

RULES AND REGULATIONS
Concerning Use of
ISLAND WINDS WEST

General Community Rules

1. The facilities of Island Winds West are for the exclusive use of apartment residents (owners and renters) and their invited guests.
2. No towels, swimming wear, laundry or other articles shall be hung on the balcony rails or other exterior portions of an apartment.
3. No one shall make or permit any noises that will disturb or annoy the occupants of any of the other units of Island Winds West or do or permit anything to be done which will interfere with the rights, comfort or convenience of others.
4. Each owner shall keep his unit in good state of preservation and cleanliness. All garbage and refuse shall be deposited with care in garbage chutes provided on each floor for that purpose.
5. The sidewalks, driveways and parking areas must not be obstructed, encumbered, or used for any purposes other than ingress and egress, and for parking. Automobile parking spaces have been provided for the use of residents and guests, and may upon occasion of high occupancy, be limited to no more than one parking space per bedroom in the respective apartment used. No vehicle shall be parked in such a manner as to impede or prevent ready access to other parking areas, or to access by emergency medical or fire equipment. No trailers, watercraft of any sort, campers or motor homes shall be parked on the property for more than 8 hours without specific approval of the Board of Directors. Washing of cars, boats and vehicles of any kind is prohibited.
6. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any unit owner on any part of the outside of the building, hung from or placed on windows, window sills, balconies or otherwise displayed, without the prior written consent of the Board of Directors. Very small tags attached to the door, identifying a unit owner, are allowed.
7. Unit owners are reminded that alteration and repair 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 upon or affecting those portions of exterior building walls or interior boundary walls which are the responsibility of the association without first obtaining the approval required by the Declaration of Condominium.
8. No radio or television antenna shall be attached to or hung from the exterior of any building without the written approval of the Board of Directors.

9. No barbecue or other open fires are permitted on any balcony. Such use would be a violation of State and Gulf Shores ordinances.
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 cases of emergency, entry will be made by pre-arrangement with the owner. In the event the Association finds there are vermin, insects or other pests within any unit, it may take such measures as it deems necessary to control and exterminate the same.
11. No one shall use or permit to be brought into any unit or upon any of the common areas and facilities any flammable oils or fluid such as gasoline, kerosene, naphtha, benzene or explosive materials, or other such articles deemed extra hazardous to life, limb or property without in each case, obtaining the written consent of the Board of Directors.
12. Complaints regarding the management of the condominium or regarding actions of other owners or persons shall be made in writing to the Board of Directors. The Association may assign to one or more persons, or to a manager, full responsibility for the enforcement of all or specified ones of these Rules and Regulations. Any complaint or dispute as to any of these Rules and
13. regulations, or as to any application or enforcement thereof shall be made in writing to the Board of Directors setting forth the nature of the matter complained of, and the names of all parties aggrieved and/or charged by reason of such matter. The Board of Directors may, in its sole discretion, decide the complaint without hearing. In the event the Board of Directors elects to have a hearing upon such complaint, not less than five (5) days notice thereof shall be given in writing to each person named in the complaint as aggrieved and/or charged, stating the date, time and place of such hearing. Pro ceding before the Board of Directors shall be informal, without technical rules of evidence and each party aggrieved and/or charged shall be entitled to be present in person or by their attorney, and to be heard.
14. Unit owners are to keep window coverings (drapes and/or blinds facing the exterior) a uniform off white color.
15. All persons using the pool do so at their own risk. No life guard will be provided. The Association is not responsible for any accident of r injury in connection with use of the pool or for any loss or damage to personal property. Persons using the pool area agree to not hold the Association liable for any actions of whatever nature occurring within the pool area.
16. Persons twelve (12) years of age or under must be accompanied at all times by an adult.

17. Except by prior arrangement with the Board of Directors, the number of persons in any one group in the pool at any one time shall not exceed the resident owner's or renter's family plus three (3) guests.
18. Residents (owners and/or renters) are responsible for the conduct of their guests at all times and for the careful observance of all safety and sanitation 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 pool.
19. No boisterous or rough play shall be permitted in the pool, or in the pool area. Swimming alone when no other person is in the immediate pool area is prohibited.
20. All persons are requested to cooperate in maintaining maximum cleanliness and tidiness in the swimming pool area.
21. Towels and/or other personal items shall not be used to reserve furniture in the swimming pool area. Any items left unattended for more than 10 minutes may be placed on the pool deck and the chair used by another person.
22. No glassware shall be brought to or used in the pool area or the entry terrace. No food is to be used in the pool area.
23. The pool will be closed from 10:00 p.m. to 9:00 a.m. and during such other times and seasons as may be decided by the Board of Directors.
24. Unit Owners pets shall not be allowed on the beach or in the pool area. Pets shall be walked in grass areas on the north side of the building, and then only when on a leash. Owners must clean behind pets. Renters are not permitted to have pets on the property or in any apartment unit.
25. Loud barking or other pet noises is prohibited and shall be considered and treated as a public nuisance.

Amendment and Enforcement

Any consent or approval given under these rules by any person designated as manager or any person or committee designated as being responsible for the enforcement of any of these rules and or/for the use of any common facility, shall be revocable at any time by the Board of Directors.

These rules are subject to amendment by the Board of directors and to the promulgation of further rules by the Board of Directors and/or by the Association.