

BAY VIEW CONDOMINIUMS' RULES AND REGULATIONS

(January 2025)

The Declaration of Condominium of Bay View Condominium of Orange Beach, Baldwin County, Alabama, Article Twelve, Paragraph 3 states: "In addition to the enforcement of the covenants and restrictions concerning use, occupancy and transfer of units which are included in this declaration, the association may adopt, distribute, amend and enforce reasonable rules governing the administration and management of the condominium property and the use of the common elements (and limited common elements, if any)." Therefore, in order to maintain Bay View Condominiums as an attractive and enjoyable place to live, all owners, guests, tenants and renters are hereby notified to adhere to the following rules, which will go into effect February 1, 2025:

- 1) No changes may be made to the outside (common) areas of Bay View units without written permission from the Bay View Condominium Owners Association Board (Board). No changes can be made to the interior of individually owned condo units that may affect the structural integrity of the building or any commonly owned components of the building without written permission from the Bay View Condominium Owners Association Board
- 2) All common areas, including entrances, decks, and covered parking areas are to be kept free of clutter and clean. Patio furnishings, grills and televisions may be present in covered car parking areas.
- 3) Drying towels and clothing in common areas and on all railings is prohibited.
- 4) Displayed flags deemed offensive by the Board are not permitted.
- 5) The swimming pool is to be used by Owners, Guests, and Renters only. Glass containers and pets are prohibited within the gated area surrounding the pool. All toddler children must wear swim diapers when using the pool. All children under the age of 12 years old must be accompanied by an adult. A 911 phone is affixed to the pool house wall and is to be used in an emergency requiring immediate assistance.
- 6) All pets must be kept on a leash and under control while in all common areas. Pet stations are present throughout the complex for bagging pet feces for proper disposal.
- 7) Quiet hours are 11:00 pm to 7:00 am daily. This includes the boat wash area, the pier, the pool, pool deck and the tennis court area.
- 8) Do not litter. Properly dispose of trash from all common areas. This includes cigarette butts, personal items and trash.

- 9) The dumpster area must be kept free of trash that cannot be placed in the dumpster. Under no circumstances is it allowed to stack trash outside the dumpster. If the dumpster is full, owners, guest, and renters are responsible for removing/handling their own trash. The dumpster is not designed to handle large items such as furniture etc. It is the owners responsibility to arrange for the removal of large items should they be discarded. This includes any construction or remodeling materials that need to be discarded.
- 10) The speed limit throughout Bay View is 7-mph.
- 11) Do not drive or park any automobile or trailer on the grass.
- 12) Designated covered parking areas and marked parking spaces are the only authorized vehicle-parking areas. Do not park in an assigned Owner's covered parking area without first obtaining the Owner's permission. Owners have the right, and the support of the Board, to have any unauthorized vehicle towed from their designated covered parking area. Obey all posted "No Parking" signs. All "Fire Lanes" must be free and clear of obstructions at all times. Do not park your vehicle, trailer or golf cart so that it blocks any common areas such as stairs or storage rooms. All on-site vehicles must be operable. No campers, RVs or oversized vehicles are permitted to park overnight.
- 13) Do not use charcoal or gas grills above the ground floor. Charcoal grills are not allowed to be used in covered parking areas. Only electric grills are allowed above the ground floor. All grills must have a functioning grease trap. Grease should be disposed of properly and not poured down the drain.
- 14) Trailers with boats or trailers with boats docked at Bay View are to be parked in the Owner's designated covered parking area and/or in the Southwest and West boat/trailer parking areas only. At any given time an Owner may have only **ONE** watercraft stored in the boat storage parking area. Absolutely no vehicles or golf carts may be parked in the designed Southwest and West boat parking areas.
- 15) All Bay View amenities (i.e., dumpster, pier, launch, pool, tennis court and fish cleaning stations) are for Owners, Guests or Renters, residing at Bay View, only. The boat launch has a combination lock, which should be relocked after launching or removing your boat. The combination will be changed periodically with notification of the new combination via email to each owner.
- 16) The first 6 spots on the South side of the first finger pier are the first come first served slips. Boat slips, may only be used when a unit is occupied. As a general rule, a slip is considered occupied if mooring lines are tied across the slip or are present on the slip pilings.
- 17) When using the fish cleaning stations, they must be cleaned after use. When cleaning fish, carcasses must be removed and dumped in navigable water. No dumping of carcasses in Bay View dumpsters shall be allowed.

- 18) No bikes, skateboards, scooters, skates or golf carts are to be operated close to parked cars, on the dock or pier.
- 19) No fireworks are allowed at Bay View, including the dock and pier.
- 20) All common areas and unit balconies should be neat and unobstructed. Satellite Dishes and antennas are prohibited at Bay View.
- 21) Each rented unit is permitted no more than **TWO** vehicles on Bay View Property at any given time.
- 22) No vehicle, golf cart or trailer parked in designated areas may extend into line of traffic, or driveways so as to impede traffic flow.
- 23) No one under the age of 16 is permitted to drive a golf cart on Bay View property without being accompanied by an adult.
- 24) Excessive vulgarity, drunken and/or confrontational behavior, and any lewd behavior are strictly prohibited.
- 25) **Owners are responsible that each Rental Agency and/or occupant of their unit is aware of all Bay View Condominium Rules and Regulations. Owners are responsible for any and all damage attributed to negligence by the Owner, Renter or Guest. Owners are charged with reporting (include a picture if possible) a violation to bayviewoba@gmail.com. Failure to comply with Bay View Condominiums' Rules and Regulations may, at the discretion of the Board, result in fines up to \$50 per violation being levied against the unit owner, with the Association having the same rights to record and enforce liens upon Units as it does for unpaid dues and assessments. The Association shall also have the right, but not the obligation, to utilize outside help to bring violations of the Covenants and these Rules into compliance, and to charge any costs associated with doing so on to the Owner via a lien similar to that which may be imposed for unpaid dues, assessments, and fines. Owners representing themselves, Guests and Renters are responsible for compliance with the "Bay View Condominiums' Rules and Regulations as they pertain to vehicles and/or boats and/or trailers. Owners will be warned on the first violation and on the second violation the referenced unit will be towed at the owner's expense.**
- 26) The Board reserves the right to require owners to evict renters who do not follow these rules including and up to legal action to evict said renters at the owner's expense for all Bay View associated legal fees.