

Compass Point Condominium Rules

GENERAL

- (1) COMMON AREAS ARE FOR USE OF OWNERS/RENTERS OCCUPYING A UNIT, AND GUEST ONLY WHEN THE OWNER/RENTER IS ON THE PREMISES.
- (2) USE OF COMMON AREAS BY RENTERS PERMITTED ONLY BETWEEN CHECK-IN AND CHECK OUT TIME.
- (3) TOWELS/CLOTHING SHALL NOT BE HUNG ON THE BALCONY RAILS. NOTHING SHALL BE THROWN FROM THE BALCONIES. FEEDING BIRDS IS PROHIBITED ON THE GROUND OR FROM BALCONIES.
- (4) NOTHING SHALL BE LEFT OR STORED ON WALKWAYS OR OTHER COMMON AREAS.
- (5) ALL GARBAGE & HOUSEHOLD TRASH MUST BE DEPOSITED IN DUMPSTER PROVIDED FOR THAT PURPOSE. (DUMPSTER IS LOCATED BEHIND LATTICE WALL OFF SANDPIPER LANE).
- (6) NO PERSON SHALL MAKE NOISE THAT DISTURBS OTHER OCCUPANTS. TV, RADIO, STEREO, ETC., SHALL NOT BE PLAYED LOUDER THAN CONVERSATIONAL LEVEL.
- (7) ONLY SMOKELESS ELECTRIC GRILLS MAY BE USED FOR COOKING ON BALCONIES. ANY OTHER OUTSIDE COOKING OR GRILLING IS LIMITED TO PICNIC AREA.
- (8) NO ONE IS PERMITTED TO PLAY IN THE ELEVATORS, INCLUDING UNNECESSARILY PUSHING SELECTOR BUTTONS.
- (9) USE OF FIREWORKS IS PROHIBITED ON COMPASS POINT PROPERTY AT ALL TIMES.

PARKING

- (1) OWNERS WILL BE PROVIDED A DECAL TO PLACE IN THE LOWER RIGHT CORNER OF THEIR WINDSHIELDS FOR ALL OWNED CARS. OWNERS WILL ALSO BE PROVIDED FREE MIRROR HANGING PASSES TO ACCOMMODATE VISITORS. RENTERS WILL BE REQUIRED TO HAVE PARKING PASSES FOR WHICH THERE WILL BE A CHARGE OF \$30.00 SET BY THE BOARD OF DIRECTORS. RENTAL AGENCIES AND OWNERS WHO RENT DIRECTLY MUST PURCHASE PARKING PASSES, USING CHECKS ONLY AND MUST PROVIDE THEM TO RENTERS. (ALL PARKING PASSES MUST HAVE DEPARTURE DATE AND UNIT NUMBER TO BE VALID)
- (2) VEHICLES NOT DISPLAYING PROPER PARKING PERMIT WILL BE TAGGED, AND MAY BE TOWED IF PERMIT IS NOT PROMPTLY OBTAINED AND DISPLAYED.
- (3) THE FIRST TWO (2) PARKING SPACES ADJACENT TO THE EAST ELEVATOR ARE FOR LOADING AND UNLOADING ONLY. USE IS LIMITED TO 20 MINUTES.
- (4) WASHING & WAXING OF CARS AND WATERCRAFT IS ALLOWED ONLY AT THE BOAT RAMP AREA. MAJOR REPAIR OF VEHICLES OR WATERCRAFT IS NOT PERMITTED ON THE PREMISES.
- (5) NO OVERSIZED VEHICLES (ONES WHICH OCCUPY MORE THAN ONE REGULAR PARKING SPACE) WILL BE PERMITTED IN THE PARKING LOT EXCEPT WHEN LOADING/UNLOADING.
- (6) ALL VEHICLES MUST BE PARKED WITHIN DESIGNATED (MARKED) SPACES.
- (7) OWNERS WHO WILL BE AWAY FOR EXTENDED PERIODS OF TIME AND LEAVE THEIR VEHICLE ON THE LOT MUST MAKE PRIOR ARRANGEMENTS WITH THE MANAGEMENT OFFICE. OWNERS WHO RENT ARE PROHIBITED FROM LEAVING A VEHICLE WHILE THEIR UNIT IS BEING RENTED.

WATERCRAFT

- (1) WATERCRAFT MUST BE REGISTERED WITH THE COMPASS POINT MANAGER'S OFFICE. AND, IF REQUIRED BY LAW, HAVE A VALID STATE BOATER'S REGISTRATION.
- (2) ALL WATERCRAFT MUST BE ON A TRAILER AND PARKED ONLY IN THE AREA DESIGNATED FOR THAT PURPOSE. FROM MAY 1ST TO SEPTEMBER 30TH, PARKING IS LIMITED TO NO MORE THAN THIRTY (30) CONSECUTIVE DAYS, WITH A MINIMUM LAPSED TIME OF SEVEN (7) DAYS BEFORE THAT WATERCRAFT MAY AGAIN BE PARKED.
- (3) DOCKING OF WATERCRAFT IS NOT PERMITTED ON THE SAND BEACH OR ON THE GRASS.

