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June 8, 2018

Tourist season is upon us!

We wanted to send you some general information and reminders of the Association Policies.

If you plan to change locks on your condo entry doors remember that they must be keyed so that the Association Master Key will open your unit. This policy keeps us in compliance with the legal requirement that the Association has immediate access to your unit in the event of an emergency. This also makes access easier for routine inspections, pest control, water leak detection, etc. If you have already changed your locks, you will want to immediately have locks installed that comply with this requirement. Failure to do so will result in the Association taking appropriate measures to make sure that we remain within the law.

With the tourists also comes Hurricane Season. Remember to make arrangements with your rental management companies for dealing with your balcony furniture in the event of a named storm. For the protection of the property, if we expect Tropical Storm force winds, before leaving that day, staff will secure the corner balconies that still have furniture. In the event of hurricane force winds, all unsecured unit balconies will be secured by staff. If Association staff has to do this, it will be their last task before evacuation. It may already be raining, and the Association will not be responsible for rust or water related issues in the units in which they have had to secure balcony furniture. Staff will not replace furniture after the storm. The Association will charge each owner \$50 if their balcony had to be secured.

Don't forget the Water Liability Mitigation policy enacted last year! If you need a fresh copy of that letter, do not hesitate to let us know. Many owners have responded by replacing water heaters, hiring professional inspections of their plumbing and drains, and purchasing steel jacketed hoses for their appliances. Costs to remediate damages due to water penetration resulting from negligence will be charged to the owners of originating units.

Parking Passes are single use only and must be filled out completely. Rental properties can purchase these in bulk from the Young's Suncoast office. Call Deborah Robinson to make arrangements at 251.968.3802. Owner Parking Decals are available for unit owners to display on their own vehicle windows. These are not to be shared. Please also work with Deborah to provide wristbands for your guests. WE CHANGED WRISTBANDS LAST YEAR FROM "ORANGE" TO "SEA FOAM." Guests wearing old orange wristbands will be questioned and made to exchange. Please issue the new wristbands so that your guests are not inconvenienced. Owner wristbands will remain blue.

Please also find a one sheet summary of the Condo Rules. Have a great and prosperous Summer Season!



Rules

- All workers, agents must check in at the office.
- Parking permits are \$10.00 and required on all vehicles; violators are subject to being towed at the owner's expense.
- Wristbands are \$1.00 and must be worn at all times on the property. Blue wristbands are issued to Owners and must only be worn by Owners and their immediate family. New Sea Foam wristbands for 2017 are available for all Guests. No other wristbands are valid beginning January 1, 2018.
- Wristbands and Parking Passes are available in bulk to Rental Agencies from the Young's Suncoast Office on Hwy 59. Wristbands and Parking Passes are mandatory. Complimentary wristbands and parking passes are provided on site for non-rental guests and owner family members.
- NO PETS. Owners only may apply for written permission to bring their own pet onto the property by registering their pet with the Board of Directors, per the Condominium Documents. No persons other than Owners will be permitted to bring pets. See the CSW Office for an Owner Pet Permit Application.
- Do not feed the birds from the balconies, decks, or pool area.
- No crossing or walking on sea oats. Beach access is through the pool deck over the crosswalk.
- No clothes, sheets, towels, blankets, laundry of any kind or other articles shall be hung out or exposed on any part of the balconies or railing.
- All unauthorized vehicles parked in reserved parking will be towed at owner's expense.
- Children under 16 must be accompanied by an adult in the weight room, game room, and sauna. Adult occupants are responsible for the actions of minor occupants.
- Outside grilling of any kind on the balconies, fireworks and/or hazardous materials are prohibited and subject to a fine. Grilling area is located on west side of building.
- Garbage chutes are located at the east end of each floor. Bagged garbage only can be dropped down the chutes. All/any boxes must go to ground floor to dumpster room at east end of the building. No construction material accepted.
- Skateboards, roller skates, and roller blades are prohibited.
- Loud noises, disturbances & inappropriate actions will not be tolerated. Please keep music, voices, and television at a conversational level especially on balconies.
- No glass allowed on beach or pool areas.
- Shower before entering pool as required by Baldwin County Health Department.
- Rinse beach items before entering pool.
- Posted pool rules apply and are enforced. NO DIVING, INCLUDING OFF HOT TUB.
- POOLS WILL BE CLOSED if lightning is in the area.
- All persons using swimming pool do so at their own risk and the Association is not responsible for any accident or injury in connection with the use of the pool or for any loss or damage to personal property.
- All persons renting beach furniture do so at their own risk and the Association is not responsible for any accident or injury in connection with the use of the beach or for any loss or damage to personal property.

❖ **FOR OTHER RULES AND REGULATIONS PLEASE SEE YOUR OWNER DOCS. RULES ARE SUBJECT TO BEING AMENDED BY THE BOARD.**