










# THE INDIES CONDOMINIUM ASSOCIATION RULES AND REGULATIONS 2022








THE INDIES IS PRIVATE PROPERTY. THE PARKING LOT, GROUNDS, POOL, AND COMMON AREAS ARE FOR THE SOLE USE OF OWNERS, AND OWNER'S FAMILY MEMBERS, GUESTS AND TENANTS. YOUR COOPERATION IN OBSERVING THESE RULES IS APPRECIATED.

## PARKING

-  **NO TRAILERS, BOATS, PERSONAL WATERCRAFT, OR RV'S ALLOWED ON PREMISES. ALL PARKING IS BY PERMIT ONLY.** Parking must be in designated, lined parking spaces.
-  Owners are required to display their current Owners Parking Permits when parking in the open parking area and the underground parking garage.
-  All **OVERNIGHT GUESTS** with vehicles staying in a Unit at the Indies Condo, when **UNACCOMPANIED BY THE UNIT OWNER**, are required to display a **GUEST REGISTRATION CERTIFICATE (GRC)** on the dash or rear-view mirror of their vehicle. The purpose of the GRC is to have a record of attendance of who is on the property.
-  Owners Parking Permits shall not be used by Guests as a substitute for GRC's.
-  The Guest Registration Certificate entitles the Guest to park in the outside open parking area. If the Owner of the Unit the Guest is staying in, Leases or is Permanently Assigned a parking space in the underground parking garage (and the Unit Owner gives permission to the Guest to use their garage space), the Guest Registration Certificate also entitles the Guest to park in the garage space assigned to the Unit Owner.
-  The Guest Registration Certificates may be obtained from the Rental Agencies, the Indies Property Manager, or the Security Representative (when on-site). The cost is \$35.00 when purchased from the property manager prior to rental via cash/check or \$35.00 when purchased on-site via debit/credit card.
-  **OVERNIGHT GUESTS ACCOMPANIED BY THE UNIT OWNER AND FAMILY MEMBERS** of the Unit Owner staying overnight with vehicles should obtain a complimentary **ACCOMPANIED REGISTRATION CERTIFICATE** from the Indies Property Manager or Security and Display it on the dash of their vehicle.
-  Vehicles parked at The Indies in violation of the Rules and Regulations associated with Parking and have received a "reminder form" and two "parking violations" will be subject to being towed or booted at the expense of the vehicle's owner.
-  **THE REQUIREMENTS FOR OBTAINING AND DISPLAYING GUEST REGISTRATION CERTIFICATES AND ACCOMPANIED REGISTRATION CERTIFICATES ARE MANDATORY FROM THE FIRST OF MARCH THROUGH THE SHRIMP FESTIVAL IN OCTOBER OF EACH YEAR.**

## PETS

**OWNERS AND THEIR IMMEDIATE FAMILY MEMBERS, AND LONG-TERM (30+DAYS) RENTAL GUESTS ARE ALLOWED TO HAVE PETS AT THE INDIES.**

-  An owner, or the occupant may keep no more than a total of 2 dogs per unit and/or a reasonable number of other generally recognized household pets, weighing less than 2 pounds each, including: fish, gerbils and small birds. Venomous snakes, Pit Bulldogs, Rottweilers, or Doberman Pinschers are not allowed to be kept on premises.
-  **NO CATS ALLOWED AS PETS ON THE PREMISES** in accordance with the covenants to protect and conserve the habitat of the Alabama Beach Mouse.
-  Pets are not allowed to create or cause any disturbance or nuisance of any kind, including excessive barking, and must be kept under the control of their owner at all times.
-  Pets are to be walked in the designated pet area located at the northwest and northeast corners of the premises.
-  Owners of pets are responsible for immediately cleaning up their pet's accidents in all common areas.
-  No pets are allowed inside the fenced pool area.
-  No pets are allowed in the flower beds or the grilling area.

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## POOL

**THERE IS NO LIFEGUARD ON DUTY AT THE INDIES POOL. INDIES OWNERS AND GUESTS SWIM AT THEIR OWN RISK.**

- Pool hours: 7:30 A.M. to 9:00 A.M. – Adult Swim Time Only  
9:00 A.M. to 10:00 P.M.
- WRIST BANDS ARE REQUIRED TO BE WORN BY ALL OWNERS AND GUESTS AGE 14 AND OLDER IN THE POOL AREA, ROOF TOP AND FITNESS CENTER.** Wrist bands have been placed in each Unit. Replacement of lost bands can be obtained by purchasing from Security at a cost of \$3.00 each.
- ALL CHILDREN UNDER THE AGE OF 14 SHALL BE SUPERVISED BY AN ADULT IN THE POOL AREA.**
- NO CHILDREN UNDER THE AGE OF 14 ARE ALLOWED IN THE HOT TUB AT ANY TIME.**
- NO GLASS CONTAINERS ARE ALLOWED INSIDE THE POOL FENCED AREA.**
- No beverages or food are allowed in the pool.
- No Smoking/VAPING or the use of tobacco products are allowed inside the pool area.
- No diving into pool. No running or horseplay in common areas, including pool.
- ALL SAFETY AND SANITATION PRECAUTIONS MUST BE OBSERVED IN POOL INCLUDING THE USE OF THE APPROPRIATE SWIM DIAPERS FOR BABIES AND TODDLERS.**

## GENERAL

- NO SMOKING/VAPING IS ALLOWED ON THE BALCONIES OR IN THE COMMON AREAS OF THE INDIES TO INCLUDE THE SWIMMING POOL AREA, BUILDING WALKWAYS, ELEVATOR AREAS, UNDERGROUND PARKING, AND THE ROOF TOP. A DESIGNATED SMOKING AREA IS LOCATED AT THE GRILLING AREA.**
- The roof area closes at one hour after sunset and persons under 14 years of age must be accompanied by an adult to access the roof.
- Children under 14 years of age are not allowed to use fitness center equipment.
- No towels, swimsuits, or other items are to be hung on balcony rails.
- No throwing of anything is allowed from the balconies.
- Loud music on the balconies or in the common areas and pool is PROHIBITED.
- Only electric, smokeless grills are permitted on the balconies and are not allowed in common areas.
- PLEASE PLACE ALL TRASH AND GARBAGE IN TRASH CHUTES LOCATED AT THE EAST END OF EACH FLOOR AND/OR THE TRASH RECEPTACLE LOCATED IN THE NORTHWEST CORNER OF THE PARKING LOT.** Do not leave items around trash chute areas.
- No skateboards, roller blades, hoverboards or scooters.
- Only Licensed Drivers are allowed to drive Golf Carts on the Indies Property.
- No malicious mischief is allowed on the elevators. Please do not hold elevator longer than 20 seconds. Absolutely no playing on elevators. Parents will be held responsible for service calls resulting from children playing on the elevator.
- No items are to be left in the main walkways. All personal items must be stored inside your unit. Personal items left in the hallways and common areas may be removed and disposed of.
- WARNINGS WILL BE ISSUED TO UNRULY TENANTS. SECOND WARNINGS ARE CAUSE FOR EVICTION.**

**AT THE DISCRETION OF THE INDIES BOARD, A FINE OF \$50.00 MAY BE IMPOSED BY THE ASSOCIATION AGAINST A UNIT OWNER UPON THE BOARD NOTIFICATION OF THE OCCUPANT AND/OR OWNER OF REPETITIVE VIOLATIONS OF THE ABOVE RULES AND REGULATIONS.**

**PLEASE DO NOT REMOVE THIS COPY OF THE RULES AND REGULATIONS FROM UNIT**