

NAVY COVE HARBOR

RULES & REGULATIONS

In establishing these Rules, the Board has made every effort to ensure the unit owners' right to the privileges of ownership, including the enjoyment of reasonably unrestricted use of their property. That right is balanced against the collective good of all the owners and the extent to which one individual's enjoyment interferes with other owners' enjoyment. These Rules apply to all property owners, and guests, whether residents, family members, tenants, occupants, visitors, agents or employees.

Owners and members of the Board of Directors must comply with and enforce these rules acting in accordance with applicable Covenants and By-Laws of Navy Cove Harbor. Failure to comply with result in a fine of \$25 for a first offense, \$50 for a second offense and \$100 of each offense thereafter. Assessments for repairs and fines for violations will become a lien against a unit if not paid within a reasonable time. Where reasonable, variances may be granted only by written approval from the Board.

GENERAL RULES

- 1. ALL OWNERS MUST MAKE THEIR CHILDREN, GUEST AND RENTAL AGENTS AWARE OF THESE RULES AND ARE RESPONSIBLE FOR VIOLATIONS.** The owner is ultimately responsible for compliance and to ensure compliance with these rules by their children, guest and rental agents, as well as for payment of repair cost and for all fines levied by the Board for violations. Owners renting their units through agents must provide these Rules to the Agent and all renters and must provide the name and contact information for the rental agent to the Association's Management Agent.
- 2. No unit may be rented by or on behalf of, or occupied sole by unmarried individual(s) younger than 25 years of age.** Each rental day in violation of this provision constitutes a separate offense.
- 3. Association property, including right of way, parking areas, pools, spas, harbor, docks and piers are for the exclusive use of owners and their**

current guests. Non-owners, non-current renters and trespassers are prohibited on Association property.

4. The hallways, balconies, parking and common areas must be kept neat, clean, attractive and free of trash, debris and personal items.
5. Loud talk, music and noise, as well as running, bicycle, roller blade and skateboard riding are prohibited in the hallways and common areas always. Additionally, posted quiet hours must be observed.
6. Refuse, including trash and garbage, must be placed in securely sealed, non-leaking plastic bags. It is not to be placed in the halls, parking areas or grounds, but should be kept inside the unit taken to the dumpster. Whether it originates from a boat, car or unit, it is the occupant's responsibility to dispose of refuse by properly depositing it in (not ON or AROUND) the dumpster.
7. No clothing, towels or other items should be hung outside the units on patio rails, clotheslines or otherwise. Clotheslines are not permitted anywhere on the premises.
8. None of the common areas, including stairwells or other common areas, may be used for storage of any personal property, by order of the Fire Marshall. This prohibition includes all personal property such as bicycles, toys, grills, or trash cans. LP or Propane tanks are specifically prohibited from indoor storage anywhere on the property. If required, these items will be removed and discarded at the expense of the offending owner.
9. The use of the swimming pools, pier, the boat launch, boat docks and all common areas is limited to the owners of the units and to others inhabiting the units with express permission or pursuant to a rental agreement from an owner and to individuals accompanied by such people.
10. Any damage to buildings, signage, equipment, posted notices, grounds, or other common areas, by any owner, tenant or guest, including damage by pets, must be repaired at the expense of the unit owner.

Owners are held responsible for the actions of their tenants, family members, guests and pets. The Board may make repairs and levy and assessment against the owner, which will become a lien against the unit(s) should the assessment(s) and any applicable fine(s) remain unpaid.

11. Luggage and dock carts must not be removed from their designated building and are to be returned to their ground floor storage area, cleaned and ready for use by other guests immediately after use. Dock carts must not be used in buildings, including in elevators. Luggage carts must not be used on docks.
12. Vehicles must be properly identified with owner decal or renter identification cards. Vehicles may only be parked in marked spaces. Watercraft and trailers are not to be parked inside of the gates. No trailer, truck, camper, house trailer, boat or other vehicle which does not display a required current registration plate may be kept on any Common Elements. Likewise, no repair or extraordinary maintenance of vehicles may be undertaken on any of the Common Elements. Minor vehicle repair work shall be permitted in emergency cases only, provided that the area is cleaned after repairs have been completed.
13. Smoking or carrying of lighted tobacco products is not permitted in elevators or in any interior hallways or stairwells.
14. Charcoal or gas-fired grills are prohibited on unit decks by these rules and Alabama law. Additionally, no food preparation or outdoor cooking of any kind is permitted in common areas, including parking areas, walkways, balconies, lawns or piers. Cooking is permitted only in designated areas and lighted grills must not be left unattended. Grills and Grill Area must be cleaned and ready for others after use.
15. Pets are permitted but pet owners are expected to use the common sense and courtesy towards others.
 - a) Renters may have dogs which weigh 30 pounds or smaller, with a limit of two per unit. Owners or guests of owners may have larger dogs but are limited to two.
 - b) The following breeds are prohibited: Doberman, Rottweiler, Chow, and Pit Bull.
 - c) Dogs must be on a leash at all times when outside of units for the safety of the dogs and all guests.
 - d) Dogs must be walked in the designated pet walk areas and waste must be collected and disposed of in the dumpsters. Waste bags are provided in the pet walk areas.
 - e) Dogs are not allowed in the marsh grass areas, the grill areas, in the pools, the hot tubs or the area surrounding the pools and hot tubs by order of the health department and these rules.
 - f) A guest or owner with a dog will be fined or asked to leave for any of the following reasons, forfeiting any rent or fees paid.