KAYAKS

- (1) KAYAKS MUST BE IDENTIFIED WITH UNIT #
- (2) OWNERS ARE ALLOWED ONLY TWO KAYAKS PER UNIT IN OWNER-DESIGNATED STORAGE AREAS. ADDITIONAL OWNER KAYAKS ARE TO BE TEMPORARILY PLACED IN RENTER/GUEST STORAGE AREA. THESE ADDITIONAL KAYAKS ARE ONLY ALLOWED IF OWNER/GUEST ARE ON THE PREMISES.
- (3) KAYAK RACKS ATTACHED TO THE WALLS UNDERNEATH THE COMPLEX AND UNDER THE INDOOR POOL ARE FOR OWNER USE ONLY. DUE TO WEIGHT ISSUES, STORAGE IS LIMITED TO ONE KAYAK IN EACH SLOT ON THE WALLS. HOWEVER, SPACE PERMITTING, TWO KAYAKS MAY BE STORED ON ONE RACK IN THE 8 SLOTS UNDERNEATH THE INDOOR POOL.
- (4) RENTERS AND GUEST MUST STORE KAYAKS UNDERNEATH THE COMPLEX IN THE MARKED SPACE TO THE RIGHT OF THE GATE GOING TO THE OUTDOOR POOL.
- (5) KAYAKS ARE NOT PERMITTED ON THE SAND BEACH AND GRASS AREA, EVEN ON A TEMPORARY BASIS, EXCEPT WHEN ENTERING OR EXITING THE WATER. WHEN EXITING THE WATER, THE KAYAK MUST BE TAKEN DIRECTLY TO KAYAK STORAGE AREA.
- (6) OWNERS ARE RESPONSIBLE FOR MOVING A KAYAK IN THE EVENT OF INCLEMENT WEATHER.

SWIMMING AREAS AND ACTIVITIES

- (1) INDOOR & OUTDOOR POOL HOURS ARE FROM 7:00 A.M. TO 10:00 P.M. **THERE IS NO LIFEGUARD ON DUTY !!!! PLEASE USE CAUTION.**
- (2) PERSONS UNDER TWELVE (12) YEARS OF AGE MUST BE ACCOMPANIED BY AN ADULT AT ALL TIMES.
- (3) RUNNING, ROUGH OR BOISTEROUS PLAY IS NOT PERMITTED IN THE POOLS OR POOL AREAS.
- (4) FOOD IS NOT ALLOWED IN THE POOL AREAS. BEVERAGES ARE ALLOWED ONLY IN UNBREAKABLE CONTAINERS...BUT NOT IN THE POOLS.
- (5) SMOKING IS NOT ALLOWED IN THE INDOOR POOL AREA.
- (6) SKATES AND SKATEBOARDS OR SCOOTERS ARE NOT PERMITTED TO BE OPERATED ON THE PREMISES.
- (7) BICYCLES MAY BE OPERATED ONLY WHEN LEAVING OR ENTERING THE CONDOMINIUM PROPERTY. NO RIDING IN THE PARKING LOT.

PETS

- (1) ANIMALS MUST BE ON A LEASH AT ALL TIMES EXCEPT WHEN CONFINED TO PRIVATE UNITS OR VEHICLES.
- (2) PETS ARE NOT ALLOWED ON THE LAGOON SIDES OF THE BUILDING, IN THE COMPASS ROOM, OR IN THE INDOOR POOL AREA.

- (3) PET OWNERS MUST TAKE THEIR PETS OFF COMPASS POINT PROPERTY FOR THEM TO RELIEVE THEMSELVES. OWNERS ARE RESPONSIBLE FOR CLEANING UP AND DISPOSING OF THEIR PETS WASTE IF THEY ACCIDENTLY "GO" ON COMPASS POINT PROPERTY.
- (4) ALL PETS MUST BE REGISTERED WITH THE PROPERTY MANAGERS.
- (5) THE OWNER OF ANY ANIMAL IN THE CITY, WHO ALLOWS THE SAME TO BE A NUISANCE BY BARKING, OR MAKING A LOUD OR RAUCOUS NOISE, BITING, FRIGHTENING, THREATENING, OR INTIMIDATING ANY PERSON, OR CREATING OFFENSIVE ODORS OR UNSANITARY CONDITIONS SHALL BE DEEMED GUILTY OF A MISDEMEANOR. THE POLICE SHALL TAKE ACTION AGAINST ANY PERSON CHARGED WITH VIOLATION OF THIS SECTION BY ANY PARTY SO ANNOYED. (**CITY OF GULF SHORES MUNICIPAL ORDINANCE**)

COMPASS POINT HAS A ZERO TOLERANCE PET POLICY. ANY PET OWNER WHO VIOLATES THIS POLICY WILL BE SUBJECT TO THE PENALTIES NOTED BELOW

THE ON-SITE MANAGER HAS AUTHORITY TO INTERPRET AND ENFORCE ALL ASSOCIATION RULES, TO IMMEDIATELY BAR VIOLATORS FROM COMMON AREAS, AND TO CONTACT LAW ENFORCEMENT AGENCIES ON BEHALF OF THE ASSOCIATION.

THE FOLLOWING IS REPRINTED FROM THE COMPASS POINT BY-LAWS:

ANY UNIT OCCUPANT WHO CONTINUES TO VIOLATE A CONDOMINIUM RULE AFTER RECEIVING A WARNING WILL BE DEEMED A VIOLATOR DESERVING OF A FINE AND WILL BE ISSUED A NOTICE OF RULE VIOLATIONS. IF THE VIOLATOR IS NOT THE OWNER, THE OWNER WILL BE CALLED IMMEDIATELY AND ASKED TO CALL HIS/HER RENTAL AGENCY TO WITHHOLD THE FINE FROM THE DEPOSIT. THE OWNER WILL BE ASSESSED THE FINE. **FINES: 1ST -\$25, 2ND -\$50. , 3RD - \$100. 4TH - \$250.**

Approved by Compass Point Owners Association Board of Directors Oct 2018