

RULES AND REGULATIONS

Concerning the use of

ISLAND SUNRISE CONDOMINIUM ASSOCIATION, INC.
Baldwin County, Alabama

GENERAL COMMUNITY RULES

- (1) The facilities of Island Sunrise Condominium are for the use of condominium owners, condominium renters or lessees and their invited guests.
- (2) There shall be no obstruction of the Common Elements or Limited Common Elements, nor shall anything be kept or stored in the Common Elements or Limited Common Elements (except balconies and terraces), nor shall anything be constructed on or planted in or removed from the Common Elements or Limited Common Elements, nor shall the Common Elements in any other way be altered without the prior written consent of the Association.
- (3) Any Occupant may use the Common Elements reserved for the use of the unit he occupies during the time such Occupant is actually in residence in the unit. Only occupants of a unit may use common elements, etc. Owners nor friends of owners are not to use facilities if they are not in residence.
- (4) No unit shall display any type of advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed, placed on windows, window sills, balconies, or otherwise displayed, without the prior written consent of the Board of Directors.
- (5) No one shall make or permit any noises that will disturb or annoy the occupants of any of the other units in Island Sunrise Condominium, or do or permit anything to be done which will interfere with the rights, comfort or convenience of others.
- (6) No Owner shall cause or permit anything to be placed on the outside wall of any owner's unit, and no sign, awning, canopy, window air conditioning unit, shutter or other fixture shall be affixed to or placed upon the exterior walls or roof of any building or any part thereof, without the prior written consent of the Board of Directors.

- (7) No article shall be hung or shaken from the doors or windows or placed upon the window sills or balconies of the Condominium units. Under no circumstances shall laundry or other articles be placed or hung on the balconies or exterior portions of the Condominium Unit. The Common Elements and Limited Common Elements shall be kept clear of rubbish, debris and other unsightly materials.

NO PETS ARE ALLOWED

- (8) No animals or pets of any kind shall be kept in any unit or on any portion of the Condominium property except by the prior written consent of the Board of Directors and shall be subject to the Rules and Regulations of the Association governing the keeping of pets; (Only Condominium Owners will be considered) provided that such consent may be terminated without cause at anytime by the Board of Directors of the Association. No animals shall be kept for commercial purposes nor be allowed to create or cause any disturbance or nuisance of any kind, and if an animal or pet does cause or create a nuisance or an unreasonable disturbance, said animal or pet shall be permanently removed from the Condominium property within seven (7) days from the day the owner receives the written notice to remove the animal or pet. The Owner of any pet or animal shall be liable for any and all damage caused by such pet or animal to any part of the Condominium property.
- (9) Each unit owner grants a right of access to such owner's unit to the Association, and to any other person authorized by the Association for the purpose of making inspections and for the purpose of correcting any condition originating in an owner's unit and threatening other units, Common Elements or limited Common Elements, for the purpose of performing any installations, alterations or repairs to the mechanical or electrical services or other Common Elements, within an owner's unit. In the case of any emergency such right of entry shall be immediate whether the unit owner is present at the time or not.

POOL RULES

- (10) All persons using the Island Sunrise Condominium swimming pool do so at their own risk. Neither the owners of the units of Island Sunrise, nor the Island Sunrise Condominium Association, Inc., shall be responsible for any injury in connection with use of the pool or for any loss or damage to personal property. Persons using the pool and pool areas agree not to hold the owners of the units of the Association liable for any actions, losses or injuries of whatever nature occurring within the pool area.

- (11) Children twelve years of age or under are allowed to swim in the pool only if accompanied at all times by an adult.
- (12) Please, OBEY ALL POOL RULES including the following:
- No boisterous or rough play shall be permitted in the pool or pool area.
- Glassware shall not be brought into the pool area.
- Do not remove patio or pool furniture from the area.
- Chairs may not be reserved by leaving towels or other objects unattended on chairs.
- Please rinse off sand before entering pool.
- 13) The pool will be closed from 10:00 P. M. until 9:00 A. M. and during such other times and seasons as may be decided by the Board of Directors.

