

# Gulf House

## Complex Rules and Regulations

Gulf House is Private Property. The parking lot, grounds, pools and common areas are for the sole and exclusive use of owners and owners' family members, registered guests and tenants. Guests may not invite others to use the pool, beach access or amenities unless they are also registered guests staying at Gulf House. The condominium building, elevator and all other common areas of the complex is managed and maintained by **Waves Association Management Phone (251) 943-7410**. Each individual condo unit is managed and maintained by the condo unit owners or their rental management company.

**Gulf House has a zero tolerance policy as to illegal drugs, vandalism, and underage alcohol possession, jumping / climbing over a balcony and sub-leasing.**

### Parking:

- All owners and guests must have parking passes visibly displayed through the front windshield. Any vehicle not complying will be towed at owners' expense.
- Only owners "of record" (whose name appears on the Warranty Deed of record) may display a Gulf House owner decal and park in designated owner parking areas. Owner decals cannot be loaned to extended family members or to friends who do not have actual ownership of a unit at Gulf House, or to rental guests.
- Vehicles parked in emergency lanes, in front of fire hydrants, garbage truck lanes or blocking other vehicles will be towed immediately.
- Parking passes are only valid for a monthly period - no more than 31 days.
- No trailers, boats, jet skis or RV's allowed on premises.
- Each condo unit is allowed two (2) parking spaces.
- Handicap parking spaces are to be properly reserved and occupied.
- Parked vehicles must not obstruct spaces for other vehicles.

### Elevator:

- Absolutely NO SMOKING in the elevator. This includes the use of electronic cigarettes.
- Children under twelve (12) should always be accompanied by an adult.
- Children are not allowed to play on the elevator. Parents will be held liable for the actions and/ or damages caused by their children.
- Do not allow children to push all of the buttons. This can cause the elevator to shut down and will result in a service call.
- Please dry off completely before using the elevator.
- Elevator issues should be reported to **Waves Association Management (251) 943-7410**.

### Pool:

- Pool hours are 10:00 a.m. to 10:00 p.m.
- There is no lifeguard on duty, swim at your own risk.
- Under no circumstances should anyone play with the lifesaving equipment – ring buoy, throwing rope & man pole. Baldwin County Health Dept. requires lifesaving equipment be available at the pool side.
- Rafts and pool toys should be kept to a minimum. Items left overnight around pool will be discarded.
- No glass containers allowed around the pool and common areas of the complex.
- No rough play, profanity or poor conduct around the pool.
- No diving into the pool.
- Absolutely no jumping from the fence wall into the pool. This could result in expulsion from the complex and forfeiture of deposit and your rental payment.
- All children in pool under the age of twelve (12) must be accompanied by an adult.
- Chairs & tables around the pool and BBQ grills cannot be reserved.
- All safety and sanitation precautions must be observed in the pool.
- The pool is not heated and may be closed during cold weather and/or for maintenance.
- No diapered child is permitted in the pool, unless waterproof pants and swim diapers are used.
- Food should not be consumed within four (4) feet of the pool.

**Pets:**

- Only owners are allowed to have pets in units and owners must clean up after their pets.
- Rental tenants and guests may not bring pets on the premises.
- No pets are allowed on the beach or in/ around pool area.

**Balcony:**

- No towels, swimsuits or other items are to be hung on balcony rails.
- No open flames of any kind are allowed on the balcony – this includes charcoal grills.
- Do not fly kites, drones, feed birds or release any objects from the balcony. Do not sweep sand off the balcony, do not spit over the balcony, do not empty ice coolers and do not throw cigarette butts/ ashes over the balcony.
- Throwing an object from the balcony could result in expulsion from the complex and forfeiture of deposit and your rental payment.

**Noise and Conduct:**

- Radios and other musical equipment are not permitted after 10:00 p.m. on the grounds. Noise levels must be moderated after 10:00 p.m. so as not to disturb owners and other guests. Disorderly guests will be ejected from the property.
- Running is not permitