



**Property Owners Association  
Of  
Ono Island, Inc.**

**RULES  
AND  
REGULATIONS**

**Amended as of the 28th day of June, 2018**

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## Article 1 Purpose, Enactment and Title

### Purpose

The intent of these rules and regulations is to promote the health, safety, morals and general welfare of the residents of the Property Owners Association of Ono Island, Inc.

### Short Title

These rules and regulations shall be known and may be cited as the Property Owners Association of Ono Island, Inc. General Rules and Regulations.

### Conflict with Other Laws

Whenever the requirements of these general rules and regulations are at variance with the requirements of any other lawfully adopted statutes, rules, regulations or ordinances, the more restrictive, or that imposing the higher standards, shall govern.

### Disclaimer of Liability

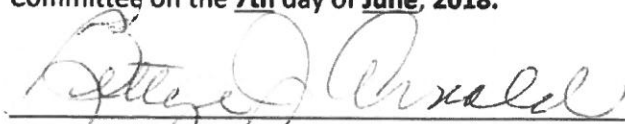
These general rules and regulations shall not create liability on any officer, member or employee thereof for any damages that may result from reliance on the general rules and regulations or administrative decision lawfully made hereunder.

### Amendments

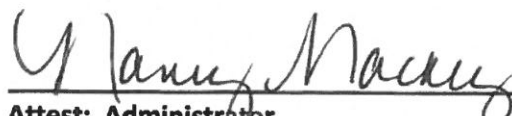
These general rules and regulations may be amended from time to time as the need arises, provided amendments are recommended for approval to the Property Owners Association of Ono Island, Inc. Board of Directors by the Rules Committee according to the terms and conditions of the General Covenants for Ono Island.

### Rules Committee Adoption

These general rules and regulations were recommended for approval by the Ono Island Rules and Regulations Committee on the 7th day of June, 2018.

  
Rules Committee - Chairman

7-16-18  
Date

  
Attest: Administrator

7-16-18  
Date

### Board of Directors Adoption

These general rules and regulations were approval by the Board of Directors for the Property Owners Association of Ono Island on the 28th day of June, 2018.

  
Board of Directors Chairman

7/12/2018  
Date

  
Attest: Administrator

7/12/18  
Date



# **PROPERTY OWNERS ASSOCIATION OF ONO ISLAND, INC.**

## **PURPOSE**

The purpose of these rules and regulations is to assure the continued unique character and serene beauty of Ono Island through the willing cooperation of all residents and guests alike, who as good neighbors vigorously work together by completely complying with them for the express desire of continuing Ono Island as a protected, private and residential community. The rules and regulations will supplement the General and Local Covenants and By-Laws of the Property Owners Association of Ono Island, Inc. and actions of the Board of Directors. The rules and regulations will formalize behavior that has been practiced by property owners and guests since the beginning of Ono Island's development.

The rules and regulations apply to property owners, guests, renters, contractors, contractor employees and all other individuals who wish access to Ono Island. Individuals who violate these rules and regulations will be cited and assessed in accordance with the Violation Assessment Schedule appearing at the end of this handbook.

Property Owners who rent their property must provide a copy of the Rules and Regulations to all renters. Additional copies are available at the POA Administrative Office.

## **AUTHORITY**

The Board of Directors for the Property Owners Association of Ono Island, Inc. is authorized under Article VIII of the By-Laws to adopt and publish rules and regulations, together with their attendant special assessment and penalties, governing the use of the common properties and facilities, and the personal conduct of the members and their guests thereof. Article VII of the Declaration of General Covenants allows the Board of Directors to adopt additional rules and regulations, consistent with the covenants and the laws of the State of Alabama, for the general health, safety and welfare of the residents and owners of the Property Owners Association of Ono Island, Inc.

Members not in good standing shall be denied voting privileges and amenities such as use of community facilities known as Commons and Island access via the member RFID lane.

## **COMMITTEES**

The Committees are appointed by the Board of Directors at the yearly annual meeting. Each member of the respective committee shall serve until the next annual meeting after which new appointments to the committees may be made by the Board of Directors, or until their successors have been appointed. Should vacancies occur on any committee, the Board of Directors shall fill any such vacancy by appointment. Any person selected to fill a vacancy shall serve the unexpired term of the committee member whose position was vacated.

## **Article 2 Gate Policy**

The Property Owners Association Board of Directors, in accordance with the General Covenants and By-Laws of Ono Island, has established a Gate Policy to assure the continued privacy and security of the Island. The policy encompasses use of a Radio Frequency Identification (RFID) system which uses electromagnetic fields to automatically identify and track tags attached to automobiles for property owners and all persons to whom they

allow island access. The system also works for contractors and various vendors. Conduct of Property Owners and all persons to whom they allow Island access is governed by the Rules and Regulations set forth in this document.

A valid driver's license is required to drive on Ono Island for all guests of property owners.

Contractors, subcontractors, laborers, vendors, delivery drivers and others requesting to drive a vehicle on Ono Island must present a valid driver's license issued by one of the 50 United States or a Territory thereof. A Foreign Driver's License will no longer be sufficient for contractors driving on Ono Island.

## **Article 3 RFID Tag System**

Property Owners and their family members including Spouse, Children, Children's spouse, Partners, Grandchildren, Companions, Significant Other, and Caretakers should use the RFID Tag activated "owner's lane" for rapid access to the Island. RFID Tags are provided to Property Owners and placed in the lower right corner of the passenger side front windshield of the vehicle. The property owner may obtain an RFID Tag for themselves and immediate family members i.e. Spouses, Children, Children's Spouse, Partners, Grandchildren, Companions, Significant Other and Caretakers for \$10 each. Application for the RFID Tag includes review and copy of each vehicle's state license registration and proof of insurance. Vehicles must be present to allow POA Administrative Office staff to affix the decal.

### **RFID TAGS FOR PROPERTY OWNERS PERMANENT GUEST LIST MEMBERS**

Property Owners are authorized RFID Tags for other individuals that are on their permanent guest list such as a nanny, boat captain, housekeeper, personal assistant, etc. for \$25 each. Please note that this is not to be used for Commercial Contractor use; ONLY for private persons needing access often to an individual's home. The Property Owner must complete an authorization form giving consent to the POA Staff to issue the RFID Tag to the specific named person as well as agreeing to immediately notify the POA in writing if the vehicle is sold to another party and/or if the person who is being authorized is no longer employed by and/or no longer authorized access on the island so the RFID Tag may be deactivated. In addition to the authorization application for the RFID Tag, property owners will need to provide a copy of the vehicle's state license registration, proof of insurance and color copy of Driver's License. Vehicles must be present to allow POA Administration Office staff to affix the decal. All property owners are responsible for their guests.

### **LONG TERM RENTERS**

Long-term renters, those who enter into a contract which exceeds six (6) continuous months for lease of property belonging to a Property Owner who is in good standing, may procure a RFID Tag for a fee of \$25. Long-term renters may be assigned an RFID Tag for their vehicles and family members living with them by presentation of the rental contract and their "motor vehicle registration tag." Copies of these documents will be attached to the RFID Tag application. These RFID Tags will be subject to renewal at the end of the lease. A copy of a new lease or renewal must be provided to renew RFID Tags. An advanced notice of the rental agreement is to be provided to the POA Administrative Office by the Property Owner or their agent, according to the Rental Lawsuit Court Order, dated February 2, 2015 to include *(but not limited to)*:

- a. Name(s) of renters
- b. Color Copy of driver's license
- c. Proof of automobile insurance
- d. Address of property being rented
- e. Copy and Duration of rental agreement

- f. List of other persons residing with the renter

## Article 4 Dwelling Live Pass System

### 1. Household/Employee Passes

Household/Employees may be issued an RFID Tag with the owner's permission as long as they are on the permanent guest list. The owner is responsible for notifying the Ono POA Office if the RFID Tag is no longer valid and should be deactivated. Household employee passes may also be issued by security and/or other persons employed on a long-term basis for up to two weeks in duration upon permission by the homeowner. These passes can be authorized by logging into the Dwelling Live account <https://community.dwellinglive.com/onoislandpropertyownersassociation.aspx> or emailing security at [onoguards@gmail.com](mailto:onoguards@gmail.com) or by calling the Security Gate at 251-980-5149.

