

Lagoon Run Condominium Association, Inc.

Rules and Regulations

The facilities of Lagoon Run Condominium are for the use of condominium owners, condominium renters or lessees and their invited guests. The purpose of these rules is to maintain and protect our property, protect owners and guest against injury and to protect the liability of the association. The property is under 24/7 video surveillance.

The Board of Directors of Lagoon Run may impose a fine of \$100.00 on violators of the Association Rules and Regulations, and on any owner that rents to anyone that willfully breaks the rules.

All owners must post a copy of the Lagoon Run Condominium's Rules and Regulations in their units.

General Community Rules

1. No one shall make or permit any noises, including but not limited to the use of profanity, that will disturb or annoy the occupants of any of the other units of Lagoon Run or permit anything to be done which will interfere with the rights, comfort, or convenience of others. Quiet hours are 10PM to 7AM.
2. No substances illegal in **Alabama** are allowed on property at any time.
3. Each owner shall keep his unit in good state of preservation and cleanliness. All garbage and refuse shall be deposited with care only in the garbage container in the area designated for that purpose. Garbage shall not be placed or allowed to remain outside of any unit door or window, on any walkway or balcony or be placed on any common area of property except designated area.
4. Children under the age of twelve (12) years shall be accompanied by an adult while at the pool, the pier and use of the elevator.
5. All carts used to load and unload vehicles are to be returned to the area outside the elevator on the ground floor immediately after use. Carts cannot be removed from the property or stored in units.
6. Changes to the outside of the building are the exclusive prerogative of the Association. No alteration of the exterior of the building shall be allowed by any unit owner without express written consent and permission of the Association. The Common Elements are the responsibility of Lagoon Run Condominium Owners' Association except for those matters stated in the Declaration of Condominium of Lagoon Run Condominium to be the responsibility of the unit owner. **NO** attachments to the exterior of the building are allowed that require **ANY** type of hole in any surface of the building that the Association is responsible for. This includes but not limited to decorations, hooks, radio, television without written approval of the Board of Directors. No work of any kind is to be done upon or affecting those portions of the exterior building walls or interior boundary walls which are the responsibility of the Association, without first obtaining the approval of the association.
7. Windows and doors are the responsibility of the unit owner but are considered as part of the exterior of the building. Replacement and maintenance of windows and doors are to be done in accordance with the **OWNERS GUIDELINES FOR NEW DOORS/WINDOWS INSTALLATION**. Owner is to provide the Association a description of work, proof of permit, contractor's business license and insurance for approval prior to work beginning.
8. **ONLY** licensed and insured contractors are allowed to perform work on property. Copy of contract along with proof of license and insurance is to be provided to Board of Directors prior to work being done on property.
9. Only **ELECTRIC GRILLS** are allowed on the balconies. No open flame (charcoal, propane, or other) grills can be used on balconies due to fire hazard. Charcoal grills are provided in the picnic area by the lagoon. **NO FIREWORKS!!** It is illegal to sell or use fireworks in the Cit of Gulf Shores and the Police Jurisdiction without an Assembly Permit issued by the City.
10. 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 and exterminate the same. All owners must provide a key or door access code to the Association.
11. Shoes and/or other foot protection are to be always worn on the walkways and stairways. The walkways shall not be littered with shoes, coolers, rafts, or beach bags. Sitting on the rails of the walkways or balconies is not allowed.
12. No operation or storage of bicycles, scooters, or motorcycles are allowed on the walkways. No skateboarding on any part of the property.

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Rental of Units

1. Persons under the age of 25 are not allowed to rent units.
2. Renters and guests must follow all rules of the Association, and owners are subject to be fined if the rules are not followed.

