

Seaside Frequently Asked Questions 09/19/2024

Emergencies

Q: Who should I call in an emergency and what constitutes an emergency?

A: If Seaside Security Guards are on duty, notify them of any problems including, but not limited to, elevator entrapment, lost children, trespassers, injuries, excessive noise, accidents, anyone seen damaging complex property, or leaking pipes. If they are not on duty you can call 911 for Orange Beach Fire Department for a fire or elevator entrapment. Call 911 for the Orange Beach police for an altercation, theft, trespasser, injury, lost child, or an accident. You may also contact a Board member in an emergency. Board members are listed on the www.seasidebeach.org website.

All non-emergency issues should be handled in an email to seasidebeachmanager@gmail.com or visit the Association office during office hours which are 8 a.m. to 4 p.m. Monday through Friday. The Property Manager is not available for non emergency issues or questions on a 24/7 basis.

Q: Do I have to leave a key or key code to my condo with the Property Manager?

A: Yes, our bylaws state that if there is an emergency leak or other incident inside a condo, and the owner is not on the property, the Property Manager needs to have access to every condo. Orange Beach requires that the Fire Marshall have access to ALL condos in case of a fire, which means a key must be available in the Association Office.

Dogs & Cats

Q: How many pets can I have and what is the weight limit of my pet?

A: Owners may have one dog or cat that weighs a maximum of 20 lbs. Only the registered owner of a condo is allowed to have a pet, not the family of the owner, a renter, a friend, etc. The pet must be walked ONLY in the designated dog-walk area along the fence which separates the Seaside parking lot from Tradewinds. You must pick up after your dog, there are bags available attached to the garbage enclosure near Building 5. This rule has been put into effect by a vote of the condo owners. Any violations are subject to a \$75 fine per day.

Service Dogs and Emotional Support Dogs (ESA)

Q: What is the difference between a Service Dog and an Emotional Support Dog?

A: Although all dogs offer an emotional connection with their owner, to legally be considered an emotional support dog, also called an emotional support animal (ESA), the pet needs to be prescribed by a licensed physician or mental health professional to a person with a disabling mental illness. A therapist, psychologist, or psychiatrist must determine that the presence of the animal is needed for the mental health of the patient. For example, owning a pet might ease a person's anxiety or give them a focus in life. The dogs can be of any age and any breed. ESAs provide support through companionship and can help ease anxiety, depression, and certain phobias. To qualify for ESA accommodation at Seaside, the person must reside for 30 days or more at Seaside Beach & Racquet Club and have a letter from their doctor stating that their pet is an emotional support animal. All dogs, including ESAs, must be kept on a "Seaside" leash at all times. Seaside leashes are available for sale in the office and identify your dog as an approved animal. Please buy a Seaside leash or be questioned by guards.

ESAs are not [service dogs](#), and ESA users do not receive the same accommodations as service dog users. A service dog, such as a guide dog or psychiatric service dog, is generally allowed anywhere the public is allowed; ESAs are not. The [Americans With Disabilities Act \(ADA\)](#) defines service animals as "dogs that are individually trained to do work or perform tasks for people with disabilities." The act clearly states that animals that simply provide emotional comfort do not qualify as service animals.

Rental Rules

Q: How many nights is the minimum number of nights I can rent my condo.

A: 3 nights is the minimum. This rule was put in place to avoid listing Seaside Beach & Racquet Club as a "condo-hotel or condotel". Most banks and mortgage companies will not finance a condotel and it brings your property down in value.

Parking & Fees

Q: How many cars can an owner or renter have at Seaside?

A: 1 Bedroom condos may only have 1 parking spot from Memorial Day thru Labor Day. During the other 9 months they may have 2 parking spots. 2 & 3 Bedroom condos may have up to 2 parking spots all year. Owners of 1 bedroom condos may always park two vehicles. The Seaside guards have information on nearby parking lots where overflow cars can park for a fee.

Q: What is the parking fee at Seaside and how do I pay it?

A: The parking fee is \$50 per month or per stay. If you have a renter who is staying for more than 1 month, they must pay another \$50 for each additional month. Payment may be made in the Seaside office or to the guards. Rental companies charge renters "up-front" and provide a parking pass. Vehicles with no parking pass will be subject to a warning, a fine or in some cases, towing.

Q: Can I park a RV or Boat at Seaside?

A: No, unfortunately parking is very limited at Seaside and we cannot allow oversize vehicles.

Q: What is the fine for violating the parking rules or having a counterfeit parking pass?

A: The fine is \$500 per incident which applies to owners and/or rental companies who violate parking procedures.

Pools & Exercise Room

Q: What are the hours for the indoor pool, outdoor pools, and exercise room?