### 2. Contractor/Worker/Pass

Contractor/Worker passes will be issued with an active ACC permit on file for the property address. These passes are issued and valid for ONE or TWO week duration depending on the type of construction. These passes allow access from 7 a.m. to 6 p.m. Monday through Saturday (work is authorized from 7 a.m. to 5 p.m., Monday-Saturday). *\*See Contractor Worker Rules and Regulations.* The work site street address will be listed on the pass. The pass is valid ONLY for the property to preauthorized permission has been granted at the Ono POA Office. Contractor passes are not valid for access to the Island on Sundays OR designated "NO WORK" holidays. Contractors are expected to follow the rules and the road and all other island rules and regulations while visiting the island.

### 3. Emergency Repair Person Pass

Emergency repair person passes will be issued with the property owner's permission unless it is a true utility emergency in which case the pass may be issued without the property owner's permission. The street address of the worksite will be listed on the pass.

### 4. Property Owners House Guests

If a property does not elect to add their house guests to their permanent guests list, the owners must follow the prompts on Dwelling Live for adding and deleting guests; or, notify the Security Station at 251-980-5149 or by email to [onoguards@gmail.com](mailto:onoguards@gmail.com). If the owners elect to call or email the guards, the owner must provide their PIN Number and address in order for the guards to enter the information into the Dwelling Live program as a temporary guests. If a guest arrives without notification to the Security Guards beforehand, it shall be the guest's responsibility to contact the homeowner and have the owner contact Security to allow entry onto the island and grant approval to issue a temporary pass. It shall not be the Security Guards responsibility to do such.

### 5. Rental Guests

A "Green" in color pass will be issued to authorized rental guest by the Ono POA Staff according to those listed on the Rental agreement. Rental guests may be authorized by the Property Owner or their designated property manager on file (*not rental guests*) in writing or telephonically to Security Station after business hours only for a one day pass which shall expire at 12 midnight. If a renter's guest arrives without prior authorization, the guest will be turned around at the gate until authorization is provided by the Property Owner or their designated property manager. When the number of houseguests exceeds (3) persons, such as large parties and events, the list is to be submitted in writing to avoid lengthy conversations on the emergency telephone lines in the Guard



Station, by the Property Owner of their designated property manager. For guests of rentals, the property owner or their designated property manager may email the Security Station in advance at [onoguards@gmail.com](mailto:onoguards@gmail.com) with the rental guest list and property owners pin number, or by calling at 251-980-5149. The guests of rentals will only be authorized a one-day pass which shall expire at 12 midnight the day of issuance.

#### **6. Real Estate Visitors (including Open Houses Events)**

A pass will be issued to any visitors accompanied by a licensed Real Estate Salesperson by the Security Guards. The salesperson must provide adequate credentials verifying he/she is a licensed Real Estate Salesperson. This is a one time/day pass that may not be used for re-entry. The property (sales site) address will be listed on the pass. Real Estate Salespersons who are Property Owners of Ono Island may authorize visitor's entry using their PIN Number or they may come to the gate and accompany the visitors onto the Island in person. As with any other guest, the Property Owner is responsible for the visitors conduct while they are on the Island. Visitors for Open House Events must be escorted to and from the property by a licensed Real Estate Salesperson.

#### **7. Special Events**

Events such as "Parade of Homes", "Art for Heart", and similar large traffic situations will be managed by special arrangement as agreed in advance between the Property Owner and Association Administrator. Costs for additional security and traffic management are the responsibility of the Property Owner hosting the event.

#### **8. RFID Hang Tags**

The following shall be deemed to be legitimate reasons for the Administrator to authorize the issuances of a RFID Hang Tag Pass:

- a) 2/3 wheel motor vehicles.
- b) Antique vehicles.
- c) Owners that own/operate motor vehicle dealerships and change vehicles periodically.
- d) Owners who fly and only access the Island by rented vehicles.
- e) Jeeps, dune buggy, and other vehicles that are open air.
- f) Such other reasons as shall be approved in the sole discretion of the Security or Executive Committee's decision.

#### **RFID Hang Tag Regulations**

- a) The Applicant and Owner shall apply.
- b) Can only be issued and approved by the Island Administrator
- c) Shall at all times remain the property of Ono Island POA, Inc.
- d) Shall not be mutilated or altered in any way
- e) Shall only be used by the person to whom the pass is issued to and whose driver's license is copied on the face of the pass. Under no circumstances shall a floater barcode pass be issued without a copy of the driver's license on the face of the pass.
- f) Proof of Insurance must be provided.

If the RFID Hang Tag application is approved, the property owner or immediate family member agrees to the following:

- A hang tag is not transferrable and is issued in the property owner or immediate family members name and may only be used by same, as a copy of the driver's license for said applicant shall be affixed to the hang tag.
- A hang tag is not a substitute for a "temporary guest/contractor pass" required to be issued pursuant to the Gate Policy of the Rules and Regulations.
- If it is determined that the property owner or immediate family member has not complied with the Rules & Regulations adopted by the Board of Directors, all owner privileges for a hang tag issued under the owner's address will be revoked and shall be subject to a fine of \$200. The suspension shall start on the date set by the Security and/or Executive Committee and the length of suspension shall be set by the Board of Directors.

## **9. De-activated RFID Tag Notice**

RFID Tags will be deactivated when the following becomes 60-days past due; assessments or special assessments; any violation of Island rules; or, nonpayment of fines and also shall result in immediate suspension of all RFID Tag privileges.

Security staff does not have any information concerning RFID Tag deactivation and is not authorized to discuss your deactivated RFID Tag problem with you. Questions regarding your deactivated RFID Tag should be referred to the Island Administrator at the POA Administrative Office: The telephone number is 980-5152 or you can simply stop by Ono House on your way onto the Island during business hours.

## **10. Hurricane Stickers**

Hurricane decals are issued for placement in the owner vehicle wind screens. These decals provide law enforcement officers visual identification of property owners for purposes of access control in time of emergency. The decals are issued by the City of Orange Beach. Two decals are available for each property owner and distributed by the POA Administrative Office for the Ono Island subsection of Pleasure Island (Gulf Shores, Orange Beach, Ono Island and Perdido Key). The decals are numbered to represent zones on Paradise Island. The Ono Island zone number is 24. Primarily, law enforcement officers at post disaster control points to Pleasure Island will deny access to Zone 24 because of unsafe conditions for transit to or on Ono Island. Additional decals may be obtained at minimal cost from the City of Orange Beach.

## **Article 5 Common Facilities – Use and Maintenance**

Ono Island is comprised of 1434 private, deeded properties to association members which are set forth on plats and recorded in the deeds. Common properties deeded to the Property Owners Association of Ono Island, Inc. include road rights-of-way, (roadway, shoulder and manicured roadways and turnarounds), Security Station, Island Access Bridge, POA Administrative Office, and facilities known as Ono Commons (fire station, boat ramp, tennis courts, playground, maintenance building, Harriet Cockrell Community Center and related facilities and amenities).

### **1. Sidewalks:**

To be used by pedestrians and/or bicycles. There is to be no parking of motor vehicles on or over the sidewalk. Bicycles using the sidewalk should use consideration for the safety of pedestrians and children. Bicyclists are urged to wear protective headgear when on Ono Island sidewalks and roadways. Pedestrians using the roadway, where there is no sidewalk, should walk against traffic. Bicyclists using the roadway are to ride with the flow of traffic. Property owners are requested to maintain the appearance of the path when it

borders on their property. The sidewalk may not be used by any type of motorized vehicle, except as authorized by law or as authorized by a special permit from the Board of Directors.

## **2. Boat Ramp:**

The Boat Ramp is for the exclusive use of Ono Property Owners and guests only. The Property Owners Association of Ono Island, Inc. is not responsible for accidents and it is a "use at your own risk" only. Violation of the following rules will be subject to fines according to the Ono Island Rules and Regulations.

