

COTTON BAYOU CONDOMINIUMS ASSOCIATION INC.

RULES AND REGULATIONS

as CONSOLIDATED and AMENDED BY RATIFICATION OF THE OWNERS
in Accordance with the Bylaws and Declaration of Condominium
at the COA Annual Meeting April 6, 2013

General Community Rules

1. The facilities of Cotton Bayou Condominiums are for the use of the condominiums owners and their invited guests. Trespassers will be removed from the property.
2. Designated walkways and paved areas shall be used at all time and shortcuts shall be avoided, both to prevent accidents and to preserve the appearance of planted areas. No motorized vehicle - except as required for individuals with handicaps - shall be operated on any walkway, sidewalk or pier or other area except upon the driveways and parking areas designated for vehicular use.

Speed limit is posted at 5.m.p.h. for all vehicles.

3. No article shall be hung or shaken from the doors, balconies, or windows or placed upon the window sills of the units. Under no circumstance shall laundry or other articles be placed of hung on the exterior portions of a condominium.
4. No one shall make or permit any noises that will disturb or annoy other occupants of any of the other units in Cotton Bayou, or do or permit anything to be done which will interfere with the rights, comfort or convenience of others. Obscene or profane language or actions will not be tolerated.

Quiet time is from 10:00 p.m. until 9:00 a.m. and will be enforced. Tailgating parties are not permitted.

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 doors or windows there, any dirt or other substance. All garbage and refuse shall be deposited with care in garbage containers intended for such purpose and at such times and in such manner as the Board of Directors may direct. Garbage bags shall be deposited in the garbage collection area designated for that purpose in order to accommodate garbage pickup service, and in no other location. Do not leave garbage outside your door overnight. No trash or other articles shall be burned, and all disposals shall be in accordance with such further rules and regulations as shall, from time to time, be promulgated by the Board of Directors.

Owners are responsible for ensuring the area under and around each condominium building remains free from trash, junk, construction materials or any other such items that may be deemed unsightly by even the most critical observer. Non-operating boats and/or automobiles, utility trailers, non-working bicycles, household goods etc. shall not be stored under the condominium buildings. Such items may be removed at the discretion of the Board of Directors following notice to the owner of that pending action and any cost involved will be billed to the owner.

No owner may take over or claim any part of common property for their own personal use. Personal items should be stored in your parking area or in the storage rooms provided for that use.

BALDWIN COUNTY, ALABAMA
TIM RUSSELL, PROBATE JUDGE
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6. The sidewalks, driveways and parking areas must not be obstructed or encumbered or used for any purpose other than ingress and egress to common areas. Parking pads are for parking only. Automobile parking spaces have been provided for the use of each unit. Boats, trailers and vehicles other than automobiles shall be parked only in the parking spaced designated for the exclusive use of the unit owner. 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 as 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.

Vehicles parked in restricted or landscaped areas may be towed without notice at the owners' risk and expense.

7. Toilets or other water apparatus in the buildings shall not be used for any purpose other than those for which they were designed. Grease, trash, pet materials, etc. shall be not be disposed of by using the toilets, sinks or garbage disposals. Any sweepings, rubbish, rags or other articles be placed in the proper containers for disposal of same. Any damage resulting from misuse of any toilets or other apparatus in the units or on the Cotton Bayou grounds shall be repaired and paid for the owner of the unit causing such damage. 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 placed and manner approved 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 windows or placed on window sills, interior or exterior, or otherwise displaced without the express prior written consent of the Association. This restriction includes "For Sale" signs.
9. 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 affected those portions of exterior building wall or interior boundary wall which are the responsibility of the Association with out first obtaining the approval, in writing, required by the Declaration of Condominium.
10. No electronic connection (radio, TV, satellite, computer access) may 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 Bylaws. Except in case of emergency, entry will be made by prearrangement 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 the same. Access keys must be proved to the Association's Management office for this purpose. Should the Owner change locks for any reason, it is the responsibility of that owner to immediately provide replacement access keys.
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 benzine, or other explosive or articles deemed hazardous to life, limb or property, without in each case obtaining the written consent of the Board of Directors. Exception is made for the Association's required landscaping and maintenance equipment.

13. Fireworks are expressly prohibited anywhere on the Cotton Bayou property.
14. Electric barbeque grills are permitted on the private decks. Gas or charcoal grilles are expressly prohibited by Cotton Bayou' Association and by ordinance of the City of Orange Beach.
15. Complaints regarding the management of the condominium or regarding actions of other owners or invited persons shall be made in writing to the Board of Directors via an Incident Report which must be signed but which shall remain anonymous beyond 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 infractions 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 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, in its sole discretion, may decide the complaint without hearing. In the event the Board elects to have a hearing upon such complaint, not less than five (5) days' written notice thereof shall be given to each person named in the complaint as aggrieved and/or charges, stating th 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 charge shall be entitled to be present in person or by their attorney, and to be heard.

