

RULES AND REGULATIONS FOR OWNERS/TENANTS

Effective September, 2022

CHATEAU ROYALE IS A SMOKE-FREE PROPERTY:

We are a SMOKE-FREE environment and tobacco of any kind, electronic cigarettes, or any other kind of smoking material is strictly prohibited from all areas of the property. This includes all common elements, Units INSIDE and OUTSIDE, all buildings, grounds, walkways, driveways, parking areas, and laundry room. Noxious, offensive or illegal activities or substances are not permitted anywhere on condominium property or inside units. Please inform your guests as well. (Art. 7.01)

Common Elements: Common elements are defined as all areas shared by residents, owners and renters. These include porches, balconies, decks, breezeways, fountain areas, laundry room, etc.

Driveways/Breezeways: may not be blocked at any time by any vehicle including, but not limited to, moving trucks, service vehicles, resident's vehicles, etc. **NO vehicles are allowed on sidewalks, lawns, breezeways or unpaved areas for any reason, at any time other than emergency vehicles: police, fire or ambulance.**

Plants: Residents are permitted up to two planters placed outside their unit, provided they DO NOT BLOCK doorways, walkways, stairs or breezeways. In addition, wind chimes may be hung provided they do not disturb your neighbors. **COMMON ELEMENTS:** No one may plant or trim any bushes, flowers, shrubs, etc. on the property without prior Board of Directors approval. No statuary, signs, planters, artwork, etc. may be placed in garden areas or hung from trees or shrubs. Hanging Baskets are NOT permitted anywhere on the property. Nothing may be placed on or affixed to any buildings without prior approval from the Board.

Vehicles: Personal vehicles must be parked in the designated area that corresponds with the unit number. Second vehicles must park in a visitor spot. No boats, commercial vehicles or recreational vehicles may be parked in parking areas without written approval of the Board of Directors. ALL GUESTS must use Visitors Spots. Washing, polishing, repairing cars or boats is prohibited on the premises.

GARBAGE: (Art. 13.01) All garbage (wet or dry) **MUST** be bagged and tied and placed in the designated bins in the back of the property. This Garbage area is for everyday household waste **ONLY**.

RECYCLING: The City of Fairhope recycles paper, plastic, aluminum and tin. These items should be placed in the appropriate cans in the Recycle Area. We do **NOT** recycle glass. Glass should be put into your regular garbage bags, or taken to the Fairhope Dump on Section Street.

CARDBOARD: Boxes **MUST BE BROKEN DOWN** for recycling, or they will not be taken. Please **DO NOT** put raw food boxes (Pizza) with others.

****** No other items, including appliances, furniture, lamps, mops, brooms, wreaths, plants or plastic tubs may be thrown in the Garbage area or recycle area. Those items can be taken to the Fairhope Dump area on Section Street.

KEYS: Management must retain a current physical key to each unit. This will be used for access in case of an Emergency by the Board of Directors or its assignee. Additionally, if access is to be made for pest control, water shut off, or other condominium maintenance issues, 24 hour notice will be given; except in cases of emergency.

PETS: Only *OWNERS* are permitted to keep up to two (2) small pets with a combined weight of less than 30 pounds, (Art. 7.08) a single pet may not exceed 20 pounds. All pets must be kept on a leash at all times when outside and curbed off property. All waste must be picked up and cleaned up immediately by owner.

**** RENTERS are NOT allowed pets, no matter the terms of their lease. This includes: snakes, birds, cats, dogs, etc.**

Any exceptions to the pet policy must be approved by the Board of Directors.

OCCUPANCY AND RENTAL LIMITATIONS: The condominium property shall be used for single family residential purposes only. The minimum lease allowed is 30 days, with a maximum of 3 years. Owners must advise the management company of all tenants, and fill out the proper paperwork for security and emergency purposes. No unit will be used or rented for transient hotel or motel purposes. This includes, but is not limited to, internet sites such as AirBNB, etc. Each unit has an occupancy restriction of two (2) persons per bedroom (Art.7.01 and 7.05)

MOVE IN/MOVE OUT: Anyone moving in or out must properly dispose of all packing/moving materials. Cardboard boxes must be broken down and placed in the recycling area. Unit Owners, or their rental agents, are required to supervise this activity.