### ***Boat Ramp Rules:***

- a. No loading, unloading or storage of commercial, industrial or construction equipment or supplies allowed.
- b. No mooring or storage of boats, trailers, vehicles, or any other personal property.
- c. Parked vehicles or trailers must not block any other vehicle.
- d. Parking area is not to be used for overnight parking, camping or picnicking.
- e. Unattended vehicles and trailers must be parked where they clear the paved road and turn-around.
- f. Use staging areas away from ramp to prepare boats for launch and recovery.
- g. No fish cleaning or disposal of fish carcasses in this area.
- h. Unlawful to swim, dive or sunbathe from piers or ramps.
- i. Please respect neighboring properties at all times.
- j. You must be a property owner and have an RFID Tag attached to your vehicle to park and/or leave boat trailer at any given time.
- k. Any activity that may interfere with the intended use of this facility is prohibited.
- l. No Overnight Parking of vehicles or boat trailers. To not be considered "overnight" parking at the boat ramp, vehicles/trailers must be moved by 8 a.m. the following morning.
- m. Only vehicles with attached trailers are to be left at the boat ramp.

## **3. Tennis Courts:**

The use of the tennis courts is available to property owners, guests and renters only. ATTIRE: Proper attire and tennis shoes required.

## **4. Playground:**

Equipment is designed for children between 2 and 8 years of age. The playground will be closed at sunset. Use is at the users own risk. The POA is not responsible for the supervision of children or injuries incurred. No unattended children are allowed. Children must be supervised by a responsible person at least 16 years of age. No pets are allowed in the playground area. Please use trash can for litter.

## **5. Harriet Cockrell Community Center (HCCC)**

The HCCC in Ono Commons is available for use by property owners. Use is reserved through the POA Administrative office and governed by Harriet Cockrell Community Center Rules and managed by the Common's Committee.

**6. Road Shoulder:**

The platted road right-of-way consists of a roadway and road shoulder. The road shoulder is the area between the roadway surface and the platted land deeded to the private property owners. The road shoulder is to be maintained by the respective private property owner. Sidewalks are maintained by the POA.

**7. Fire Station:**

The Fire Station is operated by the Ono Island Fire Protection Authority and manned by the City of Orange Beach Fire Department under contract. Parking on the tarmac common to the Fire Station and water tower is restricted to vehicles associated with the Fire and Water Authorities.

**8. Empty Lots:**

Empty lots are private property. There will be no dumping of trash or landscape material – **NO TRESPASSING.**

**9. Mailboxes:**

For safety purposes and uniform appearance, mailboxes on the north side of Ono Boulevard and the north side of River Road shall be located north of the sidewalk. The post should be placed far enough from the edge of the sidewalk to keep the mailbox clear of the sidewalk edge by approximately one foot. In all other areas, mailboxes shall comply with the United States Postal Service requirements.

**10. Ono Island Canal Waterways:**

Ono Island Canal Waterways shall be left clear for navigation. No vessel shall be moored in such a way that could impede canal traffic and/or cause a safety issue. There is to be a 30-foot-wide unobstructed channel of navigability at all times.

**11. Disposal of Fish Carcasses in Canal Waterways, including Bayou St. John and Old River is prohibited.**

## **Article 6 Damage Caused to Common Areas**

Contractors and Owners shall be liable for all damage caused by their actions to common areas within Ono Island Subdivision and all costs related to the repair and restoration of said damage.

**(a) Parking on common property and road shoulder**

Parking is generally prohibited on common properties known as road shoulders on Ono Island. Exceptions will be made for: parking on the grass or graveled shoulders on a short-term emergency basis; or temporary parking on the grass or graveled shoulders while property owners are hosting a social event.



The POA Administrative Office must be notified in advance for social event exceptions. In no case is overnight parking authorized on the road shoulders whether grass or graveled.

*(b) Parking on shoulder at construction site*

Vehicle parking is permitted on the grass shoulders at a construction site only upon approval of the Island Administrator after a parking plan is submitted by the general contractor. Vehicles must be at least two (2) feet off the roadway. Any damage to the grass or other natural vegetation at such sites must be repaired as part of the site landscaping. There shall be no blocking of a sidewalk, roadway or adjacent property owners driveways.

*(c) Parking at the Newspaper Stand, Ono House, Across the Street from the Ono House and Harriet Cockrell Center*

The parking area located at the Newspaper Stand, a.k.a. the corner of Palmetto Court and Ono Boulevard across from POA Administrative Office; parking area directly in front of the POA Administrative Office is to be used by residents and guests for temporary parking only. More specific, the parking area across the street from the Ono House is used for business only with a 3-hour maximum time limit. These areas are not to be used for boats, trailers or other items that should be kept on owner's properties. No contractor equipment or materials are to be stored or parked in these areas. A pass shall be authorized by the Island Administrator and must be placed on the dash of the windshield of the automobile at all times while parked. Parking at the HCCC is permissible only with written authorization from the Island Administrator. A pass shall be issued and the pass must be placed in the dash of the windshield of the automobile at all times while parked. No overnight parking is authorized for any of these areas without written permission from the Island Administrator.

*(d) Ono Island Employee Vehicle Parking*

Employee parking is available on Ono Island common properties designated as parking spaces.

*(e) Fire hydrants*

Parking in front of a fire hydrant, as measured six (6) feet on either side, or between the traveled roadway and the hydrant, or blocking them in any manner is strictly prohibited and subject to immediate commercial towing at the owner's expense.

## **Article 7 Road Shoulder Landscaping**

Landscaping in the road shoulder is AT THE OWNER'S OWN RISK and will be considered for permitting. However, no permanent structures such as fences, curbs and concealment of utility boxes and fire hydrants is allowed. Owner must recognize the rights of utility companies to maintain their installations in the road shoulder without obligation to restore landscaping.

## **Article 8 General Rules for Road Use**

Rules of the Road and Prohibiting Uses of the Roads that Impede Vehicle Traffic Flow – All uses of the POA Roads of Ono Island shall comply with all traffic laws and regulations of the Federal Government, State of Alabama and the POA the same as if they were public roads of Alabama and the failure to do so shall be deemed a violation of



the Rules and Regulations of Ono Island. This compliance requirement shall be in addition to and not instead of any other Rules and Regulations of Ono Island. No use of POA Roads shall impede the flow of traffic or create an unsafe and/or hazardous traffic conditions, except as may be reasonably necessary for delivery and/or construction purposes, in which event the commands of Ono Island Security and/or Administrator shall be followed. The violation of impeding the flow of traffic and/or the failure to follow the commands of Security/Administrator shall be deemed a violation of the R&R with the same fine as that for Reckless Driving. Groups and/or organizations, larger than a normal family outing, whether formally or informally gathered are not allowed to use the POA roads. This includes running, walking, rollerblading, roller skating, skateboarding and/or biking groups. The full BOD, at a duly called meeting, is authorized to grant an exception to this prohibition on a case by case basis.

### **SPEED LIMIT**

The speed limit on Ono Island is 35 Miles per Hour for all vehicles unless otherwise posted. Speeds in excess of this are dangerous and will accelerate the deterioration of the road surface. Because we are all ultimately responsible for the maintenance of the roads on the Island, and the safety of our neighbors, consideration of the posted speed limit is in everyone's best interest as far as safety and economic considerations are concerned.

### **HARBOR DRIVE AND PENINSULA DRIVE SPEED LIMITS**

The speed limit for Harbor Drive and Peninsula Drive is 25 mph.

### **OTHER MAXIMUM SPEED LIMIT AREAS**

The speed limit for the front entrance "main" bridge, Marlin Key Bridge, Turtle Key Bridge, and Sandpiper Drive Bridge is 25 MPH.

### **CARELESS DRIVING**

Careless driving, driving without a legal driver's license and driving under the influence of alcohol or drugs are prohibited. These rules will be enforced by issuance of a citation by the Ono Island Security Force and if necessary by calling the Orange Beach Police Department if such unsafe practices are observed on the Island.

When a Careless Driving violation occurs and a citation is issued, the Security Officer will note on the ticket, *"Violation fines shall be determined by the Security Committee upon review at their next regular committee meeting"*. The review by the Security Committee is automatic whether the violator appeals the citation or not.

### **STOP SIGNS**

Vehicles must come to a complete stop at all STOP signs and yield the right-of-way at all YIELD signs.

