

## **RULES AND REGULATIONS**

**Concerning the use of**

**GRAND BEACH RESORT CONDOMINIUM  
Baldwin County, Alabama**

### **GENERAL COMMUNITY RULES TO ABIDE BY**

The Grand Beach Resort Owners Association, Inc. (hereinafter "Association"), acting through its board of directors (hereinafter "Board"), has adopted the following Rules and Regulations (thereinafter "Regulations"). These Regulations may be amended from time to time by the resolution of the Board.

As used in these Regulations the term "Unit Owners" shall apply to the Owner of any Unit, to his or her family, tenants (whether or not in residence), servants, employees, agents, and visitors, and to any guests, invitees or licensees of that Unit Owner, his family or tenant of that Unit Owner. All Owners of any Unit are to inform non-owners upon the Condominium Property of these Regulations. Individuals who are not residents are not permitted to use the Common Elements.

The Association reserves the right to alter, amend, modify, repeal or revoke these Regulations, and any consent or approval given hereunder, at any time by resolution of the Association or the Board.

### **COMMON ELEMENTS RULES AND RESTRICTIONS**

- (1) The facilities of the Grand Beach Resort Condominium are for the use of condominium owners, condominium renters or lessees and their invited guests. Individuals who are not residents are not permitted to use the Common Elements.
- (2) Any Occupant may use the Common Elements reserved for the use of the unit he or she occupies during the time such Occupant is actually in residence in the unit.
- (3) There shall be no obstruction of the Common Elements or Limited, 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 prior written consent of the Association.
- (4) The Common Elements and Limited Common Elements shall be kept clear of rubbish, debris and other unsightly materials.

- (5) Open flame barbeque grills are not permitted to be used on the balconies, veranda, or in the pool area. Grilling is allowed only in the designated area on the east side of the building. If there are ashes, they must be disposed of properly in the dumpster after they have cooled completely or been thoroughly doused to ensure that they do not present a fire hazard.

### COMMUNITY RULES

- (6) No advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed, placed on windows, window sills, balconies, or otherwise displayed.
- (7) No one shall permit any noises that will disturb or annoy the occupants of any of the other units in the Grand Beach Resort Condominium, or do or permit anything to be done which will interfere with the rights, comfort or convenience of others.
- (8) Nothing shall be placed on the outside wall of any owner's unit, and no sign, awning, canopy, window air conditioning unit, shutter, satellite dishes, realtor lock boxes, or other fixtures shall be affixed to or placed upon the exterior without the prior written consent of the Board of Directors.
- (9) 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.
- (10) 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 which threatens 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 is occupied or not.
- (11) The agents of the Board, and any contractor or workman authorized by the Board, may enter any room or Unit at any reasonable hour of the day 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 interfere with the use of such Unit for its permitted purposes.
- (12) No Unit Owner or any of his agents, servants, employees, licenses 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.

### NO PETS ARE ALLOWED

- (13) No animals or pets of any kind shall be kept in any unit or on any portion of the Condominium property except with 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.
- (14) 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.

### PARKING

- (15) Automobile parking spaces have been provided for the use of the occupants of the Units. No vehicles shall park in such a manner as to impede or prevent ready access to other parking areas.
- (16) Washing of cars and vehicles of any kind are prohibited.
- (17) Boats, personal water crafts and/or their trailers etc. shall not be allowed on Condominium premises.
- (18) All vehicles must have a parking identification tag, either an owners' sticker or guest pass. The identification tag/pass must be displayed in the windshield, driver's side, of the vehicle at all times while on property. Vehicles without a correct tag or pass are subject to being towed at the owner's expense. During the summer season parking is limited and a maximum of two parking identification tags per unit will be issued.

### POOL/SPA RULES

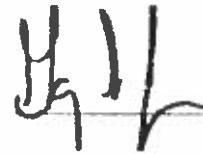
- (19) All persons using the Grand Beach Resort Condominium swimming pool do so at their own risk. Neither the owners of the units of Grand Beach Resort, nor the Grand Beach Resort Association, shall be responsible for any injury in connection with use of the pool or for any loss or damage to personal 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.

- (20) Children twelve (12) years of age or under are allowed to swim in the pool only if accompanied at all times by an adult.
- (21) The pool will be closed from 11:00 pm until 9:00 am and during such other times and seasons as may be decided by the Board of Directors.
- (22) Please, OBEY ALL POOL RULES including the following:
- No boisterous or rough play shall be permitted in the pool or pool/spa 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

AMENDMENT APPROVED on 9/24/1999

Any Owner of a Unit at Grand Beach Resort Condominium Association, Inc., may be penalized for any infraction of the documents and general Rules and Regulations of the Association. After written notification has been sent to an Owner recognizing a violation, a fine of \$100 can be levied for that infraction or any other infraction of the Rules and Regulations. If the infraction has not been corrected in the time allotted, after notification, and a fine is levied, the fine can continue each day until at which time the infraction has been corrected. If a violation has been committed and a fine becomes necessary, an unpaid fine can constitute a lien on the property.

GRAND BEACH CONDOMINIUM  
ASSOCIATION, INC.



By:

GARY S. JAMESON  
PRESIDENT  
BOARD OF DIRECTORS

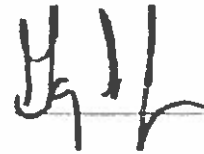
AMENDED AND APPROVED BY THE BOARD OF DIRECTORS, GRAND  
BEACH RESORT ASSOCIATION, INC. ON SEPTEMBER 24<sup>TH</sup>, 1999.

**AMENDMENT APPROVED on 12/13/08**

Any Owner of a Unit at Grand Beach Resort Condominium Association, Inc., cannot add hurricane storm shutters to the balcony doors/windows and north side window as per the specifications approved by the membership.

GRAND BEACH CONDOMINIUM  
ASSOCIATION, INC.

By:



GARY S. JAMESON  
PRESIDENT BOARD OF  
DIRECTORS

AMENDED AND APPROVED BY THE BOARD OF DIRECTORS AND  
MEMBERSHIP OF GRAND BEACH RESORT CONDOMINIUM  
ASSOCIATION, INC. ON DECEMBER 13<sup>th</sup>, 2008.