

STATE OF ALABAMA)
COUNTY OF BALDWIN)



AMENDED AND RESTATED RULES & REGULATIONS

FOR

GULF SHORES SURF AND RACQUET CLUB, A CONDOMINIUM

The Board of Directors of Gulf Shores Surf and Racquet Club Condominium Association, Inc. (hereinafter referred to as "GSSRC"), upon proper vote, adopted the following rules and regulations concerning the conduct of the owners, tenants, occupants and guests at Gulf Shores Surf and Racquet Club, A Condominium, (hereinafter referred to as "GSSRC") among other things pertaining to the Condominium.

All terms used in these Amended and Restated Rules & Regulations and in the Amended Declaration of Condominium of Gulf Shores Surf and Racquet Club, A Condominium, shall have the same meaning herein as used in said Declaration.

These Amended and Restated Rules & Regulations shall apply to all owners of the units who own at GSSRC and all renters, occupants, guests, contractors and/or individuals who, at any time, use any part of the Condominium Property in any manner, who are subject to, and shall comply with the provisions of the condominium documents and these Amended and Restated Rules & Regulations. The acquisition, rental or occupancy of a unit or the use of any part of the Condominium Property by any individual shall constitute such individual's agreement to be subject to and bound by the provisions of the condominium documents and these Amended and Restated Rules and Regulations, and hereby recognizing that the same are reasonable, valid and enforceable in all respects.

Each and every unit owner of GSSRC shall inform his/her family, renters, occupants, employees, agents, and contractors, as well as all visitors, guests, invitees and licensees of such unit owner, of these Amended and Restated Rules & Regulations.

SECTION I
ADMINISTRATIVE

1.01 These Amended and Restated Rules & Regulations may be amended from time to time by Resolution of the Board of Directors.

1.02 Complaints regarding the service of the Condominium shall be made in writing to the Board or to the managing agent thereof.

1.03 The GSSRC Board of Directors shall have the authority to assess fines upon any unit owner or guest for his or her violation of any provision of these Amended and Restated Rules & Regulations. Any fines

imposed and any fees/expenses, including a reasonable attorney's fee, which are incurred by the Board, or its agents, for the enforcement of these or any other provisions contained within condominium document, at the discretion of the Board, may give rise to an automatic lien in the amount of said fines, fees or expenses and shall be levied against any unit in violation of these Amended and Restated Rules & Regulations.

1.04 All Association fees are due on the 1st day of the month and considered past due after the 15th. Dues paid after the 15th of the month will be assessed an eighteen percent (18%) per annum (1.5% monthly) interest fee and a Fifteen Dollar (\$15.00) delinquency fee. The GSSRC's accounting firm will regularly notify the GSSRC's Treasurer of all delinquent fees, and these reports will become a part of the Treasurer's report to the Board.

a. First Late Fee Notice– A certified notice will be sent to the unit owner by the GSSRC's accounting firm alerting of past due Association fees. The notice will detail the late fee and interest assessed for one month.

b. Second Late Fee Notice– After the second month of unpaid Association fees, a second certified letter will be sent to the owner by the GSSRC's accounting firm informing the owner they are now two months in arrears, and by how much.

c. Final Late Fee Notice– After three months of unpaid Association fees a final certified letter will be sent to the owner informing them of all charges owed to date. This notice will be followed up by a phone call from the Association Manager to determine if an equitable solution can be found before turning the account over to the Association's attorney for collection proceedings.

1.05 It will be the policy of GSSRC that no owner or immediate family member (parent, spouse, and or children) may be employed by the Gulf Shores Surf and Racquet Club Condominium Association, Inc.

SECTION II **COMMON ELEMENTS**

2.01 The Board, or the managing agent thereof, may from time to time curtail or relocate any portion of the Common Elements devoted to storage or service purposes in the building.

2.02 No furniture owned by GSSRC is permitted to be taken to the beach.

2.03 All furniture on private balconies must be in good repair. Individual balconies must present a uniform, harmonious appearance from the exterior. It is at the discretion of the GSSRC's Board of Directors to define 'harmonious'. Exceptions to this rule will be discussed on an individual basis with unit owners.