### **RESPONSIBLE PARTY FOR CITATIONS ISSUED TO CONTRACTORS, VENDORS, DELIVERY COMPANIES AND THE LIKE**

If an employee of a contractor, subcontractor, vendor, delivery companies of any type and/or the like receives a citation against any of the Rules and Regulations adopted by the Ono Island Board of Directors, the citation must be paid within thirty (30) days from issuance. If the employee does not pay the citation within thirty (30) days

from issuance, the employee shall be banned from Ono Island and the contractor, subcontractor, vendor, Delivery Company or the like shall be responsible for payment of the citation within thirty (30) days thereafter.

### **GOLF CARTS AND UTILITY VEHICLES (UTV's)**

A Golf Cart shall mean a golf cart only and not ATV's, dirt bikes, dune buggies, go-carts or the like. A Utility Vehicle, also known as UTV's, must be identified as a UTV with a 17-digit Vehicle Identification Number. Only motorized golf carts and UTV's, either electric or gasoline, with proper, secure and safe seats are authorized and approved for use on Ono Island roads and not on sidewalks or off the Island under the following conditions: (a) motorized golf carts and UTV's shall be operated by licensed drivers only with the driver's license in possession of the operator at all times; (b) be registered with the Ono Island POA and display a numbered sticker on the windshield or the right rear fender and a registration fee of \$25 shall be paid to the Ono Island POA.

In addition, motorized golf carts and UTV's shall:

1. Show evidence of liability insurance which shall be provided to the Ono Island POA when the cart is registered.
2. Be equipped with a secured and safe seat for each occupant in the cart of UTV and no sitting on fenders or standing is allowed.
3. Have proper operating headlights and tail lights and a windshield if operated on roads between sunset and sunrise.
4. Not be operated while alcoholic beverages are being consumed.
5. Be equipped with a proper muffler and/or have equivalent exhaust noise suspension with noise levels not to exceed the stock muffler.
6. Not "tow" or allow to be towed by any bicycle, coaster, roller skates, skateboard, sled, scooter or toy vehicle.
7. Obey all traffic rules and signs.
8. Be operated by using appropriate hand signals for stops and turns.

### **DRIVERS OF MOTORZIED GOLF CARTS**

1. No person shall operate a motorized golf cart on any of the roads within Ono Island without a valid driver's license. Underage children (14 or below) are not permitted to sit in a driver's seat with an adult and drive a motorized golf cart.
2. Persons with a valid learner's permit must be accompanied by an adult carrying a valid driver's license.
3. Valid restricted driver's license shall be authorized to operate a motorized golf cart.
4. Any person violating the motorized golf cart Drivers of Motorized Golf Carts Rules and Regulations shall be fined according to the *Rules Violation Fee Schedule*.

### **Serious Accidents**

Any & all serious accidents including bodily injury should be reported to Orange Beach Police Department Immediately.

## **Article 9 Boats and Trailers**

Trailers of any type may not be stored or parked on unimproved lots. A limit of two trailers, boat (configured with bunks, rollers or brackets for human powered boats) or utility vehicles (a vehicle without motive power designed to be drawn by a passenger car or pickup truck, including folding and collapsible camping trailers) types, may be stored/parked on improved lots unless prohibited by a unit covenant. Boats may be stored or parked on the boat

trailer designed for the boat. More than one personal water craft (PWC) or human powered boat may be stored/parked on the boat trailers to the trailers designed capacity. Boat trailers are not included in the definition of utility trailers and are not registered. All trailers stored/parked on Ono Island must be privately owned and not operated for hire, lease or rental. Utility trailers towed on Ono Island roads must be registered and showing license plate.

## **Article 10 Solid Waste**

### **Household Garbage**

Property owners are required by the Baldwin County Solid Waste (BCSW) to maintain weekly garbage service. It is the responsibility of the property owner to contract with BCSW for service and trash can carts. BCSW bills the owners direct for service and the fee is based on a single or twice a week collection contract, and whether or not trash can rental is included. BCSW, as an additional service to Ono Island, provides a trash collection truck at the HCCC on the second Saturday of each month for additional bulk collection, exclusive of household garbage and flammable materials such as petroleum product waste and paints. Policy and procedures follow.

### **Collection (effective August 28, 2017)**

The automated Garbage Collection service truck uses a mechanical side-arm, operated by the driver from within the cab of the truck. The robotic arm retrieves the cart, unloads the contents and returns the car to its original location. When the robotic arm cannot reach the cart, the driver is not able to exit the truck to manually retrieve the cart or any other containers.

Garbage placed outside the cart will not be picked up. If a property owner has a special circumstance they must notify the Baldwin County Solid Waste Department at 251-972-6878 to make arrangements prior to their scheduled pick-up day. Baldwin County Solid Waste will issue a confirmation number as to such. It is the responsibility of the property owner to contact the Ono POA Office and Security Guard House immediately and provide the confirmation number issued to them to avoid any type of citation being issued unnecessarily.

Service collection by Baldwin County Solid Waste is on Monday and for twice a week customers, Thursdays. The Baldwin County Solid Waste cart may be placed on the road shoulder no sooner than the day before collection and the trash can(s) must be removed by 12:00 noon the day after collection.

### **Collection Services**

Participation in the solid waste residential collection program, provided by Baldwin County Commission is mandatory for residents in the unincorporated areas of Baldwin County, Alabama which includes Ono Island. This is part of an effort to reduce and prevent illegal dumping and littering. In addition, only garbage carts provided by Baldwin County Solid Waste may be used for collection services. The garbage cart has been serial numbered and registered to the property owner's address. The cart is designed to improve the quality of your waste collection service by:

- Keeping refuse, papers, odors, etc., inside the cart;
- Keeping precipitation and animals out of the cart;
- Providing a quiet, easy-to-handle container to store and move refuse;
- Enhancing the community's appearance;
- Offering one of the safest, most convenient and effective methods available for the collection of refuse

## Proper Cart Placement for Automated Pick-up

Using the cart provided to you by Baldwin County Solid Waste requires proper placement.

- Place carts with lid opening facing the street; and the handle away from the street.
- Set cart no more than five (5) feet from the curb, and three (3) feet apart.
- Carts must have at least three (3) feet between each other, and from trees, posts, mailboxes and vehicles etc.
- Carts are not to be placed under trees. Automated cart pickup requires up to 15 feet overhead clearance.
- In tight parking situations, have at least three (3) feet between the carts and vehicles. Avoid parking cars in front of carts on collection day.
- Residents should have their garbage out at the designated time but in no case after 6:30 a.m. on collection day.
- It is recommended that you clean your cart out periodically with water. Afterwards, be sure to empty all water from the bottom of the cart and allow drying.

## Trash Containers and Garbage Bags/Cardboard boxes

The cart can ONLY be used for garbage and are the ONLY containers that can be used to place garbage at the curb. If an owner feels that one cart is not adequate for the volume of garbage produced, an additional cart can be rented from Baldwin County Solid Waste for \$5.00 per month.

- Garbage Bags or other items cannot be stacked on top of the cart lid.
- Garbage or other material cannot be so tightly that it might become wedged in the cart making it difficult to empty completely.
- Carts are not to be overfilled. Lids should close completely.
- Garbage is to be bagged and tied before placing in the cart. This practice will help keep your container cleaner, minimize odors and reduce chance of windblown litter.
- Garbage bags or cardboard boxes of any type etc. found to be beside the cart will not be picked up. It is the owner's responsibility to dispose of these items.

## Rollback Service

Owners may elect to enroll in the Garbage Can Roll-Back Program for a minimum of six (6) months at a cost of \$90 or \$180 for one (1) year of service. This service provides assurance that Maintenance Staff will roll back your garbage can to your home the day after service collection every Tuesday and Friday beginning at 1 p.m. This does not preclude owners from using a private service if they wish.

## Wooden Storage Corrals

Effective January 2, 2017, all new and/or grandfathered wooden garbage/storage corrals (or any other similar structure) must be removed from the right of way of the road shoulder (Asphalt Street). Corrals or similar structures for the storage of garbage containers must be relocated within an area of no more than five (5) feet

from the sides or rear of the single family dwelling. In cases where the single family dwelling is located on a waterfront lot, the rear is considered the "road" side.

### **Yard Debris and Bulk Waste**

Property Owners must obtain a confirmation number of pickup service by Baldwin County Solid Waste and provide to the Ono POA Office to avoid citations being issued.