Parking Area and Vehicles

1. Only authorized vehicles displaying proper passes issued by the Association are allowed. Vehicles in violation are subject to being booted or towed by the Security Company at the vehicle owners' expense. Owners could be subject to a fine of \$50 per day, per vehicle for violation by self, guest and/or renter.
2. No parking allowed in the fire lanes, under stairwells, or any place that is not designated for parking. Anyone illegally parked is subject to having their vehicle towed or booted by the Security Company at their own expense.
3. No vehicle shall be parked in such a manner as to impede or prevent ready access to other parking spaces or extend beyond the designated lines of a parking space. Vehicles parked under the building are not to extend beyond the parameter of the 1st floor concrete walkway above.
4. Only authorized vehicles shall be allowed to utilize handicapped parking spaces. There are two handicap parking places in the front (West Beach Blvd side), east side and a handicap parking sticker or tag is required to park in these parking spaces. Handicap parking sticker/tag is in addition to the required pass issued by the Association for all vehicles.
5. Owners are provided two owner specific parking cards when a unit is purchased and registered with the Association. Additional visitor passes may be purchased.
6. Visitor vehicle registration passes, or boat trailer stickers are required to be considered legally park in the Lagoon Run parking areas.
 - Visitor passes may be purchased from St Johns Business Services in advance at owner\rental company's request. The cost is \$25 per pass.
 - Passes must always be visibly displayed in the front windshield of every vehicle (including motorcycles). Visitor passes must include unit number and expiration date (date of departure).
 - A new visitor pass is required for each guest\renter(s). ONLY the original passes purchased from the Association are considered legal. Passes not purchased from the Association or that have been copied, reproduced, reused, or recreated are not legal and unit owner will be subject to a fine in addition to the vehicle being booted or towed.
7. If you rent your condo by owner or real estate agency, it is your responsibility as the owner to ensure all renter's vehicles and boat trailers have the proper visitor passes. Violations are subject to the \$50 fine per day, per vehicle and boot or towed.
8. An owner will be allowed to leave a boat/utility trailer parked at Lagoon Run as long as it is used every 14 days. (The boat/utility trailers must be moved within 14 days) Boats parked in any parking place other than the designated boat parking spaces will be towed or booted by the Security Company at the owner's expense.
9. Utility trailers may be parked in the boat/trailer parking area or in the unit parking place if it will fit within the parking space only when the owner is in residence at time of storage.
10. Parking on the West side of the parking lot against the street is designated as boat parking only. Parking on the east side of the parking lot against the street is designated as boat overflow and visitor parking. Vehicles parked in visitor parking over night without a properly displayed pass, will be subject to being towed or booted by the Security Company at the owner's expense.
11. If a boat/trailer or utility trailer is unused or becomes an eyesore it will be removed at the Board's request and owner's expense.
12. Recreational Vehicles (RV's) are not allowed to park on property at any time. These include all types of RV's including Class A, Class B, Class C, Travel Trailers, 5th Wheels, Folding and Tent Trailers.

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Pet Policy

1. ONLY owners listed on the deed may have pets. NO PETS are allowed by family members, renters, or guests.
2. Pet owners must complete a Pet Registration Form **before** their pet occupies the unit. No pet is allowed on premises without registration. A current photograph and vet records\documentation of shots and flea protection including the owner's name must be included with registration form. The Initial registration request and annual record updates are to be emailed to the Association at lagoonrunhoa@gmail.com. A tag, collar, or leash will be given to the owner for each registered pet by the Association. Each pet must wear tag, collar, leash or leash extension when outside of owner's unit as proof of registration. The cost for registration is a one-time fee of \$50.00.
3. Renters who arrive with a pet that is not an **ADA registered** service animal will be required to remove the pet from the property immediately. To avoid unnecessary issues, the owner or rental company should notify the Association via email at lagoonrunhoa@gmail.com of guest with registered service animals in **advance** of their arrival when at all possible.
4. Pets must not be left unattended on patios or balconies. (Very important, especially if you have a barker)
5. All pets are to be on leashes with leash extender provided by the Association or in carriers. No roaming animals off leashes or out of the carriers when walking animals.
6. Pets in transit on the walkways are to be carried, restrained, or leashed. Pet owners are requested to take their pet out of the building by the nearest stairs to their condo. Pets can use the elevator only if it is not occupied by owners or guests who may be afraid of the pet. If the elevator is occupied or becomes occupied, then the pet & owner must exit and wait for an empty elevator or use the stairs.
7. Pets are allowed on all grassy areas of the property except for the middle courtyard. It is recommended pets go to the bathroom on the Southwest side grass area between Beach Blvd and the boat parking areas. Owners are responsible for cleaning up after their pet and discarding securely bagged pet droppings. (Bagged and dumped in garbage)
8. Pets are not allowed at any time in the swimming pool area unless the pet is a registered service animal as defined by the ADA.
9. Pets are allowed on the dock\pier only if it is not occupied by owners or guests who may be afraid of the pet. If the dock\pier becomes occupied, then the pet & owner must exit unless the pet is a registered service animal as defined by the ADA.
10. Pets are not allowed in the middle grass common area unless the pet is a registered service animal as defined by the ADA.
11. Pets must not become a Nuisance. A pet becomes a nuisance when its behavior causes personal injury or property damage, makes noise continuously or incessantly for a period of 10 minutes or more and disturbs any person at any time of the day or night.
12. **Cost of any infraction to the Pet Policy is a \$150.00 fine to the Unit Owner per pet / per occurrence / per day.**