2.04 All pool and hot tub usage must comply with Baldwin County Health Department rules and

regulations. Copies of said rules and regulations are available in the front office. The Association Manager will be expected to insure all owners and guests are in full compliance with said Rules. Children must be properly supervised by a responsible adult at all times. No child under age of ten (10) shall ever be left unsupervised in the hot tub. All supervision shall be by a responsible adult. "Cutoffs" are not allowed in the pool.

2.05 The sidewalks, entrances, passages, public halls, elevators, corridors and stairways of or appurtenant to the building shall not be obstructed or used for any other purpose other than ingress to and egress from the building. Unallowable obstructions would include, but not be limited to floats, deck or beach furniture, garbage or any construction equipment or materials being used in the renovation of any unit.

2.06 No article (including, but not limited to, garbage cans, bottles or mats) shall be placed in any of the common areas, except those areas specifically designated by the Association.

2.07 Neither occupants nor their guests shall play in the entrances, passages, public halls, elevators, corridors, stairways or fire towers of the building.

2.08 Except as otherwise provided in the condominium documents, no public hall or public elevator of the Condominium building shall be decorated or furnished by any unit owner in any manner.

2.09 Except as permitted under the Declaration of Condominium or By-Laws, unit owners, their renters, occupants, guests, contractors, agents and/or invitees, shall not, at any time nor for any reason what-so-ever, enter upon or attempt to enter upon the roof of the Condominium building.

2.10 No bicycles, scooters or similar vehicles shall be taken into or from the building through the main entrance or be allowed in any of the elevators other than the elevator designated by the Board or the managing agents thereof for that purpose, and no baby carriages or any of the above-mentioned vehicles shall be allowed to stand in the public halls, passageways or other public areas of the Condominium building (This does not include any such vehicle for the impaired.).

2.11 Nothing shall be done or kept in any unit or in and/or the common elements which will increase the rate of insurance of the Condominium Property or contents thereof without the prior written consent of the Board. No unit owner or occupant shall permit anything to be done or kept in his unit or in the common elements which will result in the cancellation of insurance on the Condominium Property or which would be in violation of any law.

2.12 Resident unit owners and their guests will abide by all arrangements made with the garbage operator with regard to access to all garbage bins and the driveways thereto.

2.13 Since the 8th Floor only has two condominium units, the Board has voluntarily restricted public

access to that particular floor. Emergency responders have full access to anywhere they need on the 8th Floor, but signs have been posted reminding the general public that they have entered a semi-private area and need to respect the privacy of the two 8th Floor occupants, and to quietly leave. Additionally, elevators to the 8th Floor have a lock-out option and this option may be exercised from time-to-time by the unit owners.

SECTION III **PETS**

3.01 Unit owners only may have a maximum of **TWO (2) DOGS** each weighing less than twenty-five (25) pounds. All Owner dogs must be registered with the front office and will be assigned a tag which identifies the pet as belonging to an owner. The tag shall be attached to the pets' collar. Each tag will cost the unit owner \$3.00. Tags must be worn while the pet is at GSSRC. Tags are not transferrable. **NEW PET, NEW TAG!**

3.02 Pets of family members of unit owners, as well as renters, tenants, visitors, guests and invitees are not allowed on the Condominium Property.

3.03 Owners of pets are responsible for carrying plastic bags to clean up after their pets after the pet has relieved itself on the common areas.

3.04 Unit owner guests or renters found with pets on the premises will be given two (2) hours to make arrangements to board their pet, with confirmation of said boarding provided to the front desk. If confirmation of boarding is not provided, the unit owner guests or renters will be required to vacate the premises.

SECTION IV **CONTRACTORS***

4.01 All contractors, subcontractors and vendors working inside units or working for the Association must report to the front office to read, sign and comply with the GSSRC Contractor and Subcontractor Rules and Regulations before any work can proceed. Failure to comply will result in a work stoppage until compliant. All contractors, and vendors must come to the GSSRC office and sign in and out.

