



## News & Updates

### **WELCOME NEW OWNERS:**

The Real Estate Market continues to be extremely hot right now and Majestic Beach Resort seems to be one of the most sought after properties in Panama City Beach.



The past couple of years have seen many new owners call Majestic there home away from home. Your Association Management Team is here to welcome you and your family. Here are a few key contacts for Majestic Beach Resort Community Association, Inc.

**Paul Shamblin**  
**Association Manager**  
(850)563-1015

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**Owner Services**  
**Sib Hall & Dianne Adams**  
(850)563-1017

[majestic.os@rchospitalitysolutions.com](mailto:majestic.os@rchospitalitysolutions.com)

**Association Accounting**  
(850)235-6647

[cainfo@rchospitalitysolutions.com](mailto:cainfo@rchospitalitysolutions.com)

If you haven't already done so, please stop by on your next visit. We would love to meet you and your family. If we can provide any assistance, please do not hesitate to let us know.

**MAJESTIC BEACH  
RESORT WEBSITE:**

Majestic Beach Resort Community Association's website is full of information. From events and happenings around property, to meeting minutes and financial reports, the Association website is your source. Please visit our website at [www.majestic-hoa.com](http://www.majestic-hoa.com).



## PET RULES :

As a pet lover myself, our pets are like part of our family. As an owner at Majestic Beach Resort it is important that you are aware of the Association rules as it relates to our

furry friends.

- **The keeping of a pet at Majestic Beach Resort is not a right of a unit owner but a conditional license subject to termination at any time by the Board of Directors if an animal is vicious, annoying other residents, or has in any way become a nuisance.**
- **The owner of a pet assumes liability for all damages to persons or property caused by the pet or resulting from its presence at the resort.**
- **Only owners are permitted to have pets on resort property, and their pets must be registered with Owner Services.**
- **Guests are not permitted to have pets on property.**
- **Dogs must be on a leash and have a visible "Majestic" leash sleeve, as seen below, when outside your unit.**
- **The owner must "scoop the poop" and place in the trash. Violators may be subject to fines. Pet waste stations are located in front of both towers and on the east end of the Parking Garage, in the dog park.**
- **Animals are not allowed on pool decks or on the beach, per state and county law.**

The "Majestic" pet sleeve, which can be picked up at the Owner Services Office, is important to help Security identify pets belonging to a Majestic Beach Resort owner. Please help us by ensuring your pet has the proper sleeve. Don't assume that Security will recognize you as an owner, as throughout the year we have new security guards who are not familiar with all the owners. We greatly appreciate your cooperation.



## MAXIMUM UNIT OCCUPANCY LEVELS:

Everyone is gearing up for what is expected to be a record setting rental season. Your Association Team is here to help ensure that our owners and guests



have an enjoyable experience. Equally important is to ensure that we provide a safe experience as well. Our unit owners and rental management companies play a big role in both the safety and enjoyment. It is important that your guests are provided property ID bands and the proper parking passes. Additionally, each unit has a maximum occupancy level, as dictated by the State of Florida Life Safety Code. NFPA 101, Life Safety Code "Occupancy Load Factor" states that 200 square feet of heated and cooled floor area is the maximum occupancy allowed per person to occupy a unit. The code does not allow for variances or special allowances in the code regardless of bedding or sleeping arrangements. While we understand that many want to maximize their unit's rental potential, the over occupancy not only violates life safety codes, it adds to the over occupancy of the parking garage, pools, elevators, and beach. All of which factors into the enjoyment of your guest's stay at Majestic Beach Resort.



## PARKING PASSES & PROPERTY ID:

As we previously reported, the new guest parking passes went into circulation on January 1st. Guests parking passes are \$20 per pass. Anyone with the old, unused parking passes may return them to Owner Services for a \$10 credit towards the new passes. The old passes will no

longer be valid moving forward. **Parking passes must be completely filled out with the unit number and departure dates visibly displayed from the rear view mirror.** Any vehicle without a

properly filled out parking pass will be towed at the owners expense. Additionally, please do not forget to provide guests with the property ID bands. All owners and guests over the age of 12 will be required to have a property ID on them while on property. The reusable property ID bands can also be purchased through Owner Services for \$10 per band. Lastly, as owners please be sure to register your dog with Owner Services and pick up your pet ID leash sleeve.

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## GENERAL RULES & REGULATIONS:

One our our primary goals is to ensure that our owners and guests have a memorable and safe experience will visiting Majestic Beach Resort. It is extremely important that the guests are provided a copy of the rules and regulations for Majestic Beach Resort. If you

are not already including a copy in your check in packet, please do so. This will help not only protect you and the Association, but will also help provide a more enjoyable stay for everyone. Additionally, you may have vendors provide a service for your condo. Whether it is a housekeeper or contractor providing those services, it is important that they are provided with a copy of our Contractor and Vendor Policies. We ask that all owners read both and help us share with our guests and vendors. You will find a copy of each for your convenience below and they are always available on the Association Website.



Rules & Regulations

General Rules & Regulations

Contractor & Vendor Policies

