

October 8, 2011 (rev'd 4.22.2023)

NAVY COVE HARBOR RULES

In establishing these Rules, the Board has made every effort to ensure the unit owners' right to the privileges of ownership, including the enjoyment of reasonably unrestricted use of their property. That right is balanced against the collective good of all of the owners and the extent to which one individual's enjoyment interferes with other owners' enjoyment. These Rules apply to all property owners, and guests, whether residents, family members, tenants, occupants, visitors, agents or employees. **It is the owners' responsibility to inform each and every renter or guest of these rules.**

Owners and members of the Board of Directors must comply with and enforce these rules acting in accordance with applicable Covenants and By-laws of Navy Cove Harbor. Failure to comply will result in a fine of \$100 for a first offense, \$200 for a second offense and \$500 for each offense thereafter.

1. Assessments for repairs and fines for violations will become a lien against a unit if not paid within a reasonable time. Where reasonable, variances may be granted only by written approval from the Board. **EACH RENTAL DAY IN VIOLATION OF THESE RULES OR PROVISIONS CONSTITUTE A SEPARATE OFFENSE. For renting owners, you must inform and post a copy of the following rules and inform the renter of these rules.**

GENERAL RULES

2. ALL OWNERS MUST MAKE THEIR CHILDREN, GUESTS AND RENTAL AGENTS AWARE OF THESE RULES AND ARE RESPONSIBLE FOR VIOLATIONS. The Owner is ultimately responsible for compliance and to ensure compliance with these rules by their children, guests and rental agents, as well as for payment of repair costs and for all fines levied by the Board for violations. Owners renting their units through agents must provide these Rules to that Agent and all Renters and must provide the name and contact information for the rental agent to the Association's Management Agent. These rules must also be posted in a conspicuous area inside all units that have guests and/or renters on site without the owner.
3. No unit may be rented by or on behalf of or occupied solely by unmarried individual(s) younger than 25 years of age.
4. Association property, including rights of way, parking areas, pools, spas, harbor, docks and piers are for the exclusive use of owners and their current guests. Non-owners, non-current renters and trespassers are prohibited on Association property.
5. The hallways, balconies, parking and common areas must be kept neat, clean, attractive and free of trash, debris and personal items.

6. Loud talk, music, and noise, as well as running, bicycle, roller blade and skateboard riding are prohibited in the hallways and common areas at all times. Additionally, posted quiet hours must be observed.
7. Refuse, including trash and garbage, must be placed in securely sealed, non-leaking plastic bags. It is not to be placed in the halls, parking areas or grounds, but should be kept inside the unit until taken to the dumpster. Whether it originates from a boat, car or unit, it is the occupant's responsibility to dispose of refuse by properly depositing it **in** (not ON or AROUND) the dumpster.
8. No clothing, towels or other items should be hung outside the units on patio rails, clotheslines or otherwise. Clotheslines are not permitted anywhere on the premises.
9. None of the common areas, including stairwells or other common areas, may be used for storage of any personal property, by order of the Fire Marshall. This prohibition includes all personal property such as bicycles, toys, grills, or trash cans. LP or Propane tanks are specifically prohibited from indoor storage anywhere on the property. If required, these items will be removed and discarded at the expense of the offending owner.
10. The use of the swimming pools, piers, the boat launch, boat docks and all common areas is limited to the owners of the units and to others inhabiting the units with express permission or pursuant to a rental agreement from an owner and to individuals accompanied by such people.
11. Any damage to buildings, signage, equipment, posted notices, grounds, or other common areas, by any owner, tenant or guest, including damage by pets, must be repaired at the expense of the unit owner.

Owners are held responsible for the actions of their tenants, family members, guests and pets. The Board may make repairs and levy an assessment against the owner, which will become a lien against the unit(s) should the assessment(s) and any applicable fine(s) remain unpaid.

12. Luggage and dock carts must not be removed from their designated building and are to be returned to their ground floor storage area, cleaned and ready for use by other guests immediately after use. Dock carts must not be used in buildings, including in elevators. Luggage carts must not be used on docks.

