

SECTION 9
Rules and Regulations
Concerning Use of SeaChase, A Condominium

**RULES AND REGULATIONS CONCERNING THE USE OF
SEACHASE, A CONDOMINIUM**

The following rules and regulations outlined in the documents and modified by the Board of Directors from time to time have been adopted by the Board of Directors of SeaChase Condominiums. These Rules and Regulations are applicable to each and every guest at, owner of, and renter of a SeaChase Condominium. A copy of these rules and regulations are being provided to each owner and renter so that there will be a full and complete understanding of the duties and responsibilities of each of us during our stay in our condominiums. It is very important that each owner and renter read and become familiar with these rules and regulations including the enforcement of rule violations by monetary assessments. Failure to have read these rules and regulations will not serve as a valid defense to the assessment of monetary penalties for violations of said rules and regulations.

REMEMBER, ONLY BY ENFORCING FAIR AND REASONABLE RULES AND REGULATIONS WILL WE BE ABLE TO MAINTAIN SEACHASE IN THE CONDITION WE ALL DESIRE. IT IS THE RESPONSIBILITY OF EACH AND EVERY ONE OF US TO ABIDE BY THESE RULES AND REGULATIONS.

A. GENERAL HOUSE RULES

1. Designated walkways and paved areas shall be used at all times and shortcuts shall be prohibited, both to prevent accidents and to preserve the appearance of planted areas. No motorized vehicles shall be operated on any walkway or in any area except upon the driveways and parking area designated for vehicular use.
2. No articles of any kind shall be hung or shaken from doors or windows or placed upon the windowsills or balconies of any units. Under no circumstances shall laundry, clothing, or other articles be placed or hung on the exterior portions of a unit. No balcony shall be enclosed with screens, or any other material.
- 2a. No tile or glass top furniture allowed on balconies. Owner will be held responsible for damages and/or expenses caused to the property.
3. No one shall make or permit to be made any loud or boisterous noises in their units, which will disturb and/or annoy the occupants of any other units at SeaChase or do or permit anything to be done in their units, which will interfere with the rights, or comfort or convenience of others. In this regard, the playing of loud or boisterous music shall be prohibited. Similarly, loud or boisterous conversation on the balconies of any unit between 11:00 p.m. and 8:00 a.m. is prohibited.
4. Each 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 there from, or from the doors or windows or balconies thereof, any dirt or any other substance. All garbage and refuse shall be properly secured in a garbage bag and deposited with care in the garbage chutes located at the end of each hallway.

No trash or other articles shall be burned on the SeaChase premises. The disposal of all trash or refuse shall be strictly in accordance with all rules and regulations as shall, from time to time, be promulgated by the Board of Directors.

5. Only two (2) vehicles per unit are allowed. All vehicles must display a SeaChase, Vehicle Registration Certificate on their windshield. All Owners must register cars with the association office.

5. a. The sidewalks, driveways, and parking areas must not be obstructed or encumbered of use for any purpose other than ingress and egress and parking. Skateboards and roller skates are not to be used on the premises. No vehicles may be parked at anytime in front of the entrance to the large trash bins duly marked in each tower. Covered automobile parking has been provided to certain owners who have paid a charge for the privilege to park in these covered spaces. No automobiles may be parked in covered spaces by anyone who has not paid for the privilege to so park their vehicle. Vehicles may only be parked in designated parking spaces and no vehicle shall be parked in such a manner as to impede or prevent ready access to any other parking areas. NO shared parking space, driveway, or other areas shall be used for the storage or parking of any boat, boat trailer, house trailer, camper trailer, motor home, or any other sort of towed vehicle of object during the following holidays: Spring Break, Memorial Day weekend, July 4th, Labor Day weekend. Similarly, the above-identified vehicles may not be parked in the parking lot on any other occasions when in the judgment of the security personnel on duty it will interfere with the ability of owners, guests, or renters to utilize the designated area of the parking lot for parking. At times when the number of owners, guests, and/or renters is light and the security personnel deem to parking of the above identified vehicles not to cause a hazard of interference with parking by owners, guest, and/or renters, such parking shall be allowed but only in specific areas designated by the security guards and for the time which they designate. The owners, their employees, servants, agents, visitors, licensees, guests, family, and renters will obey the parking regulations posted in the private street, parking areas and drives and any other traffic regulations promulgated in the future for the safety, comfort or convenience of the owners. Washing of cars, boats, and vehicles of any kind is prohibited in shared parking area. **Violators will be towed at owner's expense.**

6. Water closets or any other water apparatus in the building shall not be used for any purpose other than those for which they were designated nor shall any sweepings, rubbish, rugs, or other articles be placed in same. Any damage resulting from misuse of any water closets or other water apparatus in the units shall be repaired and paid for by the owner and/or renter of such unit.