4.02 All owners must inform the Board or its Association Manager of their intent to modify, remodel or improve their units. All work must be duly permitted and approved by the City of Gulf Shores Building Department and must be approved by the Board before renovations may begin.

4.03 Failure to follow any one or a combination of these rules will be grounds to permanently ban any business from conducting business or performing work on GSSRC premises.

4.04 Owners who retain contractors and/or subcontractors, to perform work in their unit in violation of the established Rules and Regulations, shall be fined according to the following fine schedule for violation of these Amended and Restated Rules & Regulations and for violations of the Association's Rules for

Contractors and/or Subcontractors, as follows:

1. 1st Offense— \$250.00
2. 2nd Offense— \$500.00
3. 3rd Offense or More— \$1,000.00

**See Rules for Contractors Addendum Applicable On-site at Gulf Shores Surf and Racquet Club, a Condominium, herein below.*

SECTION V **PROPERTY USE HOURS**

5.01 No construction or repair work or other installation involving noise shall be conducted in any unit except on weekdays (not including legal holidays) and only between the hours of 8:00am and 5:00pm, unless such construction or repair work is necessitated by an emergency.

a. For the purpose of these Amended and Restated Rules & Regulations, an “emergency” is defined as follows:

Emergency: A situation, especially of danger or conflict that arises unexpectedly and requires urgent action; the fact of happening or occurring suddenly or unexpectedly.

5.02 The GSSRC boat ramp is open from 8:00am to 4:30pm. Owners may request a key to be used at their convenience. There will be a Fifteen Dollar (\$15.00) key replacement charge for lost keys. Owners may not “loan” their gate key to any guest at any time. Guests may launch for a onetime fee of Twenty Dollars (\$20.00).

5.03 Hours of operation for shuffle board, pool and tennis courts are prominently posted. Shuffleboard and tennis courts open at 8:00am and close at 10:00pm; The pool opens at 8:00am and closes at 11:00pm.

5.4 Barbecue grills are available in the common areas for unit owners and guest use on a first come, first serve basis. All fires must be out by 10:00pm. Barbecue grills are never to be used on individual unit balconies.

5.05 No unit owner shall make or permit any disturbing noises or activity in the building, or do or permit anything to be done therein, which will interfere with the rights, comforts or conveniences of other unit owners or tenants. No unit owner shall play upon or suffer to be played upon any musical instrument, or operate or permit to be operated a CD, radio, television set, loud speaker, or other sound amplification device in such unit owner’s unit to such a degree that it can be heard from outside the unit between 10:00pm nightly through 8:00 am the next morning. Disorderly persons shall be evicted with the assistance of the proper law enforcement

agency.

SECTION VI **PARKING**

6.01 Only GSSRC owner-driven vehicles will be allowed to park in the under-building parking areas. Each unit will be allowed two stickers, at any one time, for application to their individual cars. The sticker must be prominently displayed in the rear window of the vehicle it is assigned to. Each owner may then park their two properly stickered vehicles in the under-building parking area. If a sticker is lost or wears off, or if an owner should drive a vehicle other than their own stickered vehicle, and wants to park in the under-building parking area, they will need to go by the office and get a temporary owner pass for use on their vehicles. Lost/damaged stickers will be replaced upon confirmation that they are for the same vehicle. New stickers for replacement vehicles may also be obtained from the front office. Other family members (parents and children) may obtain a free parking pass from the front office for their vehicle. It may not be parked in the under-building parking area.

6.02 Parking registration verification forms for non-owners must be displayed in the vehicle's front window. Registrations may be obtained for a fee from either the rental agent or on premises from the front office.

6.03 No vehicle belonging to a unit owner or to a member of the family or guest, tenant or employee of a unit owner shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from the Condominium Property by another vehicle.

6.04 Vehicles in physical disrepair shall not be permitted to be parked upon the premises as same constitutes a nuisance and potential safety risk. Examples of disrepair may include but not be limited to, expired registration or license tag, broken windows or windshields, broken lights or mirrors, or in general disrepair. Any unit owner or other guest or renter owning such vehicle which is located on GSSRC property shall have no more than fourteen (14) calendar days to repair the vehicle or remove it from GSSRC property once formally notified in writing by the GSSRC Association Manager or agent thereof. After the fourteen (14) days have expired. The GSSRC Board of Directors will exercise all applicable Alabama and Gulf Shores City ordinances for the towing and/or removal of abandoned vehicles.

