

## SEASCAPE CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

### 1 Purpose and Authority

The fundamental purpose of the Association Rules and Regulations is to provide a basis for protecting Owners' equity in the building, maximize enjoyment, assure continued aesthetic beauty of the community, and provide the framework to live in harmony. The Articles of Incorporation of Seascape One Condominium Owners' Association Inc., Art. 3., authorizes the Board to adopt these Rules and Regulations and levy reasonable fines for violations. Alabama Code §35-8A-302.

### 2 Responsibility

Condominium Owners are responsible for the actions of their family members and guests, including contractors, as well as their tenants and tenants' family members and guests. Owners are responsible for providing a copy of these Rules and Regulations to their tenants. Owners are responsible for payment of all fines levied and costs incurred related to violations of these Rules and Regulations.

### 3 Violation Process and Penalties

Fines may be levied by the Board of Directors after notice and hearing in accordance with the schedule below:

#### 1. 1<sup>st</sup> Offense: Notice of Violation

The notice will specify the nature and date of the violation or the date the violation was identified and, if applicable, the time in which to comply with the Rules and Regulations.

#### 2. 2<sup>nd</sup> Offense: Notice of Violation and Possible Penalty

The Owner will receive a Notice of Violation and will be allowed to submit a written response within 14-days. Thereafter the Board will issue a decision for or against a penalty, fine or other action. The fine, if any, will be no greater than \$50 for a 2<sup>nd</sup> offense.

#### 3. 3<sup>rd</sup> Offense: Notice of Violation and Possible Penalty

The procedure will follow the same as above; however, for a third or subsequent offense of the same rule, the Board may issue a fine of \$150 or greater.

### 4 Architectural Control

Individual condo Owners own the interiors of their condos and have limited exclusive use of their decks/balconies. The building exteriors, roofs, stairwells, fences, plant beds, sidewalks, parking area, etc. are common property and fall under the architectural control of the Board of Directors.

Maintenance of front doors, patio doors, windows, window screens, storm doors are the responsibility of the individual homeowners. Even so, the Association has the right and responsibility to control the visual attractiveness of the property, including the right to require uniform paint colors and/or materials to be used by an Owner for objects (windows, doors, etc.) that are visible from the common area and the right to require the repair or removal of objects that detract therefrom.

SEASCAPE CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS

**5 Parking Rules and Enforcement**

Each unit has one designated parking space in the covered carport that is deep enough to accommodate two vehicles. The designated parking space is marked with the unit number.

**All VEHICLES IN THE COVERED PARKING AREA MUST PARK WITHIN THE YELLOW LINES; vehicles parked on or over the lines are in violation of this rule and may be booted or towed.** If your vehicle is too large to fit between the lines, park next to the grass north of the covered parking area. All vehicles must display current legal DMV license plates and stickers and must be in proper running order including inflated tires.

Any resident may report violations in writing to the designated Board member. The resident must include the date and time of the violation and a picture of the violation. Violations may result in a warning notice, fine, and/or the vehicle may be booted or towed at the owner's expense.

Please make service people and guests aware of the parking rules before they arrive at your condo and monitor where they have parked to avoid the embarrassment, inconvenience, and expense of finding their vehicle booted or towed.

**6 Pets – Owners Only**

**GUESTS OF SEASCAPE ARE PROHIBITED FROM HAVING PETS ON THE PROPERTY.** Guests violating this rule will be asked to leave. Condo Owners are allowed to have pets on the property. Owners assume full responsibility for their pets and any pet at their unit. Pets are not allowed to disturb others in any manner. Pets must be kept on a leash when outside the confines of the Owner's unit. Pets shall not be tethered or left unattended on balconies or patios. Residents are responsible for cleaning up their pets' waste immediately or will be fined. Owners needing an accommodation from this rule on behalf of a guest or renter must contact the designated Board member no less than two weeks prior to arrival and must provide all medical or certification documentation necessary to support the accommodation.

**7 Pool Use**

Pool use is reserved for Owners and their guests and tenants. There is no lifeguard on duty and all users swim at their own risk. Pool hours are from 8 a.m. to 10 p.m.

Persons under 16 years of age must be under the direct supervision by an adult at all times.

Swim diaper and/or rubber covers are required for children who normally wear diapers.

No glass containers or pets are allowed in the pool area.

No diving is permitted in the pool.

No running, wrestling, or horseplay is permitted in the pool area.

Please shower off before entering the pool.

Food, alcoholic beverages and chewing gum are not allowed in the pool area.

A person with colds, coughs, red or infected eyes, skin eruptions, open wounds or sores, or bandages are not permitted in the pool.

No substance (e.g., soap, bubble bath, or dye) shall be introduced into the pool.

SEASCAPE CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS

**8 Personal Property**

No property may be stored temporarily or permanently on sidewalks, walkways, parking lots, carports or other common areas. The covered carport may not be used to store items that are not vehicles, trailers or watercrafts (e.g., furniture, beach toys, tools, etc.). If the items are not moved in a timely manner, the Association will following the enforcement process, which may include the removal of the items at the Owners' expense.

**9 Noise and Nuisance**

Noise that is unreasonably loud, raucous or jarring to persons within the area of audibility between the hours of 10 p.m. and 8 a.m. is declared to be a public nuisance and subject to Board and Civil action. Complaints made to the Board could result in fines or penalties. If immediate relief is needed, the Association recommends the resident call the Baldwin County Sheriff Department (911).

**10 Balconies/Decks**

No objects shall be thrown from balconies. Residents shall not drape rugs, towels, laundry or other items over the balcony railings. No grills or burning devices are allowed on balconies. No bird feeders or bird feeding is allowed on balconies.

**11 Garbage**

Do not store garbage or trash on the walkways, entryways or in the parking area. All trash should be discarded promptly in the dumpster provided on the east side the complex.

**12 Signage**

No signs of any kind are allowed in the windows of any unit or attached to the building railings.

**13 Firearms/Fireworks**

The use of any firearm, BB gun, pellet gun, slingshot or any other comparable weapon is strictly prohibited. Use of fireworks is prohibited on the premises.

**14 Grill Area**

The grill area is for the use of Owners, guests, and renters. It is available on a first come, first served basis. Anyone using the area is responsible to clean up after themselves immediately after use.

**15 Unaccepted or Illegal Activity**

Owners, guests, and renters are prohibited from participating in any illegal activity on the premises including use of illegal drugs, violence, vandalism, or any other activity prohibited by law.