7. A unit owner may identify his unit with a nameplate of a type and size approved by the Association and mounted in a place and manner approved by the Association. No other sign, advertisement, notice or other lettering shall be exhibited, inscribed, printed or fixed by any unit owner on any part of the outside of a building, hung from or placed on windows, windowsills, balconies, or otherwise displayed without the proper written consent of the Association.

8. Unit owners and/or renters are reminded that alterations and repairs of the common elements is the responsibility of the Association except for those matters which are stated in the declaration to be the responsibility of a unit owner. No work of any kind is to be done affecting those portions of exterior building walls or interior boundary walls which is the responsibility of the Association without first obtaining the approval required by the Declaration of Condominium.

9. NO radio or television antenna shall be attached to or hung from the exterior of any building without the prior written approval of the Board of Directors.

10. The Association, its workmen, contractors, or agents, shall have the right of access to any unit at any reasonable hour of the day for the purpose of making inspections, repairs, replacements, or improvements, or to remedy any conditions which would result in damage to other portions of the building, or for any purpose permitted under the terms of the Declaration or the By-Laws. Except in the case of emergency, entry will be made by pre-arrangement with the owner. In the event the Association find there are vermin, insects, or other pests within any unit, it may take measures, as it deems necessary to control or exterminate same.

11. No one shall use or permit to be brought into any unit nor upon any of the common area and

facilities any flammable oils or fluids such as gasoline, kerosene, naphtha or benzene, propane, natural gas or any other explosives or articles deemed hazardous to life, limb or property. Storage of oil-based paint is prohibited.

12. All window and door treatment coverings shall have a neutral colored backing to insure uniform conformity to the exterior.

13. Barbecuing will be allowed on balconies by owners only, using electric grills and on the permanent installed grills in the common grilling area.

14. Items may not be dropped or thrown from the balconies.

15. Birds may not be fed from the units.

16. Common area furniture shall not be removed from such areas.

17. FIREWORKS ARE STRICTLY PROHIBITED BY LAW. Use of such may result in eviction, loss of rent, and possible prosecution by the City of Orange Beach.

18. Carts are provided to help in the movement of luggage and other items to and from condominium units. There are a limited number of these carts to serve a large number of people. It is therefore imperative that all carts be returned to the designated storage areas on the first floor designated outside storage area of each building after usage.

19. Persons under twenty-five (25) years of age shall not rent condominium units and must be accompanied by an adult. Identification is required. Falsification of identification will result in eviction and forfeit of rent.

20. The number of individuals permitted per condominium unit shall be limited to six (6) for a two-bedroom unit and eight (8) for a three-bedroom unit.

21. Guests of owners not staying in a unit at SeaChase, must be accompanied by the owner.

B. INDOOR/OUTDOOR SWIMMING POOLS

22. All persons using the pools at SeaChase do so at their own risk. The Association is not responsible for any accident or injury in connection with the use of the pool or for any loss or damage to personal property. Persons using the pool areas agree not to hold the Association liable for any actions of whatever nature occurring within the pool area.

23. All persons twelve (12) years of age or under must be accompanied at all times by an adult within swimming pool areas. There must be at least one adult to supervise every three persons under the age of twelve (12) in the swimming pools.

24. In order to insure that there will be sufficient room in the swimming pool area for owners, guests, and renters, except by prior arrangements with the Board of Directors, the number of persons in any one group in the pool at any one time will not exceed the resident members of the unit owner's immediate family (i.e. owner, spouse, and children) plus four (4) guests.

25. Resident owners are responsible for the conduct of their guests at all times and for the careful observance of all safety and sanitary precautions by said guests. Any person having an apparent or known skin disease, sore or inflamed eyes, cough, cold, nasal or ear discharge, or any other communicable disease shall be excluded from the pools, spas and water feature areas.

26. NO boisterous activity, rough play, or running shall be permitted in the pools or in the pool

area at any time.

27. Swimming alone when no other person is in the immediate pool area is discouraged. However, persons over the age of twenty-one (21) may swim in the pools alone during pool hours if they do so in a manner, which will not disturb the enjoyment of the condominium by other guests and renters.

28. All persons are requested to cooperate in maintaining maximum cleanliness and tidiness in the swimming pool area. Outside showers must be used to wash off sand, saltwater, oil, and lotions before entering the pool. All sand should be removed from apparel and beach equipment before entering the pool areas and buildings.

