

## **BOARDWALK - General Community Rules**

### **RULES AND REGULATIONS Concerning Use of BOARDWALK, A Condominium GENERAL COMMUNITY RULES**

1. The facilities of BOARDWALK are for the use of apartment residents and their invited guests.
2. Designated walkways and paved areas shall be used at all times and shortcuts shall be avoided, both to prevent accidents and to preserve the appearance of the planted areas. No motorized vehicle shall be operated on any walkway or other area except upon the driveways and parking areas designated for vehicular use.
3. No article shall be hung or shaken from the doors or windows or placed upon the window sills or balconies of the apartments. Under no circumstances shall laundry or other articles be placed or hung on the exterior portions of an apartment.
4. No one shall make or permit any noises that will disturb or annoy the occupants of any of the other units in BOARDWALK, or do or permit anything to be done which will interfere with the rights, comfort or convenience of others.
5. Each owner shall keep his unit in a good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown therefrom, or from the door or windows or balconies thereof, any dirt or other substance. All garbage and refuse shall be deposited with care in garbage containers intended for such purpose only at such time and in such manner as the Board of Directors may direct. Garbage cans shall be deposited in the garbage collection areas designated for that purpose in order to accommodate the garbage pick-up service. No trash or other articles shall be burned and all disposals shall be in accordance with such further rules and regulations as shall be, from time to time, promulgated by the Board of Directors and posted.
6. The sidewalks~ driveways and parking areas must not be obstructed or encumbered or used for any purpose other than ingress and egress, and for parking. Automobile parking spaces have been provided for the use of the units. No vehicle shall be parked in such manner as to impede or prevent ready access to other parking areas. The owners, their employees, servants, agents, visitors, licensees and family will obey the parking regulations posted in the private streets, parking areas, and drives, and any other traffic regulations promulgated in the future for the safety, comfort or convenience of the owners. Washing of cars, boats, and vehicles of any kind is prohibited. No Storage of Vehicles, Boat trailers, Wave Runner trailers, Watercraft, or trailers of any type is allowed in any condominium parking areas. Other than changing a flat tire or jumping off a vehicle, No work or maintenance on vehicles on site is allowed.
7. Water closets or other water apparatus in the buildings shall not be used for any purpose other than those for which they were designed, nor shall any sweepings, rubbish, rags or other articles be placed in the same. Any damage resulting from misuse of any water closets or other apparatus in the units shall be repaired and paid for by the owner of such unit. Water shall not be left running for any unreasonable or unnecessary length of time.
8. A unit owner may identify his unit with a name plate of a type and size approved by the Association and mounted in a place and manner approved by the Association. No other sign, advertisement) notice or other lettering shall be exhibited, inscribed, painted or affixed by any unit owner on any part of the outside of a building, hung from or placed on windows, window sills, balconies, or otherwise displayed, without the prior written consent of the Association, except signs of the Developer pending construction and sale of the condominium units.

9. Unit owners are reminded that alteration and repair of the common elements is the responsibility of the Association except for those matters which are stated in the Declaration to be the responsibility of a unit owner. No work of any kind is to be done upon or affecting those portions of exterior building walls or interior boundary walls which are the responsibility of the Association without first obtaining the approval required by the Declaration of Condominium.

10. No radio or television antenna shall be attached to or hung from the exterior of any building without the written approval of the Board of Directors.

11. The Association, its workmen, contractors or agents, shall have the right of access to any unit at any reasonable hour of the day for the purpose of making inspections, repairs, replacements or improvements, or to remedy any conditions which would result in damage to other portions of the building, or for any purpose permitted under the terms of the Declaration or the By-Laws. Except in cases of emergency, entry will be made by pre-arrangement with the owner. In the event the Association finds there are vermin, insects or other pests within any unit, it may take such measures as it deems necessary to control or exterminate same. No remodeling, demolition, construction or other similar work that may cause offensive noise to other unit owners or guests shall be allowed to commence prior to 8:00am or continue beyond 5:00pm on any day. Owners or their respective contractors are responsible for the removal and disposal of any and all materials or debris resulting from work in their unit. This type material may not be placed in the Association garbage dumpsters. The Association dumpsters are for residential garbage only.

