

## The Village Condominiums

1144 W. Beach Blvd Gulf Shores, Alabama

### FEEES AND FINES IMPOSED REGARDING RULES AND DAMAGES TO THE PROPERTY

#### 1. Renters and Guests

Renters may NOT have pets on the property.

Owner will be notified and ensured pets are removed from property within 2 days.

If the pet is not removed within 2 day the owner will receive a warning and will be fined \$250.00.

If the pet is still not removed within 5 days from the initial notification, the owner will receive a 2nd warning and fined an additional \$500.00 and \$25.00 for every day there after that the pet is on the property.

All Owner and Guest dogs must be on a leash and leash-held by the owner at ALL times. The fines for having a loose dog are \$50.00 for the first and second offense and \$100.00 for the third offense.

#### 2. Parking and Damages

Owners who rent will pay the Association a \$15.00 parking Fee per vehicle per rental for use of the common elements. Long term renters between November 1—March 1 will pay \$15.00 a month per vehicle.

Renters must display a parking pass in their vehicle with the Unit number and check in/check out dates of the rental on the Drivers side dashboard while on the property.

Non rental guests will also display a guest pass with the Unit number and dates of stay on the drivers side dashboard.

Fees will be paid monthly to the treasurer with a separate check.

A fine of \$25.00 will be levied per vehicle per incident for non-compliance.

All monies from fees will go to the building maintenance fund.

Damages caused by renters, guests or owners will be the owners responsibility for the actual cost of repair or clean up.

Cigarette butts thrown onto the property will result in the owner being fined \$50.00 and the owner will be responsible for paying the clean up company.

Fines are due within 30 days notification.

- Please Note. There are only 3 rentals in the building. With more full time Owners coming in and out, it's very easy to recognize what renters are in which units.

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RULES

Maximum occupancy per 1 bedroom unit must not exceed 4 people. Maximum occupancy per 2 bedroom unit must not exceed 6 people.

Maximum vehicles on the property is 2 vehicles per unit. Commercial vehicles are **NOT** allowed to park on the property.

Parking under the building is reserved for **OWNERS** only. Renters and guests of owners are to park in any of the 10 uncovered parking spaces. **Violators may be towed at owners expense.** **ALL RENTERS AND GUESTS are required to display on the drivers side dashboard of EACH vehicle, a parking pass which must clearly display the unit number as well as the arrival and departure date for that vehicle.**

Renters may **NOT** have pets on the property. Owners will be notified when pets are brought onto the property and will be responsible for ensuring pets are immediately removed from the property.

No Fireworks! They are illegal.

Children must be supervised. Parents are responsible for their child's behavior.

No running in the units, hallways, walkways or stairs.

Radio's, Stereo's and TV's are to be kept at a conversational level.

Do not climb on the railings. The Village is not responsible for any injuries.

No loud or boisterous behavior.

To meet fire code—grilling is to be done at the concrete area next to the pool. Electric grills are the only grills permitted on the balconies. No grilling on the walkways or under the building.

The walkways are to kept clear of furniture, bicycles, or any other items that might prevent an expedient exit in case of fire.

All cigarette butts are to be placed in the receptacles provided under the building. Do NOT throw cigarette butts onto the ground or into the landscaping.

Do not toss any cans or bottles over the balcony decks into the landscaping or onto the property.

Trash from the condo units must be placed into the dumpster located under the south end of the building.

POOL RULES

No diving—very shallow water

Do not leave children unattended

No glass allowed in the pool area

No playing ball, frisbee, or horseplay in the pool area

Shower off before entering the pool (shows under the building)