A: The indoor pool and exercise room are open 8 a.m. to 8 p.m. (winter) or 8 a.m. to 10 p.m. (summer). Owners (ONLY) can access the fitness room after hours- we have a lock box by the door (0192). Outdoor pools are open 8 a.m. to 10 p.m. Please note that in extremely cold weather the outdoor pools may be locked.

Q: Can I have a large umbrella at the outdoor pool?

A: Sorry but no large umbrellas, large "toys", or balls in the outdoor pools. This is for the safety of other guests as large umbrellas have been known to blow away and hit other people. If you have a medical condition and cannot be in the sun, you may use a small hand-held umbrella for shade while at the pool.

Q: Is the smoking of cigarettes or cigars allowed at the outdoor pools?

A: No, smoking of cigarettes or cigars is NOT allowed at the pools or anywhere on the grounds except in the designated smoking areas. Owners may allow smoking on their balconies only.

Q: Can I take drinks to the pool?

A: Drinks are allowed at the pool as long as they are in plastic containers. No glass is allowed at the pool.

Balconies

Q: Can I put carpet or tile on my balcony?

A: No, tile or a carpet retains water which hastens the deterioration of the rebar underneath your concrete. You may have indoor-outdoor rugs that are porous and which dry quickly. No indoor-outdoor full-balcony carpeting.

Q: Can I fly flags or hang bunting from my balcony railing?

A: No, you cannot fly flags or hang anything from your balcony. We have an American Flag at the entrance to Seaside. Please be careful when sweeping your balcony as the dirt or water may go onto the balcony below you. Towels, decorations, bathing suits are not allowed to be hung on railings, as well. Please be sure your guests are aware of this policy.

Q: Can I or my renters smoke on my balcony?

A: Yes, at the present time there are no restrictions on smoking on a balcony. However, there is a rule against throwing cigarette or cigar butts off of a balcony onto the grass. Any renter found throwing cigarette or cigar butts off a balcony will be asked to leave the property.

Q: Can I have cabinets or storage chests on my balcony?

A: No, you should only have outdoor tables and chairs on your balcony.

Q: Can I install storm shutters on my sliding glass doors?

A: Yes, but please send the specs to the Board for approval before you install them.

Q: What kind of lights should I have on my balcony?

A: Because of turtle nesting, only yellow bulbs are allowed on your outside balcony. The complex will have to change most of our outside lighting to yellow lights because of the Federal mandate. Any lights that are visible on the beach must be the new yellow or "turtle" lights, this includes walkways, pool lights, boardwalks, balconies, and parking lots. Seaside will be moving toward this goal as soon as we have an official assessment of our requirements and it will be extensive and expensive. FREE yellow light bulbs for balconies are available in the office.

Q: Who is responsible for sliding glass doors?

A: The owner is responsible for his/her sliding glass doors including frames. If there is a catastrophic event (such as a hurricane) the Association insurance carrier will pay to replace glass that has been broken. The adjuster for the insurance carrier will make the determination as to what the Association insurance will reimburse for repairs. The Association has no role in the claim negotiation or disputes.

Water Damage

Q: Who is responsible if a dishwasher, washing machine, toilet, tub, shower or hot water heater overflows or leaks?

A: The condo owner where the water originated is responsible unless the leak is caused by a pipe breaking or leaking

within a wall or under a floor. The condo owner where the water originated is also responsible for any other condos that were damaged as a result of the overflow or leak. Individual condo damage claims, not caused by an Association pipe, should be filed under the owner's HO6 policy.

Q: What does the Alabama Condo Laws say about water-related insurance claims?

A: Seaside Beach & Racquet Club is operating under "grandfathered" 1984 Alabama Condo Laws that state owners are responsible for leaks within their own condos unless caused by a pipe owned as a "common area". In the case of a common area leak, the Association insurance will not go beyond the Adjuster's estimates in terms of reimbursement. Condos are insured under the Association policy to an "as-built" status.

Q: How often should I replace my hot water heater so that it does not leak and cause damage to my or other's property? A: A hot water heater should be replaced every 10 years at the maximum. The condo Association reserves the right to inspect hot water heaters for compliance with the 10-year rule. Since this rule went into effect water damage claims have been reduced dramatically.

Windows and Doors

Q: Who is responsible for maintaining my condo windows and doors?

A: The owner of the condo is responsible for windows, window frames, doors both inside and outside, and door frames. The condo owner is also responsible for painting the outside door "Seaside Brown" (available at Sherwin Williams) to match the other doors at the complex. If this color is not available, Sherwin Williams can match the paint color. The outside door should be maintained in a satisfactory condition and appearance, or the Condo Association reserves the right to paint the door and charge the owner.