

SUMMARY OF SUNSET BAY VILLAS CONDOMINIUM OWNERS ASSOCIATION RESIDENT RULES

- No parking of vehicles on the street at any time by residents or guests; temporary exceptions allowed for moving vans, delivery services, loading/unloading. Impeding traffic flow or blocking driveways is prohibited.
- No parking on the grass at any time – vehicles can be towed immediately without warning or notification.
- No BBQ grills allowed on balconies or the grass; all grills must be used in driveway or patio areas at a minimum of 10 feet from the building by order of the City of Daphne Fire Department.
- Elevators are for people and light objects only; no furniture, appliances, or heavy objects can be moved in the elevators; children under the age of 12 years old must be accompanied by an adult.
- All residents (owners & renters) must have an official SBVCOA sticker attached to their vehicle windshield, visitors must have a visitor tag displayed in their vehicle if parked in visitor parking.
- No furniture, appliances, or household goods can be placed in the dumpster area; all refuse must be properly placed in dumpster or appropriate recycle can; boxes must be broken down prior to disposing.
- Pursuant to City of Daphne law all residents and their visitors must keep their dogs on a leash – no exceptions; all pet waste must be picked up and properly disposed of by the dog owner.
- Residents (owners & renters) are responsible for the conduct of their visitors and following Association rules.
- The pool, pavilion, and fishing pier are for the use of the residents and their visitors who must be accompanied by a resident when using these facilities.
- No wet garbage or pet waste can be disposed of in the refuse cans located at the pavilion or on pier walkway; any garbage bags in garages must be properly stored in enclosed refuse cans to prevent rodents.
- Any owner selling a unit previously designated as a rental unit must inform the real estate agent and/or buyer that once the unit is sold it has to be owner occupied; it CANNOT be rented again.
- No vegetation can be planted in the grounds (common areas) including the gravel areas next to the driveway; potted plants may be displayed but must be properly maintained, no empty pots or garden hoses can be placed in common areas; nothing can be placed on the grass.
- Golf carts and ATVs are not allowed to be driven on the streets or grass areas.
- Unit owners who are delinquent in paying their monthly Association dues are subject to a lien, foreclosure of the unit, a personal judgment, or garnishment of wages in addition to late fees and court costs.
- Unit owners who rent the unit without board approval are subject to “Cease & Desist” orders; in addition to the request for eviction of the illegal renter, a monetary fine will be levied for each month the unit was rented without approval.
- No short term rentals of any kind (e.g. AirBNB, etc.) are allowed, violators will be subject to “Cease & Desist” orders and fines.

The above rules are a summary of the most common violations. A complete listing of all rules/regulations and the Bylaws can be found on the Sunset Bay Villas website.

08/01/2017