

CHARTER LANDING CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS – 2019

RULES FOR BOATS AND TRAILERS:

I. USE OF CHARTER LANDING BOAT DOCKS LIMITED TO OWNERS AND GUESTS.

Due to limited boat docks for Charter Landing A and B units, the boat docks are strictly reserved for use by those unit owners and their guests.

- a. No owner may leave their boat at the dock when they are not in residence. Dock time is limited to two (2) consecutive weeks except during the months of October through February when time may be extended to four (4) weeks. Permanent residents must allow two weeks break between each use period.
- b. A "guest" is defined as a person or persons who are not owners or renters at Charter Landing and are lodging at Charter Landing at the permission of any owner for a period of not more than fourteen (14) days. Each owner or their guest may dock one vessel at the Charter Landing A & B dock. No vessel shall remain docked for a period of time exceeding fourteen (14) consecutive days. No permanent docking is permitted. Renters are not allowed to dock any vessel of any type at Charter Landing A and B dock at any time.

Charter Landing A and B Condominium Association shall provide identification placards or stickers to all owners which shall be displayed conspicuously upon vessel of the owner's choice.

Should any vessel be docked at the Charter Landing A and B dock which does not bear the approved placard or sticker notice to move such vessel by any Charter Landing owner or manager shall be sufficient to initiate seizure, at vessel owner's expense, of such vessel upon non-compliance with request to move.

II. PARKING LOT.

- a. Owners must park their vehicles in parking spaces at all times except for short periods to load and unload their vehicle.
- b. All owners' vehicles must be in good running condition and should post the current Orange Beach sticker. They must also have a current, legal state vehicle license plate.
- c. No mechanical work may be performed in the parking lot except for emergency repairs to remove a disabled vehicle from the site. Any damage to the parking area as a result of leaking oil must be repaired at the expense of the vehicle owner.
- d. Due to limited parking spaces at Charter Landing A and B, no trailers of any type are permitted to be parked or stored by owners, guests or renters in or upon the parking areas. Owners, guests and renters must arrange for alternative parking/storage for their trailers. Notice and request to move such trailer by any Charter Landing owner or manager shall be sufficient to initiate seizure at trailer owner's expense.

III. COMMON AREA USAGE:

- a. Patios and decks: Patio furniture and umbrellas in good condition should be used on the decks/patios. Fishing gear, coolers, etc. should be stored inside the condominium. If an owner wishes to have a storage chest on the deck/patio, it must first be approved for size, etc. by the Board of Directors. Towels should never be dried over the deck railing. Seasonal decorations should quickly be removed after special events i.e.: Fourth of July, Christmas, Halloween, etc. Decorative items should never be hung on the exterior walls of the Condominium that will allow nail holes and water penetration into the sub-structure.
- b. Personal items and furniture, etc. can never become a permanent part of the lawn or other common areas of the property.

IV. POOL RULES:

- a. Appropriate swim wear will be worn. Cut-off jeans are not acceptable as the material can damage the pumps.
- b. All children under the age of 14 years of age must be accompanied by an adult over the age of 18 and who can swim.
- c. No glass containers may be used around or in the pool.
- d. Trash cans are available and all trash should be properly disposed of when owners and their guests leave the pool area. When we notice that the cans are full, volunteering to empty the cans and replace bags is much appreciated.
- e. Baby must be dressed in proper diaper coverings not to allow excrement to enter the pool water. If an accident happens, immediate cleanup is necessary and the property manager must be notified so that the pool can be properly clean to insure there is no spread of germs.
- f. Earplugs should be used at the pool so that music will not disturb others. If a small group is there alone, music can be used, but not be loud to offend owners in nearby units.
- g. Blow-up toys or other pool devices should be removed from the pool area when one leaves. There is no proper storage at the pool.

GENERAL ENFORCEMENT GUIDELINES:

- Upon notification of an infraction, the notice will stipulate a period of time that the owner must correct the infraction. Some issues may require a few days to complete; however, pet or parking issues must be remedied immediately.
- If an infraction is not corrected in the stipulated time period, the Board of Directors may decide to assess the owner a one-time fine (beginning at \$ 50.00) or may assess daily fines if the infraction is not corrected in the time specified (according to the nature of the infraction).
- If fines are not paid as notified, the account of the owner shall carry these fines until the total reaches the amount of \$ 300.00. At that time, the account will be turned over to legal counsel for collection of a debt. At that time, the owner will also be responsible for attorney's fees, court costs, interest and any other costs related to collecting a debt.
- If an owner feels that they need to discuss the matter of the infraction with the Board, owner needs to notify management that they would like to set a hearing. That notification must come within 10 days of the notification of the infraction.

V. LEASING GUIDELINES:

- a. Owner must apply for a leasing permit from the association's Board and be in good standing with association fees to lease his/her unit.
 - b. Whether the owner leases the unit directly or uses a service, a set of the leasing rules and regulations must be posted in an obvious place inside the unit and be on record with the management/leasing company (if there is one).
 - c. No unit may be leased to include more than six (6) persons.
 - d. No unit may be leased with pets in attendance.
 - e. Lessees may not use the boat slips for the association.
 - f. No more than one vehicle may be brought to the parking lot by lessees. A slip must be placed on the dashboard to identify which unit the vehicle is associated with in case of an emergency.
 - g. Improper use of the common elements, including the decks/patios, pool, dock or parking area, etc. will necessitate a notice to the owner of the property. Phone numbers and email addresses must be on file for any owner who leases. Owner is responsible for immediate contact either with the lessees or the management/rental company. If infractions are not immediately remedied, notice will be given to the owner of the unit to vacate the lessees.
- ** Problems include but are not limited to foul language in the common area, fighting, abuse of the landscaping or pool and its equipment/furniture, damages to the building, etc.
- h. Leases may not be written for less than seven (7) days. (Note: We encourage our owners to utilize the highest and best value rental costs, at *least* \$ 200 per day. This encourages only quality and adult lessees.)

LEASING ENFORCEMENT MEASURES:

- Infractions by lessees of a unit will necessitate notification to the owner of the unit.
 - Second infractions by other lessees will necessitate a notice of a fine in the amount of \$ 500.00 to the owner.
 - If a third infraction occurs, a second fine in the amount of \$ 700 will be assessed and the leasing ability of that owner will cease for a year's period of time.
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