



LEGALLY BINDING RENTAL AGREEMENT

Name of Rental House _____ Maximum Occupancy _____

Thank you for renting in St. George Plantation, a private residential community. To make your stay more pleasant and safe, the St. George Plantation Owners' Association, Inc. requires that you complete this form as a condition of renting property within the Plantation. **It is expected that you and all members of your party will comply with the rules stated below.** This form must be signed by the person registered with, and responsible to, the rental agency or the owner. For more information on the Plantation, visit the website at StGeorgePlantation.com.

- 1. DAMAGE TO DUNES OR DUNE VEGETATION IS A VIOLATION OF FLORIDA LAW. DIGGING, CLIMBING & WALKING ON THE DUNES IS PROHIBITED.**
- 2. EACH HOME IN THE PLANTATION IS PRIVATELY OWNED. DO NOT USE PRIVATE DUNE WALKOVERS OR TRESPASS ON PRIVATE PROPERTY.**
- 3.** An Entrance Fee of **\$75** must be paid for each **2018** rental period. An Entrance Fee of **\$85** must be paid for each **2019** rental period. If the Entrance Fee has been paid to the owner or your rental agent, you have no further responsibility for its payment.
- 4.** All renters and pets must be registered with Plantation Security through the rental agency or owner and the number of renters may not exceed the sleeping capacity of the rental home.
- 5.** The Gate Pass must be displayed in your vehicle at all times and is not transferable. Posted speed limits must be observed; citations and/or fines may be issued for violations. Parking is restricted to your rental house and designated parking areas only; no parking on side streets is allowed.
- 6.** To bring a motorhome into the Plantation, arrangements must be made 2 weeks in advance and it must be parked under the house. The only exception to this rule is for a certified medical necessity. Boats, trailers, and jet skis must also be parked under the house. There are no available boat ramps for launching inside the Plantation. Please obey all safety rules and county ordinances for boats and jet skis. No other motorized vehicles, including motorcycles and golf carts, are allowed by renters.
- 7.** Beach access is by community boardwalks at the end of each Gulf-side street; **no parking is available on these streets.** Access to Bob Sikes Cut is restricted to the boardwalk to the beach and then down the beach to the Cut. **DO NOT** trespass on private dune walkovers or private property.
- 8.** Children under the age of 16 must be accompanied by an adult at the pool and tennis courts. They are not allowed in the fitness center. Pool hours, limits, and rules are posted and must be observed per Florida law. Use of the pool is not guaranteed by this agreement.
- 9. Authorized pets must be listed on the rental agreement and be on a physical leash at all times unless they are on the rental property.** Owners must dispose of droppings in the trash. Owners who do not leash their dogs may be required to remove their pets from the Plantation. Report unleashed dogs to Plantation Security at 850-927-2362. Dog attacks will be reported to Franklin County Animal Control; the Plantation is not responsible for animals seized by the County.
- 10. Beach items must be removed and large holes filled in before leaving the beach each evening.** The Plantation reserves the right to remove items left on the beach overnight. **Fires and fireworks are prohibited in the Plantation.** Digging, climbing, and walking on the dunes is prohibited; damage to dunes or dune vegetation is a violation of Florida law.
- 11.** Littering is strictly prohibited. All garbage must be placed in trash receptacles; garbage cans are provided at community beach boardwalks.
- 12.** Loud or obnoxious behavior is not allowed. Hanging towels, laundry, or other items on railings or balconies is not allowed.
- 13.** Exterior lights that are not in use for entering or exiting the property must be turned off after 11:00 p.m.
- 14. Fitness Center Release** (if applicable): By signing this form it is agreed that the use of the SGPOA fitness center and equipment is at renter's (users) risk. Users are responsible for and assume all risk of personal injury and property damage. The SGPOA assumes no responsibility for personal injury. SGPOA staff is not qualified to assist in use of the fitness equipment. Additionally, **all posted rules are understood and agreed to be followed.**

If you have questions or concerns relating to the above stated rules and regulations, Plantation Security Officers will assist you. Call 850-927-2362

(Please fill in the information on second page of this agreement.)

Name of Rental House _____ Maximum Occupancy _____

Street Address	Arrival Date	Departure Date

I have read the above rules and have had an opportunity to ask the rental agency, Security staff or owner questions. I understand all of the rules, and agree to abide by them. I understand that my failure to comply with these rules, or the failure of any member of my party to comply, may result in a fine or the termination of my occupancy within St. George Plantation, or both.

Renter's Printed Name	Renter's Signature	Renter's email address	Date

Rental Agency/Home Owner	Authorized Signature	Date

Authorized renters are: (Print Legibly)

Name _____ Name _____

Name _____ Name _____

Name _____ Name _____

Name _____ Name _____

Name _____ Name _____

Number of Adults _____ Number of Children _____

Number of Vehicles _____

Authorized pets are: (Print Legibly)

Name _____ Rabies tag # _____ Breed _____ Coloring _____ Weight _____

Name _____ Rabies tag # _____ Breed _____ Coloring _____ Weight _____