29. No glassware of any shape, form or size may be brought into the pool areas at any time. Beverages, and food may be brought into the pool areas as long as said items are properly disposed of after usage. Should the consumption of beverages, and/or food lead to littering in the pool areas, all rights regarding the usage of such items in the pool areas will be eliminated.

30. At time of peak occupancy (i.e. Spring Break, Memorial Day weekend, July 4th week, Labor Day weekend) no rafts or floats will be allowed in the swimming pools except for persons under three (3) years of age. At other times, when the enjoyment of the pool area will not be interfered with by the use of rafts or floats, such shall be allowed.

31. The pools shall be used in accordance with such rules and regulations as shall, from time to time, be promulgated by the Board of Health of Baldwin County or Orange Beach, Alabama, and/or by the Board of Directors, which rules shall be posted by the Board of Directors. Because of the risk of infection of others by communicable disease, sex is specifically prohibited in the pools.

32. The pools will be closed from 12:00 a.m. until 6:00 a.m. local time and during such times and seasons as may be decided by the Board of Directors.

33. Other restrictions for pool use shall be as decided by the Board of Directors and posted in the pool area. Any such restrictions will be added as an amendment to these rules and regulations.

C. SPAS

34. All persons using the spas do so at their own risk. The Association is not responsible for any accident or injury in connection with the use of the spas or for any loss or damage to personal property. Persons using the spa areas agree not to hold the Association liable for any actions of whatever nature occurring within the spa areas.

35. All persons twelve (12) years of age or under must be accompanied at all times by an adult within the swimming pool area. Not recommended for the use by small children. Unsupervised use by small children is prohibited. Persons wearing diapers must wear rubber pants.

36. Because of the crowded conditions at SeaChase Condominiums, a Maximum of eight (8) persons will be allowed in any Spa at any one given time.

37. Residents are responsible for the conduct of their guests at all times and for the careful observance of all safety and sanitary precautions. Any person having an apparent or known skin disease, sore or inflamed eyes, cough, cold, nasal or ear discharge, or any communicable disease shall be excluded from the spas.

38. No boisterous, rough play, or running shall be permitted in or around the spa areas. No young children are allowed in the spa.

39. All persons are requested to cooperate in maintaining maximum cleanliness and tidiness in the spa areas. Outside showers must be used to wash off sand, saltwater, oil and lotions before entering the spa.

40. No glassware may be brought into the spa areas. Beverages, and food may be brought into the spa areas as long as said items are properly disposed of, ie, placed in duly marked receptacles). Should the consumption of beverages and/or food lead to littering in the spa areas, all rights regarding the usage of such items in the spa areas will be eliminated.

41. The spas shall be used in accordance with such rules and regulations as shall, from time to time, be promulgated by the Board of Health of Baldwin County, Alabama and/or by the Board of Directors, which rules shall be posted by the Board of Directors. Because of the risk of infection of others by communicable diseases, sex is specifically prohibited in the spas.

42. The spas will be closed from 12:00 a.m. until 6:00 a.m. local time and during such times and seasons as may be decided by the Board of Directors and posted in the spa areas.

43. Other restrictions for spa use shall be as decided by the Board of Directors and posted in the spa areas. Any restrictions regarding spa use not included in these rules and regulations will be added hereto by amendment.

D. TENNIS and PICKLEBALL COURTS

44. All persons using the tennis or pickleball courts do so at their own risk. The Association is not responsible for any accident or injury in connection with the use of the tennis or pickleball courts or for any loss of damage to personal property. Persons using the tennis or pickleball courts agree not to hold the Association liable for any actions of whatever nature occurring on or around the tennis or pickleball courts.

45. An adult must accompany persons twelve (12) years of age or under on the tennis and pickleball courts.

46. Residents are responsible for the conduct of their guests at all times and for the careful observance of all safety and sanitary precautions at the tennis and pickleball courts.

47. NO boisterous or rough play shall be permitted on the tennis or pickleball courts or in the tennis and pickleball court areas. All persons are requested to cooperate and maintain maximum cleanliness and tidiness in the tennis and pickleball court areas. Tobacco, beverages (other than water), food, or glassware are not permitted in the tennis or pickleball court.