6.05 No motor home, camping trailer, eighteen wheeler, travel trailer or other livable mobile unit shall be permitted to hook up or be occupied as a living unit while on GSSRC property. no other over-sized, multi axle vehicle (over three axles) shall be allowed to park overnight on GSSRC property. Board approval is required for any exception to this rule and may only apply to buses used to transport guests back and forth to the GSSRC property on a temporary basis.

SECTION VII
INDIVIDUAL UNITS

7.01 Each Unit 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 from, or from the doors or windows thereof, and dirt or other substance.

7.02 No window guards or other window decorations shall be used in or about any Unit except such as shall have been approved in writing by the Board or the managing agent thereof, which approval shall not be unreasonably withheld or delayed.

7.03 No radio or television aerial shall be attached to or hung from the exterior of the building and no sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of the building except such as are permitted pursuant to the Declaration or the By-Laws and shall have been approved in writing by the board or the managing agent thereof; nor shall anything be projected from any window of a Residential Unit without similar approval.

7.04 No ventilator or air conditioning device shall be installed in any Unit without the prior written approval of the Board, which approval may be granted or refused at the sole discretion of the Board.

7.05 All radio, television or other electrical equipment of any kind or nature installed or used in each Unit shall fully comply with all rules, regulations, requirements or recommendations of the local fire department and the public authorities having jurisdiction, and the Unit Owner alone shall be liable for any damage or injury caused by any radio, television or other electrical equipment in such Unit Owner's Unit.

7.06 Commodes and other water apparatus in the building shall not be used for any purpose other than those for which they are designed, nor shall any sweepings, rubbish, rags or any other article be thrown into the same. Any damage resulting from misuse of any commode, tub or sink or other apparatus in a Unit shall be repaired and paid for by the owner of such Unit.

7.07 The agents of the Board or the managing agent thereof, and any contractor or workman authorized by the Board or the managing agent thereof, may enter any room or Unit at any reasonable hour of the day, on at least one day's prior notice to the Unit Owner, for the purpose of inspecting such Unit for the presence of any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate in a reasonable manner so as not to unreasonably interfere with the use of such Unit for its permitted purposes

7.08 The Board or the managing agent thereof must retain a pass-key to each Unit. If any lock is altered or a new lock is installed, the Board or the managing agent shall be provided with a key thereto immediately upon such alteration or installation. If the Unit Owner is not personally present to open and permit

an entry to his Unit at any time when an entry therein is necessary or permissible under these Rules and Regulations or under the By-Laws and has not furnished a key to the Board or the managing agent thereof, then the Board or such managing agent or their agents (but, except in an emergency, only when specifically authorized by an officer of the Condominium or an officer of the managing agent) may forcibly enter such Unit without liability for damages or trespass by reason thereof (if during such entry reasonable care is given to such Unit Owner's property).

7.09 Clothes and other articles shall not be dried or aired on the roof or any open terrace or deck.

7.10 Unit owners shall not cause or permit any unusual or objectionable noises or odors to be produced upon or to emanate from, their Units or any terrace or deck appurtenant thereof.

7.11 No Unit Owner or any of his agents, servants, employees, licensees or visitors shall at any time bring into or keep in his Unit any inflammable, combustible or explosive fluid, material chemical or substance, except as shall be necessary and appropriate for the permitted uses of such Unit.

7.12 If any key or keys are entrusted by a Unit Owner or by any member of his family or by his agent, servant, employee, licensee or visitor to an employee of the Condominium or of the managing agent thereof, whether for such Unit Owner's Unit or an automobile, trunk or other item of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner, and neither the Board nor the managing agent thereof shall be liable for injury, loss or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith.

7.13 No group tour or exhibition of any Unit or its contents shall be conducted, nor shall any auction sale be held in any Unit without the consent of the Board or its managing agent.