- If destructive or loud (can be heard outside of your unit)
- If aggressive or any owner or guest feels threatened
- If your animal disturbs other owners or guests,
- If the guest or owner fails to comply with any of these rules.

RULES CONCERNING UNITS AND BALCONIES

16. No alterations may be made to the units, grounds, or signage. Posting of signage which is visible from common areas is also prohibited if displayed without the express written permission of the Board. Industry standard "For Sale" signs are specifically excluded from this rule.

17. No unit owner or occupant may permit anything to be dripped or fall from a window or balcony, nor sweep or throw any dirt or other substances, including cigarette butts, water or cleaning solutions, onto any of the balconies or elsewhere in the building or upon the common elements.

18. Only patio-type furniture is permitted on the balconies. No glass tabletops are allowed except for those with tempered glass. Exceptions must be approved in writing by the Association Board.

19. In addition to maintaining a reasonable sound level at all times, "Quiet time" for the Condominium property are 11:00 PM to 9:00 AM. There will be no noise, loud music, parties or any activity which may disturb or annoy other residents at any time.

20. The total number of occupants permitted overnight in a unit during any 24-hour period shall not exceed six (6) persons for a two-bedroom unit or eight (8) persons for a three-bedroom unit.

21. Unit entry and lock hardware may not be changed without the written permission of the Board of Directors and must be replaced with acceptable uniform door knobs and locks. Any re-keyed locks must be keyed within the Condominium Master Key system.

22. All unit must participate in the pest control program unless exempted for good cause in writing by the Board of Directors.

DOCK, PIER, HARBOR and BOAT RULES:

23. The docks, piers and harbor are private community property and may not be used for any commercial activity. USE OF THE PIERS is at the USER'S OWN RISK. The Harbor is for the use of Owners and Guests.

24. Any equipment to be installed in the boat dock area must have prior approval of the Board, including boat lifts and dock storage boxes. No roof or attached cover structures are permitted. Use of non-NEMA approved extension or electrical cords is prohibited due to the risk of shock or electrocution.

25. The entrance channel, from the northernmost channel markers in, is a non-wake zone. Throughout the harbor area, all boats including personal watercraft, must be operated at IDLE SPEED ONLY.

26. Vessels in the entrance channel have the right of way over vessels not in the channel. Under Alabama law and these rules, due to the narrowness of the channel and constraints of draft, vessels in the harbor OR on the north end of the entrance channel must give way to vessels in the entrance channel.

27. Damage to docks, piers or other boats is the responsibility of the owner causing the damage.

28. Lift owners leaving boats in slips must leave them reasonably high to avoid surges. To the extent practicable, boats must be removed from the harbor when the area is under a hurricane warning.

29. Only biodegradable soaps and other materials may be used in the cleaning and maintenance of boats in the harbor.

30. Fish cleaning stations are for the use of owners and authorized guests only and must be left clean. Carcasses and other waste must be disposed of properly. Alabama law requires such refuse to be hauled 300 yards offshores or to be placed in securely sealed plastic bags of sufficient strength to protect against leakage and placed in the dumpster promptly.

31. Swimming and diving are not permitted in the harbor due to risk of electrocution from stray current and/or drowning. Walking or accessing the jetties, running or horseplay on the dock and pier area are also prohibited.

POOL AND SPA RULES

32. The capacity of the Pool is 24 people, and the spa capacity is 8 people. Loading in excess of these numbers is prohibited. The spa temperature is maintained at the maximum of 104f.

33. Access to the pools and spas is at the USERS OWN RISK. The Association may employ personnel connected with the pool but assumes no duty and NO LIFEGUARD or other safety personnel are employed by the Association.

34. Incontinent or non-toilet trained individuals must wear an effective commercial protective swimming garment (i.e. "Swimmies" ect.) in the pool. Diapers are prohibited as is use of the pools and spas by those with open cuts, sores or communicable infection, disease or illness.

35. Children under the age of 12 must have adult supervision in the pools and spas. Children under the age of 6 are not allowed in the spas.

36. To safeguard the pool and spa systems, sand, tanning lotions, oils, creams, bobby pins, hairpins and similar object should be removed before entering.

37. Diving, jumping, running and horseplay are prohibited in the pool or spa areas. Given the location of the pools, noises carry easily and may disturb other residents. Excessive noise, yelling, fighting, offensive behavior or other disturbances are prohibited.

38. Radios are not allowed on the pool deck, unless used with headphones.

39. Only proper bathing suits may be worn, and "cutoffs" or street clothes are prohibited in the pools and spas.

40. Lounges and chairs may not be reserved and may not be placed in pools or spas.

41. No glass containers or other breakables shall be allowed in the pool or spa area. No food is permitted in the pool and spa area. Users must remove all refuse prior to leaving the pool area.