Yard debris is defined as tree limbs or clippings. Bulk waste includes mattresses, furniture, lumber, appliance etc. which may not be placed on the road shoulder until the day before the scheduled pick-up day by the Baldwin County Solid Waste Collection Department. Yard debris may not be left on the road shoulder longer than 48 hours. The Baldwin County Solid Waste Department is on a "call for service basis" only and will remove a maximum of two (2) cubic yards of debris and bulk waste per collection is limited to once per quarter and does not allow for collection during weekly garbage visits or from vacant lots.

### **Adjacent Property (*improved or vacant*)**

Notwithstanding any language to the contrary in the Rules and Regulations, it shall be a violation subject to an immediate fine, according to the latest violation fee schedule, if an owner and/or their contractor places or disposes of any trash, yard debris, bulk waste on any property they do not own without the owner's written permission.

### **Violations**

Any violation of the rules and regulations by the property owner and/or contractor shall be levied against the owner according to the latest violation fee schedule. The POA reserves the right to have a commercial contractor remove the garbage, yard debris or bulk waste etc. and charge the property owner the cost of removal plus a \$50.00 service fee.

## **Article 11 Animal Policy**

Only household pets of property owners (and renters) are permitted to be kept on Ono Island. The owner/renter must register pets with the Security Station. Pet registration forms are available from Security Station or at the POA Administrative office. Guests of property owners are permitted to bring their household pets onto the Island with them.

Property owners are responsible to see that their pets (and those of their guests) do not constitute a nuisance. Pets will be leashed or under owner immediate control when not on owners property. They are not permitted to run free outside the perimeters of the property owner's lot or invade the roads, bridges, or common areas and facilities belonging to the Property Owners Association. Owners whose pets become a nuisance or danger to others will be required to permanently remove the animal from their premises. Owners are responsible for the "droppings" from their pets and must clean up after them.

It shall be prohibited for any person to take, harass or feed any wild animal within the corporate limits and jurisdiction of the Property Owner's Association of Ono Island, Inc. This provision shall not prohibit the wildlife viewing areas.



## **Article 12 Recreational Vehicles**

*Recreational Vehicles* are defined as a vehicle used for temporary housing of individuals and families during travel. This category also includes travel trailers, 5<sup>th</sup> wheels, campers, camping trailers, motor homes, small mobile homes used for vacation purposes and similar transient residential vehicles.

### **Policy**

1. Property owners are allowed a three (3) day pass upon written authorization by the Administrator for the purposes of loading, unloading and light cleaning only. The pass does not authorize property owners to stay in the recreational vehicle overnight. Any extensions to the allowed time will be at the discretion of the Administrator and must be obtained in writing.
2. The following maintenance is strictly prohibited:
  - (a) Pressure washing the exterior or any maintenance requiring jacks, disassembly, fabrication, painting or fiber glassing of any exterior portion of the RV.
  - (b) The engine or generator of the RV shall not be left running any longer than it takes to get the unit parked.
3. Property Owners as an option may apply for an RFID Tag for motorized RV's or a permit for towed RV's that will allow access subject to the rules in the application.
4. Security Station Personnel must be called prior to entry and provided the property owners PIN to document time and date of entry.
5. The Ono North Board of Directors has authorized 3-day passes provided the same rules and regulations that pertain to the Ono Island POA are followed.

### **Storage of Recreational Vehicles**

Storage of recreational vehicles will be fully on the property of the owner and shall not interfere with neighbor's access, the street or sidewalks or become a nuisance thereto. Storage of the recreational vehicle shall not cause the owner to have to place other vehicles in areas noted. Recreational vehicle will not be placed on the road shoulder or parking areas of common facilities without written permission from the Administrator upon just cause.

Recreational vehicles may not be connected to any utilities other than electricity during its duration on the island other than the purpose for cleaning.

It is the intent of this section that recreational vehicle passes and RFID Tags to only be issued for those that have permanent storage available off the island.

## **Length of time between entries and exits**

Back to back access and short turn around trips to keep the RV on the island for purposes other than loading or unloading for a trip will result in permanent suspension of access rights. The authorized pass is valid for one entry only.

## **Application Process**

An application for a three day pass or RFID Tag is available at the POA Administrative Office. Property owners wishing to obtain a pass or RFID Tag for their recreational vehicle must provide the following information and obtain approval prior to entry on the island:

- Property Owners Name
- Ono Island Address
- Type of Recreational Vehicle (Make, Model, Year)
- RV registration with current license plate (*must be in property owner's name*)
- Proof of off island storage is mandatory for issuance of an RFID Tag

## **Immediate Family Member Recreational Vehicles**

Immediate Family Members are authorized to enter the island with their recreational vehicle provided the following application process is followed in addition to the rules and regulations for property owners.

- *Immediate Family Members* is defined as Parents, Children or Siblings only.
- *As with property owners, an immediate family member is only allowed a three (3) day pass and does not authorize the family members to stay in the recreational vehicle overnight at any given time.*
- *Immediate family members are not eligible for an RFID Tag for their recreational vehicle.*

An application for a three day pass is available at the POA Administrative Office. Immediate Family Members wishing to obtain a pass for their recreational vehicle must provide the following information and obtain approval at least three (3) business days prior to entry onto Ono Island:

- Written permission from the Property Owner
  - Property Owners Ono Island Address
  - Completed application for Immediate Family Members
  - Submittal of RV Registration with current license plate (*must be in immediate family members name arriving to Ono Island*)
- An approved Recreational Vehicle Pass must remain on the dashboard of the driver's side at all times during the duration of the three (3) day visit.

## **Article 13 Fires, Firearms, Pellet guns, Air guns, and Fireworks**

- (a) The use of firearms, pellet guns, air guns, fireworks or any other weapon is prohibited on Ono Island.
- (b) Ono Island has a "Burn-Ban" rule. A "Burn-Ban" is exactly what the name implies – no outside burning of any kind until the ban is lifted. Open burning during this time is considered extremely dangerous to people, buildings, trees and grasslands. Violations are serious and punishable by fines.

## **Article 14 Rental Properties**

The following rules and regulations shall be applicable to all properties on Ono Island that are rented out for cash or other monetary equivalents whether short term or long term in abeyance to the Court Order pertaining to Rental Property on Ono Island dated February 2, 2015.

All Rentals must be 30 days or more. Only plaintiffs of the Rental Lawsuit dated February 2, 2015 are considered grandfathered in for rentals of 30 days or less but in no case less than seven (7) consecutive days.

Only Plaintiffs of the Rental Lawsuit dated February 2, 2015 are considered grandfathered in for rentals of 30 days or less but in no case less than seven (7) consecutive days.

### **Violations Resulting in the Suspension of the Right to Rent**

- a. Upon a second violation within a 12-month period by a renting owner, the renting owner shall be suspended from renting his/her property for 90 days.
- b. Upon a third violation within a 12-month period, the renting owner shall be suspended from renting his/her property for 120-days.
- c. Upon a fourth violation within a 12-month period, the renting owner shall be suspended from renting his/her property for 180-days.
- d. Upon a fifth violation within a 12-month period, the renting owner shall be suspended from renting his/her property for one year.
- e. After an accumulated six violations within a three year period, the renting owner shall be suspended permanently from the grandfathering provisions of the court order and must abide by the rules and regulations set forth by the Property Owners Association of Ono Island, Inc.

A Rental Property Owner, short term or long term, who has not paid or found to be in good standing with the Ono Island POA for payment of annual assessments and/or violation fines or the like within sixty (60) days of the date of the invoice shall forfeit his/her rights to rent their property for the remainder of the year.

The rules provided herein shall apply to all rental properties:

### **Yearly Rental Impact Fees**

All renting owners shall pay an annual impact fee to the POA in the amount of \$600 per year plus \$300 per rental contract; or, in a lump sum payment of \$5,000 per year.



## Yearly Rental Impact Fees Due Date

The annual impact fees are due by January 1<sup>st</sup> of each year. If a Rental Property Owner elects to pay the lump sum of \$5000 per year, the impact fee is due January 1<sup>st</sup> of each year. If a Rental Property Owner elects to pay an annual impact fee of \$600, the fee is due by January 1<sup>st</sup> of each year, in addition to \$300 per rental contract that is due and submitted 72 hours in advance of arrival of their rental guests. The impact fees are non-refundable. The only exception will be property owners who are new to renting their home and those owners can be pro-rated at the time they start renting their home.