12. No one Shall use or permit to be brought into any unit or upon any of the common areas and facilities any inflammable oils or fluids such as gasoline, kerosene, naphtha or bensize, of other explosive or other articles deemed extra hazardous to life, limb or property, without in each case obtaining the written consent of the Board of Directors. Barbeque Grills are Not allowed in the building Nor on the individual unit balconies.

13. Complaints regarding the management of the condominium or regarding actions of other owners or persons shall be made in writing to the Board of Directors.' The Association may assign to one or more persons, or to a manager, full responsibility for the enforcement of all or specified ones of these Rules and Regulations. Any complaint or dispute as to any of these Rules and Regulations, or as to any application or enforcement thereof shall be made in writing to the Board of Directors setting forth the nature' of the matter complained of, and the names of all parties aggrieved and/or charged by reason of such matter. The Board of Directors may, in its sole discretion, decide the complaint without hearing. In the event the Board elects to have a hearing upon such complaint, not less than five (5) days' notice thereof shall be given in writing to each person named in the complaint as aggrieved and/or charged, stating the date, time and place of such hearing. Proceedings before the Board of Directors shall be informal, without technical rules of evidence, and each party aggrieved and/or charged shall be entitled to be present in person or by their attorney, and to be heard.

14. Unit owners are to keep window coverings (drapes and/or blinds facing the exterior) a uniform off-white color.

### **SWIMMING POOL**

15. All persons using the pool do so at their own risk. The Association is not responsible for any accident or injury in connection with use of the pool or for any loss or damage to personal property. Persons using the pool area agree not to hold the Association liable for any actions or whatever nature within the pool area.

16. Persons twelve (12) years of age or under must be accompanied at all times by an adult.

17. Except by prior arrangement with the Board of Directors, the number of persons in any one group in the pool at any one time will not exceed the resident members of the unit owner's-family plus three (3) guests.
18. Residents are responsible for the conduct of their guest at all times, and for the careful observance of all safety and sanitation precautions. Any person having an apparent or known skin disease, sore or inflamed eyes, cough, cold, nasal or ear discharge, or any communicable disease shall be excluded from the pool.
19. No boisterous or rough play shall be permitted in the pool, or in the pool area. Swimming alone when no other person is in the immediate pool area is prohibited. Swimming alone when no other person is in the immediate pool area is prohibited for anyone under the age of 12 years.
20. All persons are requested to cooperate in maintaining maximum cleanliness and tidiness in the swimming pool area.
21. Tobacco, beverages, food or glassware are not to be brought into the pool area, and no glassware shall be brought on the terrace.
22. The Pool shall be used 'in accordance with such rules and regulations as shall, from time to time, be promulgated by the Board of Health of Baldwin County, Alabama, and/or by the Board of Directors, which rules shall be posted by the Board of Directors in the Pool Area.
23. The pool will be closed from 10:00 P.M. to 8:00 A.M., local time, and during such times and seasons as may be decided by the Board of Directors. A designated Dunewalk has been provided for owner and guest access to the beach area. Access to the beach other than at designated locations is prohibited. No walking through the dune areas or Sea Oat areas is allowed.
24. No pets shall be allowed on the beach or in the pool area. Pets shall only be walked in grass areas on the North side of the building and then only when on a leash. Pets are allowed on the premise for owners only. No Pets are allowed by Rental Guests. No Pets shall be allowed on the beach or in the pool area. Pets shall only be walked on the grass areas located on the North side of the building. All pets must be on a leash at all times when out on the grounds of the condominium property. Owners are responsible for cleaning up after their pets at all times.
25. Loud barking of pets in units is prohibited, and shall be considered and treated as a public nuisance.

#### **AMENDMENT AND ENFORCEMENT**

26. Any consent or approval given under these rules by any person designated as manager or any person or committee designated as being responsible for the enforcement of any of these rules, and/or for the use of any common facility, shall be revocable at any time by the Board of Directors.
27. These rules are subject to amendment by the Board of Directors and to the promulgation of further rules by the Board of Directors and/or by the Association.
28. The foregoing Rules and Regulations shall not apply to the Developer, its successors or assigns, until it has surrendered control of the condominium or its control of the condominium has been terminated, in the manner set forth in the Declaration and the By-Laws.