Swimming Pool

1. The association does not provide a lifeguard. All persons using the pool do so at their own risk. 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. Persons using the pool area agree to not hold the Association liable for any actions of whatever nature occurring within the pool area.
2. Pool rules are posted, and violation can result in pool privileges being revoked and fine imposed.
3. Pool hours are 9AM to 10PM.
4. No glassware allowed in the pool area. All persons are requested to cooperate in maintaining maximum cleanliness and tidiness in the swimming pool area.
5. 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.
6. Do not play with the Life Saving Devices that are posted in the pool area. These are for emergency use only.

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Pier and Boat Slips

1. Boat ramp and boat slips are first come, first serve for owners, their guests, and renters only.
2. The boat ramp is to be closed and locked at all times.
3. Boats are to use the slips and personal watercraft are to use the finger piers.
4. Crab traps should be left alone if they do not belong to you. Remove all traps when you leave. Traps left unattended may be disposed of.
5. "No Wake" rules do apply.

Recreational Paddle Craft Storage

1. The designated racks are the only place Kayaks, canoes, and paddleboards may be stored in the common area. Storage under HVAC units, around stair towers or in other common areas is prohibited and will result in removal of said item.
2. Paddle craft stored on common area racks are at owner's risk. The association is not responsible for items that may be borrowed, become missing or damaged.
3. Owners are responsible to ensure items on the racks are secured and labeled with a unit number.
4. The storage space is first come first serve, but are not intended as permanent storage. There are 42 units and limited spaces so be courteous to your fellow owners.
5. Racks are not intended for permanent storage. The use of the racks from Labor Day until Memorial Day is prohibited unless owner is occupying a unit. All items left on the racks from Labor Day through Memorial Day when owner of paddle craft is not in resident, will be subject to removal.

Hurricane Preparedness

1. All boats/trailers and utility trailers must be removed from property 24 hours prior to the time National Weather service predicts landfall of a "Named Storm" event (Tropical Storm or Hurricane). If not, then the boat/trailer will be towed at the owner's expense.
2. All renters and guest, unless accompanied by owner, must evacuate the property at least 12 hours prior to the predicted landfall of a "Named Storm."
3. Items such as kayaks and other personal items stored on property must be removed from common areas 24 hours prior to the predicted landfall of a "Named Storm." No such items can be stored under the stairs or tied down to any of the buildings, fences, etc. due to the potential for damage. If the owner does not remove the item and damage is caused, then the owner will be liable for the damage. If the Association/maintenance company facilitates the removal of personal items prior to storm, the cost will be at the owner's expense.
4. Any boats tied to the pier will be released in the water if not removed ~~claimed~~ during evacuation. If time permits due to safety, the maintenance company may keep record of release.
5. All items on porches need to be secured or stored during any storm.
6. During any "Named Storm" event, as water rises in the lagoon, pier access will be prohibited for personal safety reasons. The pier will not be reopened until inspection can be made after the event to ensure the pier is safe.
7. Hurricane re-entry tags/stickers will be required by the City for entry after the storm. Owners can get these stickers from the City of Gulf Shores.

Note: Owners who can get to the property prior to storm to secure their unit are asked to help in securing and in the cleanup of the property to protect our overall assets. The maintenance company along with Board of Directors will do the best they can during this time, but as owners we need to take responsibility and help as much as we can.