SECTION VIII **APPLICABLE TO BOAT OWNERS/RENTERS**

These rules apply to owners and guests/renters of Gulf Shores Surf and Racquet Club for having or storing of boats/trailers on GSSRC property.

8.01 The owner of a boat/trailer or other equipment or implement which is left on GSSRC property must be in good standing with the Association.

8.02 Only solely owned, properly registered GSSRC property owners' boats or other implements shall be left/stored on GSSRC property for extended periods of time.

8.03 Each boat/trailer must display a current registration sticker in an easily recognizable location. This registration sticker is valid for one (1) calendar year and requires a non-refundable registration fee. The

registration stickers and fee are for identification purposes only and do not imply any acceptance of liability, security, or responsibility by GSSRC:

- a. The registration sticker is valid for (1) one calendar year. January 1 - December 31st.
- b. The registration fee is One Hundred Dollars (\$100.00) per year for boats, and Fifty Dollars (\$50.00) for canoes/kayak.
- c. Renters/guest shall obtain a registration sticker from the front office for the length of stay for a fee of Twenty Dollars (\$20.00) and be issued an identification band.
- d. The registration period for owners is January 1st and expires December 31st of the calendar year. A one month grace period will be allowed for obtaining the registration sticker, and any boat/trailer not displaying a current registration sticker by February 1st of the current year will be subject to removal from the property at owner's expense.

8.04 All boat owners must follow these Boat Rules and Regulations. The GSSRC Board of Directors may refuse to register any boat/trailer whose owner fails to comply with these Rules and Regulations.

8.05 "Boat or Boats" means any water craft, including, but not limited to, sailboats, canoes, Jon boats, paddle boards/boats, pontoon boats, wind surfers, kayaks, and inflatable boats. This list may not include all type boats and will be left up to the discretion of the Board of Directors if in question.

8.06 No boat shall be left in the water tied up to a GSSRC pier, or anchored attached to GSSRC property, if the owner is not present and staying on GSSRC property. Water craft can be tied up for a maximum period of thirty-six (36) hours with an owner not present on site.

8.07 GSSRC reserves the right to restrict the type and size of boat/trailer which may be registered.

8.08 When a GSSRC owner of a registered boat ceases to be a GSSRC property owner or sells the boat, the registration is canceled. The owner must remove the registration sticker and notify the GSSRC office.

8.09 Failure to pay the boat registration fee or comply with boating rules may be cause for forfeit the owner's right to have a boat/trailer on GSSRC property.

8.10 Continuous unsightly conditions may cause termination of the registration and the removal of the boat/trailer from GSSRC property at the owner's expense. Boats/trailers on GSSRC property will be inspected without notice.

8.11 Boat/trailer owners may acquire only one (1) boat registration due to limited space availability in the designated boat storage area. Boat/trailer registrations are offered on a first come first serve basis, and when the designated boat storage is full, registrations may be terminated until space becomes available. (Kayaks may be considered an exception to the number limit rule, provided storage space is available, this is at the discretion of GSSRC management.)

8.12 Boat registrations may not be sold, assigned, or transferred, or pledged by a boat owner to another individual or party.

8.13 If a boat/trailer owned by a GSSRC owner is sold to another GSSRC owner, the new owner may reapply for a boat registration. The registration is NOT automatically conveyed to the new boat owner.

8.14 GSSRC management may terminate or refuse to grant a registration for any boat which appears neglected, no longer useable, or in violation of any boating laws, rules and regulations. Association property is not a boat/trailer long term storage area and is intended for use to allow owners/guest who frequent GSSRC regularly the convenience of having their boat on hand for use. Any boat that is not used at least twice per year will be subject to having their registration revoked.

8.15 Registration stickers can be obtained in person at the GSSRC front office, or will be mailed to all boat owners upon payment of the registration fee.

8.16 Registration sticker must be displayed on the starboard (right) side of their boat trailer.

8.17 Boats left on GSSRC property in the designated boat storage area must be on a serviceable trailer, intended for boat hauling.