SAFETY ISSUES: For the safety of our entire community, each owner should maintain their units in good faith. All a/c filters should be changed monthly. Smoke alarm batteries should be changed once a year. Utility closets should be kept clean and uncluttered to avoid fire hazard. Any plumbing or electrical issues between units, i.e. leaking pipes, must be reported to our management company immediately upon discovery.

WATER: Water cannot be shut off to any specific unit, except those with individual shut offs, **unless there is an emergency.** If the water to your unit must be turned off, the owner of the unit must notify the Board of Directors of day and time of shut off. Any and all units affected will be given 24 hours advance notice. Water may not be shut off for more than 3 hours.

COLD WEATHER: Each unit owner and renter is responsible for taking reasonable action to keep pipes from freezing in winter. Water Heaters must be checked regularly and

replaced when beyond their useful life to prevent leaking and causing damage to common elements or other units.

WINDOWS: All outside windows **MUST HAVE** white blinds in good condition at all times. Blinds must cover the windows and be visible from the outside. Nothing may be placed or affixed to any window that would be visible from the outside or prevent the blinds from closing.

**** Window washing, door cleaning, patio furniture cleaning, etc. are the responsibility of the owner and/or tenant in order to keep the Common Areas looking neat. We do not have a Maintenance Person to handle those needs. You must do it yourself or hire someone to do it for you.**

MISCELLANEOUS ITEMS:

Each resident is to keep their unit in a good state of repair and cleanliness. Residents and their guests are to respect their neighbors' areas and will not sweep or throw or permit to be swept or thrown from doors, windows or balconies and staircases any dirt, debris or other substances.

The Common Elements may not be altered in any way. Nothing may be added, removed, constructed on, attached to, etc. any common element without the expressed written consent of the Board of Directors.

NO BUSINESS, TRADE, occupation or profession of any kind, commercial or otherwise, is to be conducted or permitted on any part of the condominium property, except as described in the Declaration of Chateau Royale Article VII, Section 7.01.

BICYCLES: Bicycles may **NOT** be stored on porches or decks. In the future, there will be a bicycle rack available for your use. The Association will take no responsibility for any bicycles stored there.

CABLE HOOKUP: We have Media Com or U-Verse (AT & T) available. Dish and Direct TV **ARE NOT ALLOWED.**

PERSONAL PROPERTY/ LAUNDRY: **NO CLOTHING, RUGS,**

SHEETS OR ANY OTHER ITEMS may be placed anywhere outside of a unit to dry. This includes but is not limited to railings, bushes, trees, planters, chairs, etc. Please inform your guests of this rule as well.

DAMAGE: Tenants must report any damage and/or inoperable equipment (i.e. dishwasher, HVAC, stove) promptly to the owner or their rental agent. All repair work done on a specific unit by the condominium association's hired companies must be approved by the owner first, and will be billed to the owner. The Association is **NOT RESPONSIBLE** for securing estimates, etc. for the owners.

EXCESSIVE NOISES: Please be considerate of your neighbors regarding loud noises, voices, car mufflers, slamming doors, etc., especially after 10 pm. Respect for each other is important when living in such close quarters. Loud voices or cell phone conversations in the courtyard or on a porch echo throughout the property and may disturb others.

HAZARDOUS DANGERS: Gasoline filled containers or gasoline equipment, propane tanks and containers, or propane equipment may **NOT** be used or stored anywhere on condominium property, including inside units.

GRILLS: Personal grills, of any kind, are **NOT** permitted anywhere on the property, or inside a unit. There is a gas grill on property, located in the common area outside the Clubhouse, for owners and tenants use. Please be respectful and turn off the gas and clean up the area after each use.

LAUNDRY ROOM: The Laundry Room must be kept clean at all times. Personal items may **NOT** be stored in the laundry room by anyone. Lint trays must be cleaned out after **EACH** use. Wet clothes must be removed from washing machines in a timely manner to free up the machines for others. Please refrain from using the laundry room after 10 pm as it may disturb other residents.

Current Laundry Machine Costs (US Coins Only):

\$1.50/wash (approx. 35 min.)

\$1.50/dry (approx. 1 hr.)