their guests and renter occupants.
 - To use the public restroom, obtain a key at the office. Day visitors not returning keys for any reason will be charged a \$25.00 fee.
 - We need all owners assistance whenever rules and regulations of the Islander are not being followed, especially when the office is closed. Please contact the sheriff's office at 582-6200 whenever a situation occurs which cannot be dealt with readily. The use of 911 is for emergencies only.

We also need all owners assistance regarding complaints, compliments, missing inventory and required maintenance and repairs, etc. Please write your comments and deliver them to the office manager. In situations where you wish them to be confidential, place them in a sealed envelope addressed to The Board of Directors, mark confidential and deliver to the attention of Cathy Huffman.

The Association Board of Directors wishes everyone an enjoyable stay at The Islander