8.18 No boat may be left in any location on GSSRC property other than in the designated boat area behind Building B. The only exceptions will be if the boat is attached to a vehicle with prior management approval, which is only granted on temporary basis for unusual situations., kayaks/canoes are to be stored on the kayak storage rack.

8.19 Owners and guests' boats and property are the owners'/guests' responsibility. GSSRC, by issuing a boat registration, assumes neither responsibility nor liability for the security of any boat/trailer or equipment an owner chooses to leave on GSSRC property. Boats left on trailers are to be locked or secured by their owner. By obtaining a boat registration a boat owner understands that if they choose to leave a boat/trailer on GSSRC property, that they are doing so at their own risk. GSSRC assumes no responsibility. The registration is strictly for identification purposes only to insure rightful boats are on the GSSRC premises.

8.20 Boat owners are responsible for periodically checking and inspecting their boat, especially

following severe weather, and for assuring boat stability and clearing boat of excess water and debris.

8.21 All boats and trailers must be secured or removed from GSSRC property in the event of a major storm. Any boat that is not removed in the event of a major storm which causes damage to property will be the responsibility of that boat owner.

8.22 By accepting and signing the registration form to receive your GSSRC boat registration, you the boat owner relieve GSSRC and its employees of any and all liability and claims for any damage to your boat or equipment while on GSSRC property.

8.23 All trailers, boats and stand alone equipment must be registered through the GSSRC office.

8.24 Owners, their guest and renters who use the boat launch area, in-water parking (pier), the shoreline to store non-trailer boats/canoes/kayaks, or the backside of the west parking area to store trailers on a long term basis must register their trailer/boats. When properly registered, only owners will be allowed to store their trailers on a long term basis or keep their off-loaded watercraft on the shoreline for extended periods of time. Guest who properly register their trailer or boat will be allowed use of these facilities for the duration of their stay. Kayaks/canoes are to be stored on the kayak storage rack.

**RULES FOR CONTRACTORS ADDENDUM APPLICABLE
ON-SITE AT GULF SHORES SURF AND RACQUET CLUB, A CONDOMINIUM**

Gulf Shores Surf and Racquet Club Condominium Association, Inc. (GSSRC), its Board of Directors, and individual Unit Owners want to keep with the high standards required to project the resort image and to protect our investments. With following these rules, we fully expect a successful and positive relationship in the future. In all future reference to "Contractors" in these rules it will include contractors, subcontractors, and vendors.

This Association is requiring all Contractors to read, sign and adhere to the following rules:

1. All Contractors will have a valid workers compensation insurance policy and liability insurance. A copy of these policies will be provided to the office and be on file for future use.
2. Contractors shall supply a copy of all required business, local or state licenses.
3. Contractors must supply a copy of a tax identification number or social security number for bookkeeping purposes prior to receiving payment.
4. No work will be performed until Rules 1 through 4 are complete. If contractor is found performing work on premises without Rules 1 through 4 being completed, they will be ask to cease work and

vacate property.

5. All bills submitted for payment must have the following:

- a. Description of work performed;
- b. Who requested the work;
- c. A unit number or if for any common elements (GSSRC);
- d. Date work done, with start and finish times;
- e. Materials and labor cost itemized;
- f. Copy of bill signed by an authorized GSSRC employee; and,
- g. Serial number of equipment worked on, if applicable.

6. All bills submitted will need at least five (5) working days to process a bill.

7. Contractors must sign in and out at the office each time they enter or exit property.

8. All Contractor employees must follow these rules while on the job.

- a. Shirts and shoes must be worn at all times. No shirts or hats with profanity or remarks in poor taste shall be displayed;
- b. No firearms, no foul language, nor any alcohol or drug use at anytime;
- c. No use of any amenities, such as pools, gazebo, tennis courts, beach, etc.;
- d. No sitting, loitering, nor any breaks will be held in any breezeways nor lobby areas,
- e. When working in a unit, no television, radios, nor other appliances may be used for any purpose. The telephone may be used in an emergency.

