

Walker Key Condominium Association

General Rules and Regulations

PARKING

- All vehicles must have OWNER OR GUEST parking decal/pass while on property. Vehicles parked without a pass will receive a warning and may be towed at owner's expense if not properly identified with a parking decal/pass. Each owner has two (2) complimentary vehicle decals. Each unit has two (2) family/guest vehicle passes. Please park under your unit first. Please park excess vehicles at the community center across the street.
- Guest Registration Certificates: All other guests other than owner's family members and friends (rental Guests) must display a WALKER KEY REGISTRATION CERTIFICATE (GRC) on their vehicle dashboard. The certificates are \$15 each per vehicle.
- NO trailers, boats, personal watercraft or RV's allowed to park in common areas, which include streets and parking lots. If they fit in your personal parking spot without protrusion in the street or grass then you can park there. Call or email Management for local storage facilities available if needed. Unattended boats or trailers left in the parking lot, street or grass will be towed at owner's expense.

PETS

- Owners must clean up after their pets and they must be on a leash unless playing fetch in the grass behind the north pool. NO EXCEPTIONS! Pet stations with bags and receptacles are provided. Owners will be sent a warning for first offense of non-clean up or off leash. Second offense will be fined \$100. Third offense will be \$500. The Walker Key Association also observes the City of Orange Beach leash laws.



- These grass areas are OFF LIMITS as pet restrooms:
 - The area between the North pool and the G building.
 - The area immediately in front of the F building within 25 ft of the sidewalk.
 - The grass areas immediately behind the B, C, D and E buildings between the concrete patio's and boardwalks.
- No pets are allowed inside the pool area. NO pets are allowed in the beach area.

POOLS

- Pool hours are 8:00 a.m.- 10:00 p.m. Quiet hours will be observed from 10:00 p.m.- 8:00 a.m.
- CHILDREN UNDER 12 MUST BE ACCOMPANIED BY AN ADULT.
- No lifeguard on duty at pool-SWIM AT YOUR OWN RISK.
- All floats, beach toys, buckets, swim boards, beach chairs, umbrellas, and shoes MUST BE RINSED OFF before entering the pool area or elevator. Owners and Guest must shower before entering the pool.
- NO GLASS containers are allowed in the pool area or beach area.
- No diving into the pool. No running or horseplay in pool area.
- All safety and sanitation precautions must be observed in pool. Do not flush anything except toilet paper in the pool restrooms due to the grinder pumps. All tampons and sanitary napkins must be disposed of in garbage cans. The grinder pumps are very costly to replace.

GARBAGE

- Please do not flush anything except toilet paper in your restrooms. All tampons and sanitary napkins must be disposed of in garbage cans. The grinder pumps are very costly to replace.
- When cleaning fish remember to double bag all fish carcasses and place in dumpster. No fish carcasses are to be tossed into the marina. Any fishing cleaning areas need to be cleaned after each use.
- Do not litter on Walker Key premises.

GENERAL

- PLEASE OBSERVE THE SPEED LIMIT of 15 MPH. Please watch your children in golf carts and ATVs. Golf carts and ATVs operation and safety are the sole responsibility of the owners when on Walker Key Property. Licensed motor vehicles have the right of way and must be yielded to.
- No towels, swimsuits or other items are to be hung on FRONT OR REAR balcony rails.
- Only electric, smokeless grills or big green eggs are permitted on the balconies. NO OPEN FLAME grills allowed on balconies.
- Do not fly kites, feed birds or release objects from balconies.
- All personal items must be stored inside your unit. Personal items left in the hallways and common areas will be removed and disposed of.
- Keys and Access to units-As stated in the Association's Declaration and Bylaws, association management is allowed reasonable access to all units for the purpose of necessary maintenance and repair of the common elements and for monthly pest control service. Pest control sprays units the 4th Monday of every month. If you need to change the lock on your entry door please provide a new key to Madarrin Group. If your lock has been changed and the association and immediate access is necessary, a locksmith will be called and you will be billed for the charge.
- All alterations to outside of condos, cottages or marina MUST be approved by board and/or review committee. This includes all lifts, decks, patios and balconies. All vendors who work in common areas MUST submit licenses and insurance to Madarinn.
- Any repairs to individual units/homes that are the owners responsibility must be resolved and repairs completed within 30 days of initial issue.

BOATS/BOAT SLIPS

- Boat slips are not owned by owners (they are assigned). Slips MAY NOT be rented out to anyone who is not an owner in Walker Key.
- All Boats and Jet Ski's in our Marina MUST be covered by Liability insurance, in the amount of 100K. It is mandatory that as the owner of these water crafts, you need to turn a copy of your coverage into The Madarinn Group, and be issued an OWNER decal for your Craft(s).
- Once the current year decal is obtained, it shall be placed on the windshield or Port side stern, or both, so it can easily be visible and viewed from the dock!
- All boat slips are assigned to, and are the responsibility of the Condo owner. Therefore NO Watercraft should be Docked in any slip without explicit permission of the owner of said slip! Also, slip maintenance is the responsibility of the Condo owner. Keep water lines, electrical lines and water hoses neat and connected. Old ropes and lines should be removed from docks and pilings.
- Visitors in Boats or Jet Ski's NOT staying overnight should dock their boats on the long walk piers on the east or west side. Docking should be in a North to South direction, with a Bow and Stern line. DO NOT dock at boat loading zone at the North end of the Marina. This is a temporary loading zone and boats should not be left unattended.
- Any RENTER or any OVERNIGHT guest that wishes to have a vessel in our Marina overnight is REQUIRED to provide proof of liability Ins in the amount of 100K to Madarinn Group. This will also require a FEE PAYMENT of \$100.00 at which time you will be issued a TEMPORARY PERMIT PASS to be displayed on your boat at all times while docked. Since Madarinn is open Mon-Fri til 5:00 PM, these permits must be handled during these business hours!!!
- Effective 4/15/20, our new Harbor Master will be patrolling the Marina and watching for violations. The Board of Directors have mandated fines for violations. If you, or a guest of yours violates any Marina policies, a fine of \$50 first offense, \$100 second offense and \$150 third offense will be issued. The appropriate fine will be assessed to your Condo.
- Please remember NO bikes, scooters, etc are allowed to be ridden on dock walkways or pool decks.

You can find a complete copy of the MARINA RULES AND POOL RULES and much more information on our Web Site, www.walkerkeycondos.com

HURRICANE (STORM) SEASON

- Please remember that it is MANDATORY that boats be removed from the slips within 24 hours of the FIRST HURRICANE WARNING for our area. There will be a fine of \$1000.00 for boats, jet skis and other watercraft left unattended in addition to any accrued cost for removal, towing and/or storage of vessel and any damage caused by vessel. All owners are responsible for renters, relatives, friends or any unknown person using their slip(s). There are no exceptions to this rule.
- The storage unit walls are sacrificial and will wash/blow out destroying all contents within. Plans should be made to remove expensive equipment and clean out freezer/refrigerators.
- If a mandatory evacuation is placed, all vehicles, trailers, golf carts and ATVs must be removed from the property. When leaving your unit, please make sure outside furniture, fixtures, televisions, hoses, toys and anything not nailed down are properly secured inside your unit or at an alternative location. They can become airborne and cause damage to units or the building.
- You will not be allowed to return until the local authorities place an "all clear" notice. At that time, you will most likely have to have your Orange Beach Hurricane Decal on your vehicle in order to assess damage. We have a contract with a storm clean up group. We will also be letting them assess when safe to return.