48. Use of the tennis and pickleball courts shall be scheduled through the SeaChase management office and use of the tennis and pickleball courts shall be limited to one reservation per day per unit owner. Individual play will be limited to one hour if other individuals are waiting to use the courts. The tennis and pickleball courts will be closed from 12:00 a.m. to 6:00 a.m. local time and during such other times and seasons as may be decided by the Board of Directors. Individuals scheduled to use the tennis or pickleball courts after the resident manager has left for the day shall contact the guard on duty to obtain a key for usage of these courts; the key is to be returned to the guard on duty. The last party to use the tennis or pickleball courts in the evening shall be responsible for turning out the lights on the courts.

49. Regulation shoes are required for play on the tennis or pickleball courts. Only standard pickleball and tennis equipment shall be used on the courts.

50. No other activity other than tennis and pickleball is allowed on tennis/pickleball courts.

51. The tennis and pickleball courts shall be used in accordance with such rules and regulations as shall, from time to time, be promulgated by the Board of Directors, which rules shall be posted by the Board of Directors and included in these rules and regulations by amendment.

E. FITNESS CENTER

52. All persons using the fitness center do so at their own risk. The Association is not responsible for any accident or injury in connection with the use of the fitness center or for any loss or damage to personal property. Persons using the fitness center agree not to hold the Association liable for any actions of whatever nature occurring in or around the fitness center.

53. No persons under the age of fourteen (14) will be allowed in the fitness center. Persons ages fifteen (15) through sixteen (16) must be accompanied by an adult.

54. Residents are responsible for the conduct of their guests at all times and for the careful observance of all safety and sanitary precautions in the fitness center.

55. The fitness center will be closed from 12:00 a.m. to 6:00 a.m. local time, and during such other time as may be decided by the Board of Directors.

56. Card access is necessary to enter the fitness center.

57. Except by prior arrangement with the Board of Directors the number of persons in any one group in the fitness area at any one time will not exceed the resident members of the unit owner's immediate family (i.e. owner, spouse, and children) plus two (2) guests.

58. NO boisterous activity, rough play, or running shall be permitted in the fitness center at any time. All persons are requested to cooperate and maintain maximum cleanliness and tidiness in the fitness center. Beverages (other than water), food and glassware are not to be brought into the fitness center at any time.

59. All persons wearing wet bathing suits are not permitted to use the fitness area equipment.

60. All persons must wear proper shoes when utilizing the equipment in the fitness center.

61. The fitness center shall be used in accordance with such rules and regulations as shall, from time to time, be promulgated by the Board of Directors, which rules shall be posted by the Board of Directors and included in the rules and regulations by amendment.

F. PETS

62. PETS ARE ALLOWED FOR OWNERS AND FOR PROPERLY DOCUMENTED SERVICE DOGS ONLY. PETS MUST BE REGISTERED WITH THE PROPERTY MANAGEMENT OFFICE AND WEAR A TAG TO IDENTIFY THEIR REGISTRATION.

63.a. No pets shall be allowed in the pool or spa areas, fitness center, or other common areas.

64. Dogs shall only be walked in designated walk areas and must always be on a leash. Cats and other pets must remain in the units.

65. Loud barking of dogs and excessive noise from pets in units is prohibited and shall be considered and treated as a public nuisance.

G. CONFERENCE ROOM and OWNERS LOUNGE

66. The Conference Room is available for use by owners of SeaChase and renters where five (5) units or more are booked in the same party. Rental unit deposits may be held for damages. Less than five units rented will get a rate for the minimum one night charge & it will be on a per night usage. Renters and owners will be required to pay a cleaning fee of \$100.00 The East Tower Conference room is available on a first come -first serve basis. Renters must put down a \$500.00 deposit for the room, to be returned if room completes inspection.

67. The Conference Room Rental Contract must be signed with the date of the reservation. Owners request to use the East Tower Conference Room will always supersede individual events.

68. The Owners Lounge in the West Building is for the use of owners "Only". The owners lounge is available on a first come first serve basis and must be booked with the office.

H. SMOKING

69. Smoking is prohibited in all common areas and all rental condominium units, as mandated by the City of Orange Beach. Smoking on the balconies is prohibited as of March 1, 2019.

70. SEACHASE OWNERS WHO RENT MUST HAVE AN ORANGE BEACH BUSINESS LICENCE AS MANDATED BY THE CITY OF ORANGE BEACH. A COPY MUST BE ON FILE IN THE ASSOCIATION OFFICE.

71. SEACHASE OWNERS WHO RENT MUST MAINTAIN A MINIMUM COVERAGE OF \$ 300,000.00 OF LIABILITY INSURANCE. A COPY MUST BE ON FILE WITH THE ASSOCIATION OFFICE.

72. NO DRONES WILL BE ALLOWED ON ANY AREA OR AIR SPACE COVERED BY THE PLAT OF SEACHASE.