9. All Contractors shall park in the designated areas. A brief unloading time will be permitted. **DO NOT ABUSE THIS POLICY.**

10. Do not use Association carts, luggage carts or buggies. You must bring your own to transport your tools and equipment.

11. Contractors shall clean up their debris and keep the work area safe. All trash generated by Contractor will be hauled off. **DO NOT PUT DEBRIS/TRASH IN DUMPSTER, NOR GARBAGE/TRASH BINS.** If you do not clean up your area, a cleaning fee will be deducted from your fee. If needed a temporary dumpster or bin may be deposited and used on the property for construction debris. Prior authorization must be obtained from the Association Manager.

12. All keys issued are your responsibility. All keys will be signed out and returned in same

condition. If you lose a key or if not returned, the lock will be re-keyed and you will be charged a Fifty Dollar (\$50.00) fee that will be deducted from your payment.

13. Only employees of Contractors are allowed on property, no family members.

14. No "kickbacks" or favors will be allowed to GSSRC employees. If solicited please contact the Board of Directors.

15. Failure to follow these rules will be grounds to expel Contractor and/or employees.

16. All work performed in a unit must be confined to that unit. No work (i.e. sawing, tile cutting, general cutting, or preparing of any materials) may be performed in building common areas, except in the parking lot. This is a liability issue and will be strictly enforced.

17. All work involving any noise must be conducted on a week day (not including legal holidays) between 8:00am and 5:00pm, unless such work is necessitated by an emergency.

We look forward to working with you and building a positive relationship. We thank you for your cooperation.

THE UNDERSIGNED, hereby certifies that he/she is the duly elected and qualified Secretary and the custodian of the books and records and seal of Gulf Shores Surf and Racquet Club Condominium Association, Inc., an Alabama Nonprofit Corporation, duly formed pursuant to the Laws of the State of Alabama and that the foregoing is a true record of an Amendment duly adopted by the Board of Directors at a properly called Board Meeting on the 8 day of October 2015, 2016, and that said meeting was held in accordance with state law and the governing documents of the above named Corporation and that said Amended and Restated Rules & Regulations for Gulf Shores Surf and Racquet Club, A Condominium, as well as the Rules for Contractors Addendum Applicable On-site at Gulf Shores Surf and Racquet Club, a Condominium, are now in full force and effect without modification or rescission.

IN WITNESS WHEREOF, these Rules and Regulations have been executed on this 25 day of January, 2016.

GULF SHORES SURF AND RACQUET CLUB
CONDOMINIUM ASSOCIATION, INC.

BY: Stephen M. Robins ITS SECRETARY

ATTESTED:

BY: Brian Gordon
BRIAN GORDON, ITS PRESIDENT

STATE OF ~~Georgia~~ Mississippi 1/25/16
COUNTY OF ~~Cherokee~~ Jackson

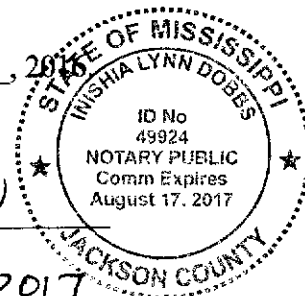
I, a Notary Public, in and for said County in said State, hereby certify that Stephen M. Robinson, whose name as Secretary, respectively, of Gulf Shores Surf and Racquet Club Condominium Association, Inc., is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said non-profit corporation on the day the same bears date.

Sworn to and subscribed to before me on this the 25 day of January, 2016

Amishia L. Dobbs

Notary Public

My Commission Expires: 8-17-2017



STATE OF Georgia
COUNTY OF Cherokee

I, a Notary Public, in and for said County in said State, hereby certify that BRIAN GORDON, whose name as President, respectively, of Gulf Shores Surf and Racquet Club Condominium Association, Inc., is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said non-profit corporation on the day the same bears date.

Given under my hand and seal on this the 19th day of January, 2016.

Lorie M. Graves

Notary Public

My Commission Expires: 03-12-2018

This Instrument Prepared By:
Daniel H. Craven, P.C.
Attorney at Law
Post Office Drawer 4489
Gulf Shores, AL 36547
Voice: 251-968-8170
Fax: 251-968-4837