## Rental Owner's Responsibilities

It is the rental owner's responsibility to provide the Ono POA updated information on mailing addresses, telephone numbers, email addresses; and, designated local agent information on management of property. Rental Owners are responsible for all the actions of person(s) renting the property and their guests.

## Rental Limitations

The number of Occupants and Vehicles per rental is limited as follows:

- (a) Occupants: Three (3) adults (ages 16 and over) per bedroom.
- (b) Vehicles: Two (2) vehicles per bedroom for overnight guests.

## Rental Application Submittal Requirements

Rental applications are to be submitted to the Ono POA Office. Security Personnel does not have any authority to accept any rental agreement applications. Once applications are reviewed and approved, a copy will be forwarded to Security Personnel for further processing. If Security Personnel does not have an approved application by the Administrator upon renters arriving to the island, the renters will be turned around and not authorized on the island.

## Application Requirements

1. The "Required Rental Application" must be completed in its entirety.
2. A color copy of Driver's License must be submitted for the following:
  - Primary Guest (*who signed the rental application*)
  - Driver of each vehicle listed on the rental application

*Copies of Driver's license may be emailed to: [onorentalproperties@gmail.com](mailto:onorentalproperties@gmail.com). This helps assist Security in advance by processing the application in the system for quicker access to the Island.*

3. Copy of lease agreement between property owner(s) and rental guests.
4. Fee of \$300.00 per rental contract.
5. All required information must be submitted at least 72 hours to be deemed complete.

6. All required information must be clearly legible when submitted.

### **Rental Passes**

1. Rental passes shall at all times remain the property of the POA of Ono Island, Inc.
2. Rental passes are only valid for and shall be displayed in the vehicle it is issued to wherein the Tag Number of the vehicle is displayed on the face of the Rental Pass.
3. Rental passes shall at all times be prominently displayed on the front dash of the vehicle it was issued for.
4. Rental passes shall not be mutilated, modified, altered, changed, duplicated, amended or used in other than the vehicle with the corresponding tag number of the pass it was originally issued for and, if so, such pass shall be invalid.
5. Rental passes in violation of 1, 2, 3 and 4 shall be immediately confiscated and not returned to anyone, including the original pass holder. The issuance of a new/replacement Rental Pass, which shall only be done by POA Office staff at the Ono House, shall be \$50 which must be paid in certified funds before being reissued.

### **Violations**

The POA Administrative Staff shall make a good faith effort to notify renting property owners or their duly appointed agent of violations by telephone as soon as practical. Staff shall issue a written notice of the violation to the owner or the owner's designated agent within forty-eight (48) hours during normal business hours, otherwise such notice shall be given as soon as practical upon the re-opening and business day of the office. Any violation or violations shall be assessed according to the latest violation fee schedule.

### **Administration and Security Rental Policies & Procedures**

*One (1) Day Passes and Extended Long Term Stay of Any Situation that is not a one (1) day pass*

- a) Security guards are only authorized to issue a one (1) day pass that expires at 12 o'clock midnight the same day upon approval by the Rental Property Owner or their Managing Agent. It is the intent of the policies and procedures governing rentals that the rules and regulations not be circumvented. As a result, if a guest arrives at 11:30 p.m. the pass is good until 12 o'clock midnight. The guest cannot leave the island for a period of time and return to be issued another one day pass. However, the guest may return at 7 a.m. the following day, if approved by the Rental Property Owner or their Managing Agent for an additional one day pass. The purpose of this section is to ensure that the maximum overnight occupancy or automobiles to do not exceed the allowed number for the rental unit and pre-approved application.
- b) Immediately after 12 o'clock midnight, as with all visitors on the island with one day passes, the Security Guards are to pay particular attention to rental properties. If a vehicle that was authorized for a one day pass is still at the property, Security is to issue a citation and take photographs and/or audio recordings for the vehicle and those guests that were authorized. Security Guards are not to deliver the citation to the violator at such time but are to turn in the citation(s) to the Ono POA office on the next business day for processing. If a Rental Property Owner or Managing Agent feels that the citation was issued in error, they may file an appeal which will be reviewed by the Rental Committee upon sufficient evidence being presented.

- c) Additional overnight guests or additional days are not authorized unless pre-approved by the Island Administrator. There are no exceptions. Otherwise, the Security Guards are to ask the guests to turn around and not allow entry regardless if Rental Property Owner or Managing Agent approves.
- d) If a guest arrives that is not on the list authorized by the Island Administrator, they are to be turned around and not authorized entry onto the island. The only exception to this rule is infants and children under 15 years of age. Administrative violation citations apply for each additional guests and vehicle arriving unauthorized.
- e) It is not the Security Guards responsibility to contact the Rental Property Owner or their Managing Agent.
- f) If a guest arrives with an approved pass by the Island Administrator and there are one or more in the vehicle that is 16 years or older in the vehicle that are not listed on the approved paperwork after hours, these individuals are not authorized entry and other arrangements must be made for these guests off island by the Rental Property Owner or their Managing Agent.

## **Article 15 Security**

The Island Security Force is employed and commissioned by the Board of Directors of Ono Island, Inc. for the sole purpose of maintaining the privacy, safety, security and integrity of all Ono Island properties, property owner, renters, and guests.

### **Use of Abusive Language or Physical Threat to the Security Force And/or POA Administrative Staff**

Use of abusive language or attempts of physical threats towards the Island's Security Force or POA Administrative Staff will not be tolerated at any time by the Board of Directors of the Property Owners Association of Ono Island, Inc.

Should an individual or homeowner become verbally abusive or threatens physical bodily injury, the Security Force and/or POA Administrative Staff shall be required to provide an incident report and video of the actions that took place and the information will be presented to the full Board of Directors at their next regularly scheduled meeting.

### **Fines**

There will be no warning provided to the individual or homeowner and the first offense shall be a fine of \$250 with a 30-day suspension of barcode privileges; and subsequent offenses in the amount of \$500 each with a 90-day suspension of barcode privilege for each offense.

## **Article 16 Enforcement and Penalties**

These rules and regulation are based on the Protective Covenants and on the By-Laws of the Property Owner's Association of Ono Island, Inc. and are enforced by the Board of Directors of the POA. The Security Station is empowered to issue citations for all violations. Violations of these rules and regulations may result in

assessments being levied against property owners (and others) according to a schedule, approved by the Board of Directors of the POA. Property owners are responsible for the conduct of their families, personal guests, tenants and/or invitees. If the assessment is not paid by the tenant, guest, or invitee within the time specified by the Board of Directors, the property owner shall pay the assessment upon notice from the Board. If a property owner fails to pay a special assessment for a rules violation, they will no longer be a member in good standing and their barcode privileges will be revoked after 60-days nonpayment. The association may also pursue legal action against property owners for failure to pay rules violation assessments, and property owners will be held liable for reasonable attorney fees and costs incurred by the association to collect the unpaid amount.

Citations issued as herein above provided shall be in a form as approved and adopted by the Board of Directors of said corporation and served in the following manner:

- a) By personal service by a Security Station personnel.
- b) By first class mail

Non-property owner assessments shall be paid within the time set by the Board of Directors or their designee. However, such time for payment shall not exceed thirty (30) days from receipt of notice. Failure to pay within sixty (60) days of receipt may result in the non-property owner being denied access to Ono Island.

### **VIOLATION APPEAL**

In the event of a dispute regarding the assessment for a violation, the disputing party may appeal by requesting an appeal to be reconsidered by the appropriate Committee: 1) Rental Committee, 2) Security Committee, 3) Rules Committee, or by 4) Administration (*according to the penalty schedule*). The appeal must be in writing and made no later than ten (10) days after receipt of the violation and must be addressed to the Property Owners Association, Board of Directors (*must use an Appeals Form Available at Ono House*). Grounds for the appeal should be brief and concise. The Committee will consider the appeal within forty-five (45) days. The disputing party may request an opportunity to address the Committee; they will be advised of a date, time and place of the meeting at which the request is to be considered. The Committee will notify the disputing party of its decision in writing in a timely manner.