13. Parking:

- a. Vehicles and trailers which are non-compliant with these rules will be ticketed. If ticketed a second time within a 24-hour period, a

demobilizer boot will be placed with a \$150 fine which must be paid prior to removal. If not removed within 72 hours, the subject property will be towed at the owner's expense.

- b. Each automobile must be properly identified with an owner decal or renter identification card with an expiration date, which specifically identifies the unit associated with the Automobile.
- c. No parking space is reserved or designated specifically for any unit. Each unit is limited to three automobiles on property at any time, only two of which may be simultaneously parked under a building.
- d. Automobiles may only be parked in marked spaces. Two automobiles may be parked in each marked space under Building Two provided that no one is blocked in without their knowledge.
- e. Owners Only are Permitted to have Self-Propelled Carts (including without limitation, Golf Carts, ATV, UTV, Quad, Mule) on the property. They must be properly identified with an owner decal, and pay a fee, currently \$25, with the monthly Unit assessment. This fee is not pro-rated. Renters may not park Self-Propelled Carts on Association Property.
- f. No trailers, motorized vehicle, including automobiles, motorcycles or Self-Propelled Carts, may be parked on sidewalks, curbs, or grassed areas within the fence.
- g. Self-Propelled Carts may not be stored under Building One, although they may be parked there on a temporary basis. They may be parked in marked spaces in the open area south of Building One or Two, or in the open area in front of the elevator at Building Two, or in designated spaces forward of the parking lot bumpers under Building Two, where they have access to power outlets as needed. Owners with improperly parked or Unmarked Self-Propelled carts (including those brought onto the property by their renters or guests) are subject to fines and removal at the Owner's cost, each day constituting a separate offense.
- h. Watercraft and trailers are not to be parked inside of the gates.
- i. No trailer, truck, camper, house trailer, boat, automobile, self-propelled cart, or other vehicle which does not display a required current registration plate (as applicable) may be kept on any Common Elements.

- j. No repair or extraordinary maintenance of vehicles may be undertaken on any of the Common Elements. Minor vehicle repair work shall be permitted in emergency cases only, provided that the area is cleaned after repairs have been completed.
14. Smoking or carrying of lighted tobacco products is not permitted on pool decks, in elevators or in any interior hallways or stairwells.
15. Charcoal or gas-fired grills are prohibited on unit decks by these rules and Alabama law. Additionally, no food preparation or outdoor cooking of any kind is permitted in common areas, including parking areas, walkways, balconies, lawns or piers. Cooking is permitted only in designated areas and lighted grills must not be left unattended. Grills and Grill Area must be cleaned and ready for others after use.
16. Pets are permitted but pet owners are expected to use common sense and courtesy towards others.
- a. Renters and/or guests may not have dogs on the property at any time.
 - b. Owners of renting units are not authorized to advertise as pet friendly.
 - c. The following breeds are prohibited: Doberman, Rottweiler, Chow, and Pit Bull.
 - d. Dogs must be on a physical or electronic leash at all times when outside of units for the safety of the dogs and all guests, as well as registered (with photo) via Management company. Owner will be provided a leash tag/collar tag that must be utilized any time pet is outside of unit.
 - e. Dogs must be walked in the designated pet walk areas and waste must be collected and disposed of in the dumpsters.
 - f. Dogs are not allowed in the marsh grass areas, the grill areas, in the pools, the hot tubs or the area surrounding the pools and hot tubs by order of the Health Department and these Rules.
 - g. An owner with a dog will be fined for any of the following reasons:
 - if destructive or loud (can be heard outside of your unit),
 - if aggressive or any owner or guest feels threatened,
 - if your animal disturbs other owners or guests,
 - if the owner fails to comply with any of these rules.

