

**Occupancy of Unit by Owners**

- Owners shall use the unit for single family residence purposes.
- Owners shall not make use of their unit, which would violate any law, ordinance or regulation of any governmental body.
- Owners may not commit or permit any nuisance, immoral or illegal act in the unit or in or on the grounds.
- Owners may have guests any time they are in residence. If the owner is absent, and the guests are not immediate family, lease rules apply.
- Where a unit is owned by a corporation, or an entity, other than a natural person, by such person certified in writing to the Association as the “designated occupant” of the unit, the identity of which may be changed by the owner of the unit not more frequently than once each calendar year. If owner fails to make such designation, the Association shall assume the “designated occupant” to be the President of the Corporation or the first-named natural person of an other legal entity; or any person related by blood, marriage or legal adoption to an owner of the unit or, where applicable, to the designated occupant of the unit. For purposes of this section, these persons will be deemed to be grandparents, parents, children, grandchildren, brothers, sisters, in-laws, nephews, nieces, aunts and uncles.
- Day guests must be accompanied at all times when using any Beachplace facility. Day guests are not allowed when an owner is not in residence.
- All Day guest’s names and planned arrivals must be called in to Security to inform the guards so their entrance can be assured.
- There is a \$150 occupancy fee for anyone other than the owner and their immediate family on all leases.