

# Shores of Gulfport No. 211, Inc.

—A Condominium—

## The Jamison House

2960 59<sup>th</sup> Street South  
Gulfport, FL 33707

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### GUEST OCCUPANCY POLICIES

#### Definitions

1. "Owned" is defined as any person whose name appears on the property title of the unit in question. "Owned" shall be considered either singular or plural, as may be required\*
2. "Guest" is defined as a non-Owner who occupies the unit overnight with the permission of the unit Owner(s), without providing any form of remuneration to the unit Owner.
3. "Temporary Guest" is defined as a Guest who occupies the unit with the permission of the unit Owner for up to 30 consecutive days.
4. "Immediate Family" is defined as the parents, siblings, or children (and their respective spouses) of the unit Owner.
5. "Single Family" is defined as one or more persons, related by blood, marriage, or adoption, living together as a single housekeeping unit.
6. "Permanent Guest" is defined as an occupant, other than the Owner, who is not a lessee, but who resides with the Owner on a full-time basis.
7. "Association" is defined as the condominium association known as "Town Shores of Gulfport No. 211, Inc." (a/k/a Jamison House) and/or its Board of Directors, as applicable.
8. "Governing Documents" is defined as the Declaration of Condominium, By-Laws, and Articles of Incorporation of Jamison House.

Unit Owner in Residence

1. When an Owner is in residence, any person may occupy the unit as a Guest at any time.
2. After the expiration of 30 days of occupancy, a Temporary Guest will be considered to be a Permanent Guest, and as such, will be required to submit an application for occupancy on the form to be provided by the Association, and will be subject to screening and approval by the Association.

Unit Owner not in Residence

When an Owner is not in residence, Immediate Family of the Owner(s) may occupy the unit as a Guest, subject to the following requirements:

1. Immediate Family may occupy the unit in the absence of an Owner, but no individual under the age of 18 years may occupy the unit as a Guest unless accompanied by a parent or guardian.
2. If the Owner wishes to allow the use of their unit by an Immediate Family member Guest in the Owner's absence, the Owner must notify the Association, in writing or by email to the Board of Directors. This communication must set forth:
  - the name(s) of the Guest(s),
  - dates of arrival and of departure,
  - make, model, and tag number for any vehicle which will be parked on the Common Elements, and
  - any other information that the Board of Directors may reasonably require.

The communication must be received by the Board of Directors at least 24 hours prior to the occupancy.

3. Upon arrival, if an Owner is not in residence, the Guest(s) will be expected to check in at the Office and provide a letter of identification from the Owner, and to have keys (including Guest i.d. key fob) to the unit provided by the Owner. The Association will NOT provide keys to Guests of the Owner.

Procedural Requirements

Any Guest, including a Permanent Guest, but not including Immediate Family, who occupies the unit for more than 30 days, whether the Owner is in residence or not, is deemed to be a "tenant," whether or not any consideration is being exchanged for the use of the unit.

