

RULES AND REGULATIONS
CONCERNING THE USE OF
BUENA VISTA CONDOMINIUM. GULF SHORES. ALABAMA

GENERAL COMMUNITY RULES

1. The facilities of Buena Vista Condominium are for the use of condominium owners, condominium renters or lessees, and their invited guests.

2. No article shall be hung, draped, folded, clipped or shaken from the balconies or windows of the condominium units. Under no circumstances shall laundry or other articles be placed or hung on the railings of a condominium unit.

3. No one shall make or permit any noises that will disturb or annoy the occupants of any of the other units in the Buena Vista Condominium, or do or permit anything to be done which will interfere with rights, comfort or convenience of others.

4. Every unit owner has to keep the exterior of his or her condominium unit in a good state of preservation and cleanliness, and shall not sweep, throw or permit to be thrown or swept there from any dirt or other substance from any balcony or walkway, window, or other unit opening. All garbage and refuse shall be deposited with care only in the garbage container in the area designated for that purpose and shall not be placed or allowed to remain outside of any unit door or window, on any walkway or balcony or be placed on any common area property except in designated areas. No trash or other articles shall be burned, and all disposals shall be in accordance with such further rules as shall be promulgated by the Board of Directors and posted.

5. No vehicle shall be parked in such a manner as to impede or prevent ready access to other parking spaces. The owners of the units, their renters, lessees and visitors and families will obey the parking regulations posted. Only authorized vehicles, shall be allowed to utilize handicapped parking spaces.

6. Boats, personal water craft and their trailers, and or trailers, etc., shall NOT be allowed on Condominium premises between the dates of Memorial Day Week-end through Labor Day Week-end, Shrimp Festival and Spring Break. Other than the listed times, they may be allowed with the written permission of the management company for a short-limited time period.

7. A unit owner may identify his unit with a name plate on the front door of a type and size approved by Buena Vista Condominium Owners' Association, Inc. No other sign, advertisement, notice or other lettering (except for Christmas and other seasonal decorations) shall be exhibited, painted or affixed by any unit owner on any part of the outside of the building, windows, balconies, or otherwise displayed, except "for sale" or "for rent" signs approved by the Owners' Association.

RULES AND REGULATIONS
CONCERNING THE USE OF
BUENA VISTA CONDOMINIUM. GULF SHORES. ALABAMA

8. Changes to the outside of the building are the exclusive prerogative of the Association, and no alteration of the exterior of the building shall be allowed by any unit owner without the express written consent and permission of the Association. The Common elements are the responsibility of Buena Vista Condominium Owners' Association, Inc. except for those matters which are stated in the Declaration of Condominium of Buena Vista Condominium to be the responsibility of a unit owner. No work of any kind is to be done upon or affecting those portions of exterior building walls or interior boundary walls which are the responsibility of the Association, without first obtaining the approval of the Association, and no appliances (refrigerators, freezers, oven, stoves, televisions, stereos, etc., by way of example) or fixtures shall be allowed on or permanently affixed to the building exterior, including balconies, without prior approval of the Association. This provision does not include and expressly permits the placement of suitably maintained patio furniture on owners' balconies and the Association expressly reserves the right to monitor and require the removal of any item furniture from landings, balconies, walkways, stairwells, hallways, or upon any other area visible from the exterior of the building.

9. No radio or television antenna shall be attached to or hung from the exterior of the building without the written approval of the Board of Directors of Buena Vista Condominium Association, Inc.

10. Buena Vista Condominium Owners; Association, Inc., its workmen, contractors or agents, shall have the right to access of any unit at any reasonable hour of the day for the purpose of making inspections, repairs, replacements or improvements, or to any conditions which would result in damage to other portions of the building, or for any purpose permitted under the terms of the Declaration or the By- Laws. Except in the case of emergency (such as fire or water flowing from the unit) entry will be made by prearrangement with the owner or occupant (or his or her designee). In the event the Association finds there are vermin, insects or other pests within any unit, it may take such measures as it deems necessary to control or exterminate the same.

11. No one shall use or permit to be brought into any unit or upon or within any of the common areas any inflammable oils or fluids such as gasoline, kerosene, naphtha or benzene, or other explosive or articles deemed extra hazardous to life, limb or property, without in each case obtaining the written consent of the Board of Directors of Buena Vista Condominium Association, Inc.