The Board reserves the right to set a time limit on discussion, and the Board decision will be final.

SWIMMING POOL

16. All persons using the pool do so at their own risk. This Association is not responsible for any accident or injury in connection with use of the pool or for any loss or damage to property. Persons using the pool area agree not to hold the Association liable for any actions of whatever nature occurring with the pool area.
17. Persons twelve (12) years of age or under must be accompanied at all times by an adult who shall be not less than eighteen (18) years old.
18. 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 owners' family plus three (3) guests.
19. Rental guests may not bring additional persons to any of the common areas at any time. Access is restricted to the number of persons legally staying in the condo unit.
20. Owners are responsible for the conduct of their guests at all times, and for the careful observance of all safety and sanitation precautions. Any person having an apparent or know skin disease, sore or inflamed eyes, cough, cold, nasal or ear discharge, or any communicable disease shall be excluded from the pool.
21. Proper swim attire is required. Babies are required to wear waterproof swimpants at all times.
22. NO DIVING, 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 discouraged.
23. All persons are requested to cooperate in maintaining maximum cleanliness and tidiness in the swimming pool area including depositing any garbage in the containers provided.

24. Food and beverage are allowed in the pool area in plastic containers only. NO GLASS may be brought inside the fenced pool area.
25. Pets are not allowed within the fenced pool area.
26. Pool hours are from 9:00 a.m. to 10:00 p.m and such other times and seasons as may be decided by the Board of Directors. Hours of access are strictly enforced.
27. The pool shall be used in accordance with such rules and regulations as shall, from time to time, be promulgated by the Baldwin County Health Department, and/or by the Board of Directors. Further decisions as to safety, occupancy load, weather conditions etc. may, from time to time, be made, administered and enforced by a Certified Pool Operator. The CPO's decision is final.

TENNIS COURT

28. The tennis court shall be used for the purpose of tennis only, and in accordance with such rules and regulations as shall, from time to time, be made by the Board of Directors. Bicycles, skateboards, roller skates etc. are not allowed.
29. Tennis court hours are 9:00 a.m. to 10:00 p.m.
30. Pets are not allowed on the tennis court.

BOAT DOCKS

31. Arrangement for use of the boat docks is under the jurisdiction of the Board of Directors, or such other person as may be designated by it as in charge of the boat docks. A Boat Dock and Slip Use Agreement form may be obtained from the Management Office and must be filled out and signed by everyone using the boat and launch facilities prior to launch. Use of the dock area is restricted to owners and guests staying on the property.
32. No permanent dockage is available. However, boats may be left for an indefinite time, if there are vacant slips.
33. Owners must not dock in a slip where dock lines or equipment of another person are in place.
34. No one may board any boat unless invited by the owner of said boat.
35. Small children are not allowed, unattended, near the dock and launch area.
36. Owners and guests using the fish cleaning station are required to thoroughly clean the area after use. Fish carcasses should have the eyes and swim bladder punctured before discarding to prevent the waste floating around the pier.
37. Cotton Bayou boat docks are not a marina - it is for recreational use only - no charter fishing, diving, sightseeing, parasail boats, live aboards, etc. may operate from Cotton Bayou property. Overnight stay aboard boats is limited to an occasional maximum three (3) nights. Abuse of this privilege will result in fines.

PETS

- 38. Owners and their families are allowed the privilege of having their pets on the property. Non-owners and/or renters are prohibited from having animals on the property.
- 39. Pet owners must have their animals leashed and within their immediate and direct control at all times.
- 40. Pet owners are obliged to immediately pick up the waste each and every time. Fines of \$50 per occurrence, per pet, per day will be levied against any owner who does not comply.
- 41. Barking or other noise making animals must be muted so as not to disturb other owners and guests.

AMENDMENT AND ENFORCEMENT

- 42. 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.
- 43. Administration of these Rules and Regulations is delegated to condo management unless revoked as outlined above.
- 44. The Board of Directors may establish fines for repeat violations of condominium Rules and Regulations by an owner or by the owner's guest, and if unpaid in a timely manner, a lien shall be filed to insure their collection upon foreclosure proceedings or the sale of the unit.
- 45. 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. A more concise Rules and Regulations page is also available from the office and you are encouraged to place it conspicuously within your condo and have all your family and guests familiarized with the Condo expectations.

April 6, 2013