

Rules and Regulations of Summer House West Condominium Association

Revised February 1, 2021

General Rules 1.0

- 1.1 Common areas of Summer House West shall be for the use of Owners, Renters and their overnight guests only. Day guests shall not be allowed the use of common areas in the absence of Owner, Renter or overnight guest. Common areas include the pool, gazebo, pier, boardwalk, lagoon beach, driveways, parking areas, grounds and walkways.
- 1.2 A family atmosphere shall always be maintained. No one shall make or permit noises that will disturb the occupants of the other units in Summer House West. No outside radios, stereos, large gatherings, or loud disturbances shall be allowed after 10:00 p.m. Profane language is always prohibited.
- 1.3 All garbage, refuse, and household trash shall be bagged and deposited in the waste disposal dumpster provided.
- 1.4 A Unit Owner may identify his unit with a nameplate of a type and size approved by the Board of Directors. No other sign, advertisement, notice or other lettering shall be exhibited, painted or affixed on any area of the outside of the building or balconies. One standard realtor-size "For Sale" or "For Rent" sign may be displayed on the inside of the unit.
- 1.5 No Unit Owner or occupant shall make any addition or alteration to the common elements, except as permitted in the Declaration.
- 1.6 No radio, television, or satellite antenna shall be attached to or hung from the exterior of the building.
- 1.7 No one shall store in any unit or upon or within any of the common area facilities any flammable items. Charcoal grills contained charcoal starter fluid and properly approved propane tanks shall be stored only in the lower storage bins.
- 1.8 A fire extinguisher shall be kept in the kitchen area of all units.
- 1.9 All Owners must provide a key to their unit, or the door code, to the property manager for emergency entrance and pest control.

Rental Units 2.0

- 2.1 The maximum number of occupants, including children, allowed per rental unit is as follows: four (4) occupants for one-bedroom units; six (6) occupants for two-bedroom units.
- 2.2 No unit shall be rented to anyone under the age of 25.
- 2.3 All Owners, who rent their units, shall provide the property manager the names of the of rental agent and phone number. If a unit is self-rented, then this information shall be provided to the property manager.

Swimming Pool 3.0

- 3.1 The swimming pool is unguarded and all persons using the swimming pool shall do so at their own risk. Neither the Owners of the units of Summer House West nor the Summer House West Condo Association shall be responsible for any injury in connection with the use of the pool or for the loss or damage of personal property.
- 3.2 Children twelve (12) years of age or younger shall be accompanied by an adult at all times.
- 3.3 The pool area shall be closed from 10:00 p.m. until 7:00 a.m.

Stairways, Walkways, and Balconies 4.0

- 4.1 Designated stairways and walkways shall be used at all times.
- 4.2 No skateboard, motorcycle, bicycle, scooter or other similar vehicle shall be left or stored on any stairway or walkway.
- 4.3 No article shall be left or stored on stairways or walkways.
- 4.4 No articles such as towels, clothing, sheets, etc., shall be placed, hung, or shaken from walkways or balconies of the Summer House West units.
- 4.5 No charcoal grill, gas grill, or open flames shall be permitted on any walkway, balcony or in the gazebo or on any wood surfaces in the community.
- 4.6 No children shall play on stairways and walkways.

Beach Access 5.0

- 5.1 Owners, Renters and Guests shall only use the designated "Summer House West Beach Access" for access to the Gulf of Mexico. All other access to the beach is privately owned property and, as such, is trespassing. The "Summer House West Beach Access" sign is located on the beach side of West Beach Blvd., approximately 50 yards from the Summer House West complex.

Pets 6.0

- 6.1 Only Owners may have pets in the complex. Said pets shall be limited to a reasonable number per unit and shall be limited to a reasonable size per pet. What is reasonable will be determined by the Board of Directors on a case by case basis.
- 6.2 Pets shall be on a leash at all times, except when confined to the Owner's private unit or vehicle.
- 6.3 No pet shall be allowed in the pool area.
- 6.4 Pet Owners shall be responsible for and CLEAN UP after their pets. This means removing pet droppings from common areas.
- 6.5 Loud barking of pets in units shall be prohibited and the same shall be considered and treated as a public nuisance.
- 6.6 Owners shall keep pets at their own risk. The Association shall not be responsible for any damage or injury caused by a pet to the property or person of another.

Parking Area and Vehicles 7.0

- 7.1 All vehicles on Association property shall be operated in a slow, quiet and safe manner at all times.
- 7.2 Assigned parking is reserved for Owner's and Renter's vehicles only. No vehicles shall be parked in a manner to impede or prevent ready access to occupants' parking. VIOLATORS WILL BE TOWED AT THE VEHICLE OWNER'S EXPENSE. All vehicles must have a parking pass posted on the dash which states, "Summer House West" and the unit number.
- 7.3 Only Owners may have boats and they shall be parked within their assigned parking spaces. One-bedroom Owners may park a boat on the property ONLY if an unassigned space is available. Renters may not have or store boats or personal watercraft on the property.
- 7.4 The maximum number of vehicles, including boats, may not exceed the assigned number of parking spaces per unit.
- 7.5 Absolutely no parking in fire lanes or in front of trash dumpsters.
- 7.7 No camper, recreational vehicle or storage trailer parking shall be permitted. No water or electrical hookup for same shall be permitted.

Pier 8.0

- 8.1 The pier shall be used in accordance with such rules and regulations as are promulgated by Baldwin County and/or the City of Gulf Shores.
- 8.2 Swimming from the pier or in the pier area is at the swimmer's own risk.
- 8.3 Crab traps shall be moved from the water and pier when not in use.
- 8.4 All persons using the pier do so at their own risk. Persons using the pier are not to hold the Association liable for any actions, of whatever nature, occurring on or around the pier.

Publications, Enforcement and Fines 9.0

- 9.1 All Owners shall post a copy of these Rules and Regulations in their units in a prominent location. Violations of these Rules and Regulations by Owners or Renters will result in a notification of violation for the first offense and fines for subsequent offenses.
- 9.2 All Owner who rent their units shall provide a copy of the Rules and Regulations to their rental agents and provide a copy to all the Renters prior to their arrival to Summer House West.