

**THE WHALER CONDOMINIUM**  
**GENERAL RULES AND REGULATIONS**

**Pool**

- Pool hours are 10:00 a.m. to 10:00 p.m.
- **Radios are permitted on the pool deck, however must be kept to a reasonable volume level and obscene or vulgar music of any kind will not be tolerated.**
- **Quiet time will be observed 10:00 p.m. to 8:00 a.m. Including Balconies**
- No glass containers allowed within the outdoor pool area.
- **No lifeguard at pools, swim at your own risk.**
- Designated smoking area is located in the BBQ grill area and to the far left side of the pool area (closest to Gulf House Complex next door), smoking is prohibited on balconies.
- No beverages or food allowed in the pool.
- **No running, horseplay or foul language in common areas, including pool.**
- **No diving into pool.**
- Items left overnight around pool areas will be discarded.
- All children in the pool under the age of **13** must be accompanied by an adult.
- No large rafts allowed in the pool.
- Chairs cannot be reserved around pool area.
- All safety and sanitation precautions must be observed in the pool.
- Please shower off before entering the pool.

**Pets**

- Only OWNERS are permitted to have pets in units and owners must clean up after their pets
- No pets on the beach or in/around pool area.
- Owner pets must be on a leash in the Common areas

**Miscellaneous**

- No disturbing noises such as loud music, musical instrument, or television that disturbs others
- No unapproved signs shall be posted in common areas
- Nothing shall be hung from any balcony or common area railings. Such as towels, swimwear or rugs
- No antenna shall be installed outside of a unit
- No liquid or gel mattresses allowed in any unit
- No storage of any kind in the walkways, stairwells, or other common areas
- Interior window treatments shall be appropriate and normally used materials
- Common walkways and stairwells are to be used for ingress and egress only
- No one shall direct vendors, all requests are to be made to the Board or Management
- The Owners, tenants or occupants of each unit shall maintain such unit and all fixtures therein in good condition
- No Owner, tenant or occupant may install air conditioning equipment or wiring without contacting Management. All work must be supervised by Management. After hour charges will be the responsibility of the unit owner.
- Please place all bagged trash in the trash chutes, or trash receptacles.
- Do not discard cigarette butts, gum, candy, paper, or beverage containers in common areas. There are multiple trash cans, and cigarette butt containers around the property for proper discarded material.
- Beach canopies and tents shall comply with city ordinances
- No fireworks.
- No skateboards, roller blades or scooters.
- No playing on elevators.
- **Nothing is to be thrown or released from balconies, including jumping from balconies. This will result in immediate eviction**

# CHECK THESE MAINTENANCE ITEMS



**Water lines maintenance and/or replacement.** All water lines should be checked frequently and replaced as they age with braided, anti-burst lines. This would assist in preventing water leaks and/or ruptures. Water lines to be maintained include: dishwasher lines, icemaker lines, as well as water supply lines to washing machines, sinks and commodes.

One of the **LARGEST** expenses of the association is directly related to lack of maintenance that is the responsibility of the owner. There have been many water leaks directly related to ice makers, toilet supply lines and air conditioners.

- **Air conditioner units should be serviced at least annually and filters changed monthly.** Placing an aspirin or a small amount of bleach into the air conditioner drain line on a monthly basis helps to eliminate fungus buildup in the lines that prevents the drains from flowing freely.
- **Water supply lines that service dishwashers, washing machines, toilets and ice makers should be checked for leaks, wear, age and damage.** These lines should be replaced with braided flexible supply lines when there is any evidence of wear or age.
- **The flapper inside the toilet should be replaced periodically** to prevent water running for prolonged periods of time and possible overflow. The inside toilet fittings can become brittle with age and break.
- **All faucets and shower heads should be checked for drips.** The washers or fixtures should be replaced as needed to correct problems.
- If the unit will not be occupied for a prolonged period of time, it is **wise to turn off the electric water heater, the water supply line and the water supply line to the washing machine and all ice makers**. This act will not allow pressure to build up on the lines that can result in ruptured lines.
- **Smoke detectors are often overlooked.** It is best practice to have these checked monthly and batteries changed at least annually. This act could save a life.

**Please check your water heater as these are becoming of age where they need to be replaced. A leaking water heater due to rust and age could be very expensive for you and your neighbors if the system is not properly maintained and checked routinely as a part of your preventative maintenance program. You may contact a plumber to review.**

**As the old saying goes, "an ounce of prevention is worth a pound of cure." By following these simple suggested preventative measure items and establishing a maintenance program for your HVAC unit could result in a savings to you and the association in both dollars and time. Most preventative maintenance programs offer to change filters and clean coils and condensation lines. Please call Madarinn Group at 251-968-5471 for names and phone numbers of local companies that offer preventative maintenance programs.**