## **Article 17 Trespassing**

Trespassing is going onto another person's property without permission. Trespassing, for example includes without permission placing waste of any sort on other's property or road shoulder, using other's boating pier and facilities, using other's swimming pool, and using including parking other's driveway. Children, renters, spring breakers, owners and similar non-owners must not trespass. If any of these or similar trespassing instances are noted, the City of Orange Beach Police should be notified, as well as Ono Island Security. Any violation of the Trespassing Rules and Regulations adopted by the Ono Island Board of Directors shall be subject to the fines outlined in the Rules Violation Fee Schedule.



## Article 18 Uniform Real Estate Signs

***Uniform Real Estate Signs are regulated by the Architectural Control Committee in its Rules and Regulations (Article 12 Sign Regulations).***

The rules in regards to Uniform Real Estate Signs are as follows:

Only one FOR SALE or FOR RENT or contractor FOR DEVELOPMENT or WILL BUILD sign may be placed on the property at any time, unless said property is waterfront in which case one (1) additional sign may be placed on the waterfront side. All signs must meet the following criteria:

Effective May 1, 2017 all Real Estate agents/Companies/Contractors/Developers shall be responsible for purchasing their own signs according to the specifications provided below. Agents/Companies/Contractors/Developers may elect to begin using the signs immediately. The specifications provided herein shall also apply to "FOR RENT", "FOR DEVELOPMENT" and "WILL BUILD" signs.

<b>MINIMUM AND MAXIMUM SIZE</b>	<b>12" X 18"</b>
<b>COLOR</b>	<b><i>Top Portion: Royal Blue Background/White Lettering. Ono Logo (logo to be "white" with no border)</i></b> <b><i>Bottom Portion: White background with royal blue outline. Company name and Agent's telephone number to be in royal blue and in the same font</i></b>
<b>Sign Face</b>	<b>Signs are to be printed on one (1) side only on a 3 mil PVC Board. No rider of any sorts are authorized to exceed the limits of the size of the sign</b>
<b>Sign Stakeholder</b>	<b>All signs must be attached to a one-arm stake made out of 3/4" angle iron and powder coated to reduce scratching and rust. Or, on a two leg Black Power Coated Angle Iron frame</b>
<b>Vendor(s) of Signage</b>	<b>Property Owners/Contractors may contact the Ono POA Office for information on how to purchase signage</b>

## Article 19 Other County, Federal or State laws

As an unincorporated area in Baldwin County, Alabama, all property owners must abide by County, State and Federal laws.

## Article 20 Distributions of Rule Amendments

These rules are subject to being added to and/or amended at any time by the Board of Directors and shall be effective immediately or at such time as may be set by the Board and if no time is set then they are effective immediately. The Administrator, as may be directed by the Board, shall cause a summary of any new rules to be sent to the Homeowners by an email and/or published in the ONO LOG, the monthly newsletter sent to the

homeowners via email and are posted on the POA website. [www.onoislandpoa.org](http://www.onoislandpoa.org). The failure or lack of such email or Ono Log post shall in no way diminish the effectiveness of such new or amended rules.

## **Article 21 Release of Video and Audios of Owner Infractions to Property Owners**

A property owner may obtain a copy of the video/audio recordings of an infraction pertaining to themselves upon written request and payment of the Ono POA charges for making the copy. The property owner must also complete an application, as provided by the Ono POA Administrative Office, indicating their written commitment to not disseminate or publish the video/audio to any third party by electronic media such as Facebook, Next Door or any other websites.

- a) The cost for the copy of the video/audio recording is \$25.00.
- b) If the property owner does share the audio/video with a third party by electronic media the fine is \$500.00.

## **Article 22 Assessment Penalty Violation Schedule**

The Board of Directors of the Property Owner's Association of Ono Island (POA) has established a schedule of assessments for traffic as well as other types of violations and included herein. This schedule is subject to change by the POA Board of Directors upon recommendation by the Rules Committee.

## Article 23 Service Providers and General Information

	PROVIDER	ADDITIONAL INFORMATION
Ono House POA Office	251-980-5152 Fax: 251-980-5146	*****
Security Gatehouse		
Household Garbage Service	Baldwin County Solid Waste 251-972-6878	Garbage collection day is Monday. A 2 <sup>nd</sup> garbage pickup day is available on Thursday at an additional cost
Electrical Service	Baldwin EMC 251-968-7585	*****
Sewer Service	Orange Beach Sewer Authority	251-974-5617
Water Service	Orange Beach Water Authority	251-981-4233
Telephone Service	CenturyLink 251-952-5100	
Cable Television	Mediacom 1-800-239-8411	The POA has a contract with Mediacom to provide service. Basic cable is billed by the POA Office on a semi-annual basis. Property Owners pay Mediacom directly for the installation and Mediacom bills the Property Owner on a monthly basis for any premium channels
Ono Island Telephone Directories		Directories are no longer available to purchase from the Ono POA however may be found online in Dwelling Live
Hurricane Stickers	Ono House POA Office 251-980-5152	Property Owners are allowed 2 hurricane stickers free of charge. Additional stickers must be purchased from the City of Orange Beach directly. Unimproved lots are not eligible.
Property Taxes and Property Identification Numbers	Baldwin County Revenue Commission 251-943-5061	
911 Street Address	Baldwin County 911 Addressing 251-947-5911	Property Owners must have property tax identification number available
Fire Protection	Orange Beach Fire Department Emergency: Dial 911 Other: 251-981-6166	DO NOT CALL THE ONO FIRE STATION IF YOU HAVE AN EMERGENCY. CALL 911 IMMEDIATELY Although the Ono Fire Station is staffed 24/7, they are not always there. They may be assisting someone on or off island with an emergency
Commercial Activity	*****	Business or commercial activity is prohibited on Ono Island
Solicitation		Solicitation is prohibited on Ono Island
Garage Sales	*****	Garage Sales are prohibited on Ono Island

# ASSESSMENT PENALTY AND VIOLATIONS FEE SCHEDULE

	WARNING	1 <sup>ST</sup> OFFENSE	SUBSEQUENT OFFENSES	OTHER FINES	COMMITTEE
Animals (Not registered, leashed and Cleanup)	Yes	\$100	\$200	*****	Rules Committee
Animals (Feeding Wildlife)	Yes	\$100	\$200	*****	Rules Committee
ATV's, dirt bikes, go-karts, scooters, Segway scooters and any other unregistered vehicle (use of)	Yes	\$50	\$100	*****	Security
RFID Hang Tag Sharing or Misuse	No	*****	*****	\$200 and/or subject to immediate ban from Island	Security
Boats and Trailers/Trailers for hauling kayaks/canoes and water jet powered boats/Improper Storage/Owners Property Boat Ramp Rules and Regulations:	Yes	*****	*****	\$100 per day after 30 day written warning notification	Rules Committee
• Loading, unloading or storage of commercial, industrial or construction equipment or supplies	No	\$500	\$1000	Overnight Parking: 2 a.m.-8 a.m. *****	Security
• Mooring or storage of boats, trailers, vehicles or any other personal property	No	\$100	\$200	*****	Security
• Parked vehicles and trailers blocking any other vehicle	No	\$100	\$200	*****	Security
• Camping at the boat ramp	No	\$100	\$200	*****	Security
• Picnicking at the boat ramp	Yes	\$35	\$70	*****	Security
• Unattended vehicles and trailers that are not clear of the paved road and turnaround	No	\$35	\$70	*****	Security
• Not using staging areas away from the boat ramp to prepare boats for launch and recovery	Yes	\$35	\$70	*****	Security
• Fish cleaning or disposal of fish carcasses, includes canals	No	\$100	\$200	*****	Security
• Swimming, diving or sunbathing from piers and boat ramp	Yes	\$35	\$70	*****	Security
• Not having a property owners - RFID Tag attached to the vehicle when parking or leaving boat trailer at boat ramp at any given time	No	\$100	\$200	*****	Security
No Overnight Parking	No	\$100	\$200		
Burn Ban Order (Local/County/State)	*****	*****	*****	\$500	Administration ACC
Canal Waterways – Blocking Navigation	Yes, see other fines	*****	*****	Must be removed within 24 hours after Warning notice issued. Thereafter, \$100 per day *****	
Common Areas:	*****	*****	*****	*****	
• Blocking Signs	Yes	\$50	\$100	*****	Security



