

RULES AND REGULATIONS
LEI LANI CONDOMINIUM ASSOCIATION, INC.
Governing the Use by Unit Owners, Guests, Renters
(Revised July 25, 2026)

The following RULES AND REGULATIONS shall be binding upon and apply to all the Unit owners, guests, and renters and shall be enforceable by the Lei Lani Condominium Association, Inc. (the "Association") in any manner permitted by applicable law. Unit owners shall use their best efforts to see that said Rules and Regulations are faithfully observed by their families, guests, and renters. Any person refusing to obey such an order by the Board of Directors shall be in violation of these Rules and Regulations.

1. Owners are responsible for the behavior of their guests and renters. Owners must ensure that renters are provided a copy of all Lei Lani rules. Owners shall regulate and be responsible for the occupancy (including the number of occupants) and use of his/her unit. Should it be determined by property management or should the Board of Directors become aware of a guest or renter violating the rules, the Board of Directors or the property manager, with the Board's approval, will notify the owner of the problem and should the problem not be rectified, the Board of Directors reserves the right to ask the guest or renter to remove themselves from the property. Fines for renter violations may be assessed to the unit owner's account.
2. Unit owners may not occupy or use or allow his/her unit to be used in any manner which will disturb other residents or the general operation of the condominium property (including disturbances in the common areas). The owner shall not allow any disturbing noises on the Association's property nor shall he/she interfere with the rights, comforts, or conveniences of other residents. The owner shall not permit any musical instrument or device to be played or any electronic device to be operated in his/her unit or in the common area in any manner which will disturb or annoy other residents.
3. Automobiles must be parked **only** in the areas provided for that purpose. Only **two** vehicles per unit are allowed to be parked on the premises at the same time. No recreational vehicles may be parked on the property. Guests/renters may NOT have trailers of any kind on the property. Owners may only have trailers, other than boat trailers, on the property with permission of the Board of Directors and only for a limited period of time as granted by the Board of Directors. **All** vehicles must display a current owner's sticker or guest hangtag. Owners are responsible for ensuring that guests/renters are provided with a hangtag and instructing guests/renters that the hangtag must be filled out completely to include the unit number and date of departure. **Hangtags must be purchased in advance of the guests/renters arrival from the Association's accounting firm.** Vehicles without a current owner's sticker or hangtag will be towed at the vehicle owner's expense. Hangtags may **NOT** be laminated. Laminated passes are considered invalid and the vehicle displaying a laminated hangtag will be towed. Guests staying in excess of 14 days must purchase a long-term parking pass. Long-term parking passes are good for up to one month. Owners who violate these rules will be billed for the cost of a hangtag for their guests/renters.

4. Common areas of buildings shall be used only for the purposes for which such areas are customarily used and are to be kept free of obstruction. No articles belonging to unit owners, guests, or renters shall be kept in these areas. Each owner, guest, and renter shall be responsible for removing any refuse the owner/guest/renter has left in any common area.
5. No storage of any kind shall be permitted in assigned parking spaces of the Village, or in walkways, stairwells, or other public spaces or common areas of any building.
6. With the exception of the cable television and internet systems maintained by the Association, no antenna, satellite dish, solar charger, etc., shall be installed outside of any unit, building, or common area. No electronic apparatus which would have an adverse effect on the reception of television, radio, or computer signals by others is permitted.
7. Alteration and repair of the exterior of the building is the responsibility of the Association. No work of any kind is to be done upon exterior building walls or upon interior boundary walls without first obtaining the approval required by the Declaration of Condominium.
8. Entrance doors, sliding glass doors, and windows to units shall not be changed or altered in any manner. If the owner needs to replace an entrance door, sliding glass door, or window, it must meet the specifications as outlined by the Board of Directors and the specifications for the replacement must be submitted to the Board for approval.
9. No owner, guest, or renter shall attach any awning, enclosure, shutter, shielding or any other projection of a similar nature to any window, outside wall, ceiling, or floor of any building nor to any balcony or in assigned parking spaces of the Village. Hurricane shutters are prohibited.
10. An owner may identify his/her unit with a name plate of a type and size approved by the Association and mounted in a place and manner approved by the Association. No other signs may be displayed except as approved by the Association.
11. No flower pots, boxes, or other similar materials shall be suspended from windows. No hanging plants may be hung from balconies.
12. The balconies, walkways, and stairways shall not be used for hanging bathing suits, towels, garments, rugs, or any other objects.
13. No liquid or gel mattresses shall be allowed in any unit.
14. All interior window treatments and decorations shall be limited to appropriate and normally used materials and the surface of the same exposed to the exterior shall be white in color.
15. Owners shall maintain their unit and all of the fixtures therein in good condition and repair.