AUTOMOBILE PARKING

- (14) Automobile parking spaces have been provided for the use of the occupant of the units. No vehicle shall park in such a manner as to impede or prevent ready access to other parking areas.
- (15) Each Unit, designated as a residential Unit, is hereby restricted to residential use and the parking spaces shall be used exclusively for the parking of passenger automobiles or small to intermediate pick-up trucks.
- (16) All vehicles must have a parking identification certificate, either an owner sticker or guest Identification Certificate. During the summer season parking is limited and a maximum of one parking pass for a one bedroom unit and two parking passes for a two bedroom unit will be issued.
- (17) Washing of cars and vehicles of any kind is prohibited.
- (18) Boats, personal water craft and their trailers, all other trailers, etc., shall NOT be allowed on Condominium premises between March 1st Spring Break through Labor Day Week-end and Shrimp Festival four days. At no time are motor homes/travel trailers allowed on site. The use of construction trailers by Owners and contractors are allowed only with prior Board approval. ISLAND SUNRISE CONDOMINIUM ASSOCIATION, INC.

REVISED 9/12/04

**AMENDMENT APPROVED ON
OCTOBER 29, 2011**

Any Owner of a Unit at Island Sunrise Condominium Association, Inc., may NOT install any deviate from the uniformity of the building Rules by adding a Keyless or other type of Touchpad Electronic Deadbolt to their entrance door. Any doorknob or other locking mechanism that changes from the informality of the entrance door to a unit in the building is not permissible. The use of lockbox equipment is acceptable when attached to the door facing and may not be attached to the railings as approved by the Board of Directors at the October 28, 2011 meeting.

ISLAND SUNRISE CONDOMINIUM
ASSOCIATION, INC.

BY: JAN LING, PRESIDENT
BOARD OF DIRECTORS

(1)

AMENDED AND APPROVED BY THE BOARD OF DIRECTORS AND
MEMBERSHIP OF ISLAND SUNRISE CONDOMINIUM ASSOCIATION,
INC. ON October 29, 2011.

Amendment Approved on 10/28/11

Any Owner of a Unit at Island Sunrise Condominium Association, Inc., may add hurricane storm shutters to the balcony at the railings per the specification approved by the Board of Directors and membership. The specifications are to be:

- (1) White
- (2) South side only
- (3) Roll-up or Roll-down shutters
- (4) Can be Installed directly over balcony railing
- (5) No north side or south side windows

ISLAND SUNRISE
CONDOMINIUM ASSOCIATION, INC.

BY: _____
JAN LING PRESIDENT
BOARD OF DIRECTORS

**AMENDED AND APPROVED BY THE BOARD OF DIRECTORS,
ISLAND SUNRISE ASSOCIATION, INC. ON 10-28-11**

**AMENDMENT TO THE RULE &
REGULATIONS APPROVED ON
OCTOBER 27, 2012**

Any Owner of a Unit at Island Sunrise Condominium Association, Inc., may install the approved Keyless Touchpad Electronic lock to their entrance door or retain the present door knob/lock as long as it meets the approved uniformity of the building. Also, a lock box can be installed only if it is located on the wooden fascia board that is around the entrance door. The lockbox equipment may not be attached to the door knob or any hand railings. Approved by the Board of Directors and Homeowners at the October 27, 2012, meeting.

ISLAND SUNRISE
CONDOMINIUM ASSOCIATION, INC.

BY: _____

JAN LING PRESIDENT

BOARD OF DIRECTORS

AMENDED AND APPROVED BY THE BOARD OF DIRECTORS AND
MEMBERSHIP OF ISLAND SUNRISE CONDOMINIUM ASSOCIATION,
INC. ON October 27, 2012.