



Community Rules & Regulations – The Dawn Condominiums

These rules are based on our Declarations, Bylaws, and insurance policies, and are approved by the Board and Council of Co-Owners to ensure a safe, clean, and respectful living environment.

Noise & Conduct

- No loud music or shouting in common areas (walkways, balconies, patios, pool).

Smoking

- **No smoking in condos, breezeways, entryways, or pool areas.**
- **Dispose of cigarette butts properly.**

Pets

- **Only owners** may have pets
- No pets are allowed for **renters, guests, or vacationers.**

Pool & Amenities

- Pool hours: 9 AM –10 PM
- **No glass, pets, parties, tents, loud music, cooking, or smoking in pool areas.**
- Children under 16 must be accompanied by an adult in pools.
- **No one under 18 in the fitness areas without an adult. No children under 13 are allowed in the fitness center even if accompanied.**
- No regular diapers are allowed in the pool. No children under 3 are allowed in the hot tub/spa.
- ***You are required to wear your amenities band in pool, grill, and fitness areas.***
- Amenities are, first come, first serve.
- Clean up after yourself—abandoned items will be discarded.
- **No running, diving, or jumping off rocks or fountain ledges.**
- Please close your umbrellas and return moved chairs before leaving the pool area.

Prohibited Items & Activities

- **No hanging items (clothes, towels, lights) on balcony railings or windows.**

- No open flame grills or smokers allowed on patios.
- No tents, kiddie pools, or slides in common areas.
- No skateboarding or sports in walkways or parking areas.
- No vehicle washing or repairs on property.
- Harassment of any kind is not permitted.

Parking

- **You must display a valid Dawn Condo parking permit. *Parking permits must match the license plate number of the vehicle they are assigned to.***
- No trailers, boats, RVs, or unauthorized vehicles—may be **towed without notice**.
- Max 2 vehicles per unit unless approved by management.
- Park properly—1 vehicle per space. **No parking in red/yellow zones or handicapped spots without permit.**
- **Don't Park over walkways.** No SUV's or Trucks allowed in the Compact Car Zone. Please Park large vehicles at along the fence at the back of the property.
- No overnight parking is allowed without a valid permit.
- Guests visiting a vacationing guest must register with the front office and may only park in the front parking lots for up to 6 hours. They may **not** use the amenities without purchasing a parking and amenities access permit.

Trash & Disposal

- Take your trash bags and larger refuse items out to the dumpsters. **All trash must be deposited INSIDE the dumpster.** Use designated trash bins in common spaces for small trash when using the amenities.
- **No trash outside dumpsters, unit doors, or walkways.**

Balconies & Common Areas

- No items in walkways, stairwells, lawns, or lobbies.
- **Do NOT hang ANYTHING off the balcony railings.**

□ Maintenance & Safety

- The Dawn is not responsible for lost/stolen items. Report theft to Galveston PD: (409) 765-3702.
- Lock your car and take your keys.
- Lost items are held for 7 days before disposal.
- Each condo is individually owned and managed. **The Association Management is not responsible for vacation rentals.** Please contact the person or company you rented from with any issues with your rental.

Amenity Band Limits By Unit Size

- All guests are required to pay an Amenity Access & Parking Fee, regardless of vehicle use. Each Short-Term Rental unit is allotted a maximum number of amenity bands based on unit size:
- **1 Bedroom Unit: Up to 5 bands**
- **2 Bedroom Unit: Up to 8 bands**
- **3 Bedroom Unit: Up to 11 bands**
- **4 Bedroom Unit: Up to 15 bands**

Please be advised that The Dawn Condominiums enforces its community rules to ensure the continued safety and enjoyment of the property for all.

- **Towing:** Vehicles that violate parking rules (e.g., no permit, parked in unauthorized areas) may be **towed without notice** at the owner's expense. Vehicles without a parking permit, registered with the front office, will be tagged and towed after 12:00PM the following day.
- **Loss of Privileges:** Repeated or serious violations may result in restricted access to amenities like the pool or fitness center or removal from the premises.
- **Fines:** Serious offences may result in fines for reparation of damages.

Understanding Amenity & Parking Fees

Whew! We know that's a lot of rules, and we appreciate you reading. Here at The Dawn Condominiums, we truly want to create an environment that everyone can enjoy. We're excited to have you as our guest! To ensure a safe, clean, and enjoyable experience for everyone in our community, The Dawn Condominiums charges a modest **Parking & Amenity Access Fee** for short-term rental (STR) guests. This fee helps us maintain the high standards of our property and covers the real costs associated with increased guest usage.

Why Are These Fees Necessary?

These fees are **not for profit**—they are reinvested directly into the community to ensure that all guests and residents enjoy a safe, well-maintained environment.

What Your Fee Supports

- Gated parking access
- Pool and BBQ area maintenance

- Gym upkeep
- Security and staffing
- Guest registration and support services

We appreciate you're understanding and cooperation. By contributing to the upkeep of our amenities, you're helping us preserve the beauty and functionality of The Dawn for everyone who calls it home—or home away from home.

**All* visitors are required to have a parking permit to park on the property and wristbands to use the pools and facilities.

The Dawn Condos Office Hours:

Sun-Thurs: 9am-6pm

Fri-Sat: 9am-10pm

Office Phone: 409-740-3488

Entrance Gate Code: #3126

Pedestrian Gates Code: 312

Fitness Center Code: 421 [Enter]