16. No owner, guest, or renter shall use the sidewalks, entrances, passageways, stairwells, or corridors for any purpose other than ingress and egress to and from the premises.
17. No owner, guest, or renter shall exhibit, inscribe, paint, or affix any sign, advertisement, or notice on any part of the outside of the building or the common areas or which is viewable from the outside or common areas of the building.
18. Alterations to the exterior appearance of any balcony with furnishings, wall hangings, planters, etc., shall be tasteful and conform to the overall appearance of the property. If the Board of Directors determines that the alterations/decorations create an eyesore or safety hazard, the Board may order the decorations be removed.
19. No owner, guest, or renter may install any plumbing, wiring, or air conditioning unit. A licensed plumber, electrician, or air conditioning technician must be hired for such services as well as for any repairs, unless such repair can be accomplished by the Property Manager. The Board may request owners to provide copies of their vendors license and insurance information (liability and/or workers' compensation coverage).
20. Owners must provide the Property Manager with a key so their unit can be accessed for pest control purposes, maintenance situations such as water leaks, or other emergencies. Owners may install a safety lock or coded keylock, however, such a lock must be able to be opened from the outside with a key and the owner must ensure the Property Manager has been provided with both the code and a key. If owners have a rental agency that periodically changes the entry code, the owner must maintain a separate entry code so the Property Manager can access the unit at all times.
21. Owners may install security cameras within their personal condominium and/or may install a doorbell camera. Cameras must not be pointed into any area that is considered private such as inside another condominium unit. In addition, owners may not mount cameras, solar chargers, or wiring for the camera on common areas such as walls, posts, walkways, or stairwells. Any camera or wiring within a condominium that is visible to the outside must be installed neatly and not create an eyesore. Owners not in compliance with these rules will be notified to correct the infraction. If the infraction is not immediately corrected, the Board of Directors will take such other action as necessary to remove the camera and/or wiring.
22. No garbage or trash shall be disposed of on the premises except by using garbage cans or receptacles in areas designated by the Association. Household garbage and trash must be appropriately bagged before being disposed. Large items, such as furniture, beach chairs, construction waste, or hazardous waste cannot be disposed of on the property and must be removed from the property by the owner. Not following this rule will result in a fine and disposal charges.

23. The Association regulates the presence of pets (limited to dogs) on the property. Guests and renters may NOT have pets on the property. Owners must clean up their pet's waste and properly dispose of it in the pet waste stations located on the property. Pets MUST be maintained on a leash at all times while on any common areas. Pets are not allowed in any pool area by order of the Baldwin County Health Department. Violations of these rules will result in a fine. Owners may be fined if a guest has a pet on the property. The Board of Directors reserves the right to forbid the presence of pets for anyone in violation of these rules.
24. Owners must register their boat with the Association. Boat slips are to be used by owners only. Owners must reserve a boat slip by accessing the boat reservation app on the website. Boat slips may be reserved for up to 14 days. At the expiration of 14 days, this period may be extended for an additional 7 days provided slips are available. Under no circumstances can a boat slip be reserved for more than 21 consecutive days. Boats and trailers may only be parked in designated areas and the owner must be staying on the property while their boat and/or trailer are on the property.
25. Charcoal or propane grilling on decks/balconies or under any of the buildings **is prohibited**. Owners may use an electric grill on decks/balconies. Fire Code Section 308.14 prohibits any open flame to be within 10 feet of any of our buildings. A grilling area has been provided near the outdoor pool areas on both the north and south properties. Charcoal or propane grilling must occur in these areas only.
26. The driving speed limit is five (5) miles per hour on the property.
27. Skate boards, scooters, roller skates, roller blades, hover boards, and similar items as well as bicycle riding is prohibited on the property. Drones are prohibited.
28. No person shall repair any motor vehicle including automobiles, motorcycles, boats, and trailers on the condominium property nor may any owner or any other person store or place on blocks on the condominium property any automobile, motorcycle, boat, or trailer. Automobiles, motorcycles, boats, or trailers may not be washed on the condominium property.
29. All persons using the pool do so at their own risk. Rules for the use of the pools and pool areas are posted at each pool site and must be followed by owners, guests, and renters. **Smoking is prohibited** in the pool area in accordance with city ordinance.
30. No owner, guest, or renter may give orders or directives to property maintenance employees or to vendors. Owners, guests, and renters shall not contact third party vendors of the association directly. All requests for service shall be directed to the Board of Directors or the Property Manager.

31. The Association may contract with vendor(s) to provide onsite services for owners and/or guests (e.g. beach chair rentals). No owner, guest, or renter may disrupt these services by interfering with the services provided by the vendor(s).
32. No major events (weddings, private parties, or functions) may be held on the property unless approved in advance by the Board of Directors. The individual or group will be responsible for cleaning up after the event and any costs incurred due to the event will be the responsibility of the event sponsor.
33. The Board of Directors may from time to time communicate other directives pertaining to the use of the facilities or the personal conduct of owners, guests, or renters and violations of such directives shall be treated as a violation of these rules.