RULES AND REGULATIONS
CONCERNING THE USE OF
BUENA VISTA CONDOMINIUM. GULF SHORES. ALABAMA

12. Complaints regarding actions of other owners, occupants or persons shall be made in writing to the Board of Directors of Buena Vista Condominium Association, Inc. The Association may assign one or more persons full responsibility for the enforcement of all or specified ones of these Rules and Regulations. Any complaint or dispute as to any of these rules and regulations, or to any application or enforcement thereof, shall be made in writing to the Board of Directors setting forth the nature of the matter complained of, and the names, if known, of all parties aggrieved and/or charged by reason of such matter. The Board of Directors may, in its sole discretion, decide the complaint without hearing, provided that there are no dispute as actual matters. In all other events, the Board of Directors may not act on any complaint except after a hearing at which all parties have will opportunity to be heard. In the event a hearing is necessary or desired, no less than five days' notice thereof shall be given in writing to each person or desired, no less than five days' notice thereof shall be given in writing to each person named in the complaint as aggrieved and/or charged, stating the date, time and place of such hearing. Proceedings before the Board of Directors shall be informal, without technical rules of evidence, and each party aggrieved and/or charged shall be entitled to be present in person or by their attorney, and to be heard.

13. Owners may tile the balcony of their individual unit but will do so only to the unit side of the balcony railing and shall not allow any portion of any type of floor covering whatsoever to lap over or become visible from the exterior of the building. Similarly, unit owners shall exercise caution in permanently affixing tile, grout or other floor covering adjacent to the sliding glass doors in such a way that impedes water migration from the tracks of the doors. No carpet shall be permanently affixed to the balcony, including the indoor/outdoor carpet as this allows the retention of moisture which may structurally compromise the substrate to the balcony flooring.

RULES AND REGULATIONS
CONCERNING THE USE OF
BUENA VISTA CONDOMINIUM. GULF SHORES. ALABAMA

SWIMMING POOL

14. All persons using the Buena Vista Condominium swimming pool do so at their own risk. Neither the owners of the units of Buena Vista or the Buena Vista Condominium Owners' Association, Inc., shall be responsible for any injury in connection with the use of the pool or for any loss or damage to personal property. Persons using the pool areas agree not to hold the owners of the units of the Association liable for any such actions, losses or injuries of whatever nature occurring within the pool areas.

15. Persons 12 years of age or under must be accompanied at all times by an adult.

16. Except by prior arrangement with the Board of Directors of Buena Vista Condominium Owners' Association, Inc., the number of persons in any one group in the pool areas at any given time will not exceed the allowable resident members of the unit occupant's family plus four guests.

17. Residents and occupants of units are responsible for the conduct of their guests at all times, and for careful observance of all safety and sanitary regulations and precautions. Any person having an apparent or known skin disease, sore or inflamed eyes, cough, cold, nasal or ear discharge, or any communicable disease, shall be excluded from the pool.

18. No boisterous or rough play shall be permitted in the pool or pool areas.

19. No Smoking or Vaping allowed in the common areas of pool or property.

20. All persons are required to cooperate in maintaining maximum cleanliness and tidiness in the swimming pool areas.

21. No glass containers of any kind shall be allowed into the pool areas,

22. No person shall remove pool furniture from the pool areas.

23. The pool shall be used in accordance with such rules and regulations and shall, from time to time, be inspected by the Board of Health of Baldwin County, Alabama, and/or by the Board of Directors, which rules shall be posted by the Board of Directors.

24. The pool hours are from 8:00 a.m. to 10:00 p.m. No loud or disruptive behavior will be allowed in the pool area at any time, and owners and guests shall keep the noise level to a minimum during the nighttime hours on the pool deck area and parking lot.

RULES AND REGULATIONS
CONCERNING THE USE OF
BUENA VISTA CONDOMINIUM. GULF SHORES. ALABAMA

PETS

25. No pets shall be allowed on the beach or pool areas. Pets shall only be walked on a leash and owners must clean up after their pets.

26. Renters or tenants shall not be permitted to keep pets on premises.

27. Loud barking of pets in units is prohibited and shall be considered and treated as a public nuisance.

AMENDMENT AND ENFORCEMENT

28. Any consent or approval given under these rules to any person or committee shall be revocable at any time by the Board of Directors.

29. The Rules and Regulations are subject to amendment by the Board of Directors and/or by Buena Vista Condominium Association, Inc.

PARKING

30. All vehicles must have either an Owners Parking Tag or a Guest Parking Tag. Parking tags must be clearly displayed in vehicle at all times. Guest parking tags must have the unit number and expiration date. Owners parking tags must have unit number. Two (2) parking spaces are allowed per unit. NO EXCEPTION