# ASSESSMENT PENALTY AND VIOLATIONS FEE SCHEDULE

	WARNING	1ST OFFENSE	SUBSEQUENT OFFENSES	OTHER FINES	COMMITTEE
• Blocking Fire Hydrants	No	\$50	\$100	*****	Security
• Destruction of Facilities	No	*****	*****	Cost plus 15%	Administration
• Debris (left by homeowner/guests)	Yes	\$50	\$100	Plus \$50 Service Fee	Administration
• Parking at HCC or Newspaper Stand – Overnight (without authorization)	Yes	\$35	\$70	*****	Security
• Parking on Road Shoulder	Yes	\$35	\$70	*****	Security
• Parking on Shoulders/Adjacent Properties during Construction	No	\$35	\$70	*****	ACC
• Parking on or over Sidewalks	No	\$35	\$70	*****	Security
Complaints (Unwarranted)	Yes	\$100	\$200	*Citations are issued by the Executive Committee based upon the recommendation by the Administrator	Executive Committee
Contractors, Vendors, Delivery Companies and the like	*****	*****	*****	If an employee of any contractor, vendor, delivery company or the like does not pay a citation that has been issued to them within 30-days, the employee shall be banned from the Island, and the violation fine shall be the responsibility of the employer to pay	Administration
Contractor/Contractor Worker Solicitation	No	*****	*****	Subject to Immediate ban from Island	ACC
Contractor/Contractor Worker Violation	No	\$150	\$300	*****	ACC
Corrals – Failure to Remove	No	*****	*****	\$100 per day after 10-day written notification	Administration
Dead Trees and Limb Debris on Owners Property	Yes	\$50	\$100	*****	ACC
Debris (Yard and Bulk Waste-Improper Disposal)	Yes	*\$50	*\$100	*Plus cost of Removal	ACC
Driver's License (Guests/Contractors/Vendors/other)	No	*****	*****	No entry onto Island	*****
Driver's License (Homeowners)	Yes	\$50	\$100	*****	Security
False Alarms	Yes	\$50	\$100	*****	Security
Fires, Firearms, Fireworks	No	\$100	\$200	*****	Security
Garage Sales	No	\$250	\$500	*****	Rules Committee
Garbage (Household Improperly Bagged/at curb –day before/day after)	Yes	\$100	\$200	*****	Rules Committee
Golf Carts – Unregistered	Yes	\$50	\$100	*****	Security

# ASSESSMENT PENALTY AND VIOLATIONS FEE SCHEDULE

	WARNING	1 <sup>ST</sup> OFFENSE	SUBSEQUENT OFFENSES	OTHER FINES	COMMITTEE
Golf Carts – Operating a motorized golf cart on any of the roads within Ono Island without a valid driver's license. This shall include children 14 and younger sitting in an adults lap and driving golf cart	Yes	\$50	\$100	*****	Rules Committee
Golf Carts – Any individual driving a motorized golf cart with a valid driver's license but not accompanied by an adult carrying valid driver's license	Yes	\$50	\$100	*****	Rules Committee
Golf Carts – Any individual driving a motorized golf cart without a valid driver's license or valid restricted driver's license	Yes	\$50	\$100	*****	Rules Committee
Littering, Trash and/or Debris on Others Property	No	\$1000	\$2000	*****	Administration
Noise – (Nuisance) - 10 pm to Sunrise	Yes	\$500	\$1000	*****	Security
Parking – Unauthorized (each 24 hours)	Yes	\$35	\$70	*****	Security
Parking commercial vehicle overnight (each 24 hours)	No	\$100	\$250	*****	ACC
Recreation Vehicles (RV's)	Yes	*****	*****	\$100 per day	Rules Committee
Rental Violations:		*****	*****	*****	*****
• Not notifying POA in Writing of Rental Property	No	\$500	\$500	*****	Board of Directors
• Rental Documents (Incomplete)	No	\$50	\$100	*****	Rental Committee
• Rental Vehicle Pass Sharing	No	\$500	\$500	*****	Board of Directors
• Number of Occupants per Rental	No	\$50 per person	\$100 per person	Effective September 8, 2015	Rental Committee
• Number of Vehicles per Rental	No	\$50 per vehicle	\$100 per vehicle	Effective September 8, 2015	Rental Committee
• Failure to notify POA of a Rental, and subsequently renting the property and deceiving the POA by naming the renters as "guests"	No	\$2,500	\$3,500	Third Offense: \$5,000 Effective July 23, 2015	Board of Directors
Other Rental Violations	*****	*****	*****	Refer to Court Order dated February 2, 2015	*****
Sand – Removal from the Island	No	\$100	\$200	*****	ACC
Security: (Gate)				*****	*****
• Gate Hit	No		\$500	*****	Security
➢ Level 1	No	\$50	*****	To be determined by Security Chairman & Administrator on Level	*****
➢ Level 2	No	\$250	*****	To be determined by Security Chairman & Administrator on Level	*****

# ASSESSMENT PENALTY AND VIOLATIONS FEE SCHEDULE

	WARNING	1 <sup>ST</sup> OFFENSE	SUBSEQUENT OFFENSES	OTHER FINES	COMMITTEE
• Gate Arm Damages (per Administrative Fee Schedule)	*****	*****	*****	Cost plus 15%	*****
<u>Security Officers/Guards</u>	*****	*****	*****	*****	*****
➤ Abusive Language/Conduct Directed at Security Guard or POA Administrative Staff	No	\$250 plus 30-day suspension of barcode privileges	\$500 plus 90-day suspension of barcode privileges	*****	Security
➤ Non-Compliance with officer/guard instructions	No	\$400	\$800	Including, but not limited to, running from Security. Driving privileges subject to immediate suspension	Security
<u>Speeding (per following schedule)</u>	*****	*****	*****	*****	*****
➤ Posted Limit TO 50 MPH	No	\$50	\$100	*****	Security
➤ 51 MPH to 65 MPH	No	\$100	\$200	*****	Security
➤ 66+ MPH	No	\$200	\$400	*****	Security
➤ Harbor Drive/Peninsula Drive: Posted Speed Limit is 25 MPH					
• Fines imposed shall be the same as provided for all other speeding violations listed above					
➤ Main Bridge and all other smaller bridges: Posted Speed Limit is 25 MPH. Fines imposed shall be the same as provided for all other speeding violations listed above					
<b>Careless Driving 1</b> (MUST BE REVIEWED BY SECURITY COMMITTEE: See notes under "Other Fines")	No	\$200	\$300	MUST BE REVIEWED BY SECURITY COMMITTEE FOR A DETERMINATION OF CARELESS DRIVING 1 OR CARELESS DRIVING 2 OFFENSE (Appeal or No Appeal)	Security
<b>Careless Driving 2</b> (MUST BE REVIEWED BY SECURITY COMMITTEE: See notes under "Other Fines")	No	\$400	\$500	MUST BE REVIEWED BY SECURITY COMMITTEE FOR A DETERMINATION OF CARELESS DRIVING 1 OR CARELESS DRIVING 2 OFFENSE (Appeal or No Appeal)	Security
<u>Other Security Violations:</u>	*****	*****	*****	*****	*****
➤ Running Stop Sign	No	\$50	\$100	*****	Security

# ASSESSMENT PENALTY AND VIOLATIONS FEE SCHEDULE

	WARNING	1 <sup>ST</sup> OFFENSE	SUBSEQUENT OFFENSES	OTHER FINES	COMMITTEE
➤ Vehicle Pass Sharing	No	\$500	\$1000	And/or subject to immediate ban from Island *****	Security
➤ Unauthorized Use of Homeowner Lane	Yes	\$50	\$100		Security
Signs: (see Sign Rules & Regulations)	Yes	\$50	\$100	*****	ACC
Trespassing					
➤ Debris on Others Property	No	\$100	\$200	*****	Administration
➤ Using Others Facilities	No	\$100	\$200	*****	Administration
➤ Using Others Dock (pier/boathouse)	No	\$100	\$200	*****	Administration

Approved by the Board of Directors: June 28, 2018

By Amending the Assessment Penalty and Violation Fee Schedule does not in any manner repeal any other prior versions.

Larry Kern, President  
Property Owners Association of Ono Island, Inc.