RULES CONCERNING UNITS AND BALCONIES

17. No alterations may be made to the units, grounds, or signage. Posting of signage which is visible from common areas is also prohibited if displayed without the express written permission of the Board. Industry standard "For Sale" signs are specifically excluded from this rule.
18. No unit owner or occupant may permit anything to be dropped or fall from a window or balcony, nor sweep or throw any dirt or other substance, including cigarette butts, water or cleaning solutions, onto any of the balconies or elsewhere in the building or upon the common elements.
19. Only patio-type furniture is permitted on the balconies. No glass tabletops are allowed except for those with tempered glass. Exceptions must be approved in writing by the Association Board.
20. In addition to maintaining a reasonable sound level at all times, "Quiet time" for the Condominium property are 11:00 PM to 9:00 AM. There will be no noise, loud music, parties or any activity which may disturb or annoy other residents at any time.
21. The total number of occupants permitted overnight in a unit during any 24 hour period shall not exceed six (6) persons for a two-bedroom unit or eight (8) persons for a three bedroom unit.
22. Unit entry and lock hardware may not be changed without the written permission of the Board of Directors and must be replaced with acceptable uniform door knobs and locks. Any re-keyed locks must be keyed within the Condominium Master Key system.
23. All Units must participate in the pest control program unless exempted for good cause in writing by the Board of Directors.

DOCK, PIER, HARBOR and BOAT RULES:

24. The docks, piers and harbor are private community property and may not be used for any commercial activity. USE OF THE PIERS is at the USER'S OWN RISK. The Harbor is for the use of Owners and Guests.
25. Any equipment to be installed in the boat dock area must have prior approval of the Board, including boat lifts and dock storage boxes. No roof or attached cover structures are permitted. Use of non-NEMA approved extension or electrical cords is prohibited due to the risk of shock or electrocution.

26. The entrance channel, from the northernmost channel markers in, is a no-wake zone. Throughout the harbor area, all boats, including personal watercraft, must be operated at IDLE SPEED ONLY.
27. Vessels in the entrance channel have the right of way over vessels not in the channel. Under Alabama law and these rules, due to the narrowness of the channel and constraints of draft, vessels in the harbor OR on the north end of the entrance channel must give way to vessels in the entrance channel.
28. Damage to docks, piers or other boats is the responsibility of the owner causing the damage.
29. Lift owners leaving boats in slips must leave them reasonably high to avoid surges. To the extent practicable, boats must be removed from the harbor when the area is under a hurricane warning.
30. Only biodegradable soaps and other materials may be used in the cleaning and maintenance of boats in the harbor.

Fish cleaning stations are for the use of owners and authorized guests only and must be left clean. Eyes should be punctured and carcasses and other waste must be disposed of properly. Alabama law requires such to be hauled 300 yards offshore or to be placed in securely sealed plastic bags of sufficient strength to protect against leakage, and placed in the dumpster promptly.
31. Swimming and diving are not permitted in the harbor due to risk of electrocution from stray current and/or drowning. Walking or accessing the jetties, running or horseplay on the dock and pier area are also prohibited.

POOL AND SPA RULES

32. The Capacity of the Pools is 24 people, and the spa capacity is 8 people. Loading in excess of these numbers is prohibited. The spa temperature is maintained at a maximum of 104°f.
33. Access to the pools and spas is at the USERS OWN RISK. The Association may employ personnel connected with the pool, but assumes no duty and NO LIFEGUARD or other safety personnel are employed by the Association.
34. Incontinent or non-toilet trained individuals must wear an effective commercial protective swimming garment (i.e. "Swimmies" etc.) in the pool. Diapers are prohibited as is use of the pools and spas by those with open cuts, sores or communicable infection, disease or illness.
35. Children under the age of 12 must have adult supervision in the pools and spas. Children under the age of 6 are not allowed in the spas.

36. To safeguard the pool and spa systems, sand, tanning lotions, oils, creams, bobby pins, hairpins and similar objects should be removed before entering.
37. Diving, jumping, running and horseplay are prohibited in the pool or spa areas. Given the location of the pools, noises carry easily and may disturb other residents. Excessive noise, yelling, fighting, offensive behavior or other disturbances are prohibited.
38. Radios are not allowed on the pool deck, unless used with headphones.
39. Only proper bathing suits may be worn, and "cutoffs" or street clothes are prohibited in the pools and spas.
40. Lounges and chairs may not be reserved and may not be placed in pools or spas.
41. No glass containers or other breakables shall be allowed in the pool or spa area. No food is permitted in the pool and spa area. Users must remove all refuse prior to leaving the pool area.