**RULES AND REGULATIONS**

**Concerning the use of**

**CASA DEL SOL CONDOMINIUM**

**Baldwin County, Alabama**

**GENERAL COMMUNITY RULES**

**For the benefit of all occupants the following Rules have been adopted by the Casa Del Sol Condominium Owners Association.**

1. The facilities of Casa del Sol Condominium are for the use of condominium owners, condominium renters or lessees and their invited guests. Individuals who are not in residence are not permitted to use the Common Elements.
2. No one shall make or permit any noises that will disturb or annoy the occupants of any of the other units in Casa Del Sol Condominium, or do or permit anything to be done which will interfere with the rights, comfort or convenience of others.
3. 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 circumstance 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.
4. No animals or pets of any kind shall be kept in any unit or on any portion of the Condominium property. Exceptions may be permitted for Owners upon prior written consent of the Board of Directors. This consent may be terminated without cause at any time by the Board of Directors of the Association. Such consent shall be subject to the following Rules. No animals shall be allowed to create or cause any disturbance or nuisance of any kind, an 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 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.
5. Open flame barbeque grills are not permitted to be used on the balconies, under the building, 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.
6. Automobile parking spaces have been provided for the use of the occupants of the units. No vehicle shall park in such a manner as to impede or prevent ready access to other parking areas. Parking space is limited and, therefore, when the parking lot is congested, head-to-head parking is required in the center section as depicted by the striping in that section.
7. The parking spaces shall be used exclusively for the parking of vehicles that fit within the defined parking spaces e.g. passenger automobiles, SUVs, or pick-up trucks.
8. All vehicles must have a parking identification tag, either an owners’ sticker or guest pass. The dentification tag/pass must be displayed in the windshield of the vehicle at all times while on property. During the summer season parking is limited and a maximum of two parking identification tags per unit will be issued. Washing of cars and vehicles of any kind is prohibited.
9. Boats, personal water craft and their trailers, and storage trailers, etc., shall NOT be allowed on Condominium premises between the dates of Memorial Day Week-end through Labor Day Week-end, Shrimp Festival and Spring Break.
10. All persons using the Casa Del Sol Condominium swimming pool do so at their own risk. Neither the owners of the units of Casa Del Sol Condominium Owners 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.
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. The pool will be closed from 10:00 pm until 9:00 am and during such other times and seasons as may be decided by the Board of Directors.

**EVERYONE USING THE POOL MUST OBEY ALL POOL RULES:**

No boisterous or rough play shall be permitted in the pool area.

Glassware shall not be brought into the pool area.

Do no 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.

Pets are not allowed in the pool or on the pool deck.

1. The Association or any person authorized by the Association is the right of access to all units for the purpose of making inspections and for the purpose of correcting any condition originating in the unit which threatens other units, Common Elements or limited Common Elements, or for the purpose of performing any installations, alterations or repairs to the mechanical or electrical services or other Common Elements, within a unit. In the case of any emergency such right of entry shall be immediate whether the unit is owner occupied or not.
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, or shall the Common Elements in any other way be altered without the prior written consent of the Association.
3. 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.
4. 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.

CASA DEL SOL CONDOMINIUM OWNERS ASSOCIATION, INC.