Procedures for Managing Infractions of the Rules and Regulations

1. Procedures for Managing Misconduct by Owners, Guests, and Renters

Misconduct violations include but are not limited to the following:

- destruction of property, unauthorized alterations, or misuse of common areas
- failure to follow community rules (parking, pool use, pets, grills, etc.)
- illegal activity including underage drinking or illegal drugs on property
- conduct resulting in law enforcement being summoned
- verbal abuse, threats, or harassment toward owners, guests, renters, staff, or vendors
- excessive noise or disturbance to other owners, guests, or renters
- improper disposal of waste or violation of cleanliness standards

Misconduct complaints should be directed to the Board of Directors and the complainant must identify themselves. Anonymous complaints will not be considered. Depending on the nature of the complaint, the Board may request the complaint to be made in writing including such information as dates, details of the incident, contact information, and witnesses. If warranted, the Board may impose fines, suspend privileges, or other sanctions as authorized in the governing documents.

2. Procedures for Managing Late Payment of Dues and Assessments

Association monthly fees are due on the 1st of each month. Assessments are due on the date identified on the invoice for the assessment. Monthly fees and assessments will be considered delinquent if not paid within 30 days of the due date. After 45 days, a late fee of \$150 will be applied to the account monthly until the account is paid in full. The Association may also charge interest, as outlined in the governing documents, for each month an account is delinquent. Once an account is 30 days delinquent, a lien may be placed on the property and the owner is responsible for all associated filing fees, attorney's fees, and other expenses resulting from placement of the lien. In addition, the Board may suspend the owners and/or the owner's guests/renters from the use of the Association's common elements including, but not limited to, docks, beach boardwalk, pools, and parking areas, etc. Furthermore, the Board may suspend use of Association provided services such as cable and internet.

3. Procedures for Managing Water Leaks/Overflows Damage

Water leaks/overflows and subsequent damage is an ongoing concern and requires vigilance by the Association and its owners to mitigate damages. The cost of repairing a unit that is damaged by water leaks/overflows that arise from within a unit is the responsibility of the owner of the unit where the leak originated. Such leaks include but are not limited to ruptured pipes under a sink, leaks from appliances, leaks or overflow from toilets, showers, sinks, and tubs, water spills, leaks from open doors and windows, etc. The costs of repairing units from water leaks due to a compromise in plumbing that is located inside a wall and, therefore, not accessible to a unit owner, or from a compromise in an exterior wall or roof, is the responsibility of the Association. The Property Manager will make repairs to the units damaged by a water leak/overflow. If the damage was caused within a unit, the unit owner where the leak/overflow originated will be billed for the cost of all repairs to all units affected.

The Property Manager will notify owners who caused a water leak as well as owners affected by a water leak. The Property Manager will make a reasonable effort to mitigate damage to a unit that is the recipient of another unit's water leak/overflow. Owners are required to provide a key and/or access code to their unit to the Property Manager. If a water leak has occurred in a unit in which the Property Manager does not have a key or access code, a locksmith will be called and that cost will be charged to the unit owner.

If any costs associated with a water leak/overflow are applied to an owners account, the Procedure for Managing Late Payment of Dues and Assessments will be followed to impose late fees, interest penalties, and/or to file a lien against the property.

The Association will not be responsible for loss of rents or use of a unit that is damaged by water leaks/overflows. The Association recommends that owners purchase liability insurance to cover leaks.

4. Procedures for Managing Parking Violations

Management will make regular rounds of the parking lots to determine if violations are occurring. Vehicles blocking fire hydrants, trash bins, other vehicles, or parking access will be towed immediately. For all other violations, management will place a written notification on the vehicle, boat, or trailer that is parked inappropriately, in violation of the posted parking rules, or that does not have a valid owner sticker or guest hangtag. The violator will be given 4 hours to correct the violation. If the violation is not corrected within 4 hours, management will proceed to tow the vehicle/boat/trailer. If management can determine which unit the violator is occupying, an attempt will be made to notify the unit owner of the infraction and the unit owner's account may be charged for the cost of the hangtag as well as fined for the violation.

5. Procedures for Managing Storage of Articles Belonging to Unit Owners, Guests, or Renters in Common Areas

Management will make daily rounds of the common areas for articles left in the common area. Stored items that are deemed to create a safety risk will be immediately removed by management. Items left in the pool area will be removed by management. For items left in other common areas, if management can identify the owner, guest, or renter, management will attempt to notify the owner, guest, or renter to remove their items from the common area or management may remove items and hold them for 24 hours. After 24 hours, items will be disposed.

The foregoing Rules and Regulations and Procedures are subject to amendment and further regulations may be promulgated by the Board of Directors.