

Seaside Beach & Racquet Club Association

Rules & Regulations II (*Expanded Policies & Procedures for Owners Only*)

***Please also see Basic "Rules & Regulations" which apply to owners as well as guests.**

1. The condominium Legal Documents specify owners must supply a key (or code) to the Association Manager. If entry is required for an emergency or routine maintenance and no key has been supplied, a forced entry at the owner's expense will be necessary. *An owner has agreed to the legal documents, by affixing signature to the closing documents at purchase of a Seaside unit.
2. Except for emergencies, the Manager will attempt to contact the owner for permission, should unit entry be necessary. If the owner cannot be readily contacted, their rental agency will be called.
3. Management does not issue keys without owner authorization. A minimum of 2 Keys or Code & 1 key is required to be provided to the Association at all times. For service or repair personnel to check out your Courtesy Key make arrangements in advance with the Manager *every time*.
4. Renters should arrive with a vehicle Registration Certificate (aka Access Pass), keys or code from you or your rental agency. Registration certificates may also be purchased from Security Guard after noon (or 3pm off-season), with limit of 2 vehicles maximum permitted, per unit.
5. Seaside is a private property; vehicles without properly displayed owner Tag or Guest Registration Certificate are subject to towing at the vehicle owner's expense. DAY Passes (*non-overnight*) **may** be issued by Manager for Owner's invited DAY guest, during **Off** season, space permitting, provided the owner is using only 1 of his 2 allowed spaces. The Owner *must* be staying in the unit.
6. Owner Tags may be shared **only** with Owners' parents, grandparents, children, grandchildren or siblings. **NO extended family, friends, guests or renters may use an Owner Tag** and the \$500 fine applies. The Association must limit each unit to 2 Owner Tags; therefore multiple owner/partners must arrange to share the two tags. Upon distribution of new or revised Tags, management must collect outdated or excess Tags to insure only *current* owners access the property.
7. Seaside Association is not responsible for any damage or loss to vehicles or contents.
8. **Boats and trailers** are not allowed on the property. Certain short-term *exceptions may* be possible for deeded OWNERS only, off-season during *low occupancy on individual basis, with PRIOR permission obtained from Manager*, whose determination is final. Boats & trailers of family members, guests, or renters are **NOT permitted** on property except when loading and unloading.
9. Guests, Renters, family members of owners may **NOT bring PETS** to Seaside. **Only** the OWNER on Deed is permitted ONE well-behaved **dog**, weighing **20 lbs**, or less, on leash at all times when outside the unit. Non-Owners are warned to remove a pet, followed by ejection for non-compliance; Seaside COA is not responsible for resulting lost income, inconvenience or damages of any type. Owners are warned, per diem fine is charged to owner account for non-compliance (\$75 1st day, \$150 & up, per day for repeat offenses).
10. Owner's dog must be walked **ONLY** at the Dog Walk along **EAST parking lot fence** (between Seaside & Tradewinds); carry a bag, clean up after pet. Bags & disposal container are provided. *YOUR dog / YOUR JOB*. Fines are applied for violations/owner may lose privilege of bringing the dog.
11. Dogs are **NEVER** permitted in the BBQ grill/picnic areas, lawns, Clubhouse, or pool area. City of Orange Beach prohibits ANY pets on beach; patrols beach daily, fines charged for violations.
12. Dog owners are required to register dog with Manager, submit copy of **Rabies vaccination** certificate, purchase & display red Seaside lanyard to demonstrate dog is registered, thereby avoiding challenges from others. The lanyard is not "transferrable" to guests, renters, family members, as none are **permitted to bring any pet** (*unit owner's account will be fined/guest's pet required to be boarded elsewhere, or guest and pet shall be ejected from the property*). **Notify your family & guests NO pets!**
13. Pool chairs and lounges are never to be removed from pool areas.
14. Tile or permanent carpet is not permitted on balconies or patios. Existing tile/carpet as of 12/31/12 is "grandfathered in" but is **not** to be replaced. If you have such tile, seal grout on annual basis.

Rules & Regulations II Expanded for Owners, Continued

15. **NO items to be attached or hung from** balconies/patios, exterior walls, decks or railings. Per Seaside's Declaration of Condominium & Bylaws, balconies/patios are *limited common elements*. A unit owner has the right to exclusive use; the Association governs walls, railings, balcony ceilings & decks: Unauthorized items will be removed, any holes repaired / painted at unit owner's expense and fines may be applied to unit owner's account.
16. The Clubroom may be reserved by owners for family gatherings, one day at mandatory \$100 cleaning fee. Owner assumes responsibility for damages. Renters & guests (includes owner family if deeded owner **not** attending), may **rent** Clubroom for functions by contacting Mgr for availability and rates.
17. The Steam Room and Dry Sauna are available for use by those 18 years and older. Infants and children under 18 are not permitted inside, with or without parents present, for safety concerns.
18. **Noisy Work Hours** are restricted to **8:00 am -5:00 pm** daily, for owners *and* their contractors.
19. **For Sale/For Rent** signs or flyers of any type **are prohibited** by the Declaration of Condominium from being displayed at any window, door, other area visible on property. Management is required to have such items removed from visibility *immediately*. Owners must advise Realtors /Rental agents "Open House" events are not permitted on property, due to privacy, security, and parking concerns.
20. **No personal FLAGS**, other than the American Flag, to be displayed at balcony, patio, any common area. **The following restrictions apply for display of the American Flag on your balcony/patio:**
 - * The size of The American Flag shall not exceed 2' x 3'
 - * The Flag may NOT be attached to railings, walls, ceilings, floors; may not extend or hang over railing.
 - * The Flag may NOT be displayed after sunset or before sunrise.
 - * Proper display of the Flag is mandatory. Please be respectful of our Flag.
 - * Federal regulations regarding display may be viewed on the Internet.
21. **Storm /Hurricane Procedures**
 - a. All occupants will be **advised** to leave in the event of a *voluntary* evacuation order. They will be **required** to leave in the event of a **mandatory evacuation** ordered by local officials. Seaside Association is not responsible for lost rent or any other inconvenience, in the event a storm warning or storm preparation necessitates closing pools, locking off elevators/other facilities.
 - b. Unit Owners are responsible for removing ALL patio/balcony items and securing any hurricane shutters and personal gear, in the event of storm warnings or storm watch. The Association will have **all items** removed and the owner account charged \$100, for those who have not removed furniture / personal items by the announced deadline. This amount will not include service to return furniture to patio, which is owner's responsibility.
 - c. Following a major storm with significant damage, occupants may not be permitted to return until the property has been given a safety inspection, return has been authorized by State or Local officials, **and is authorized by Seaside's Board of Directors**. Safety restrictions may apply.
 - d. In the event of an incident (water leak, for example), which may damage a unit or additional units, the Association may take action to mitigate the extent of damage. The repairs and cost of mitigation **is an owner responsibility** unless damage was caused by a common element. Owners will be notified in the event of such an incident and their account billed for the expense.
22. The Association does not endorse or guarantee work of any contractor unless hired directly by the Association. The Association may provide referrals to owners for work as a courtesy, which is not in any way binding upon the Association.
23. Occasionally, necessary maintenance work to the common areas may require some units to be rendered inaccessible. While efforts will be made to minimize such inconvenience, Seaside COA shall not be responsible for lost rent or other inconvenience.
24. Various units as originally built, may contain valves, equipment to turn on/off common facilities. The Declaration of Condominium provides access to such items by Association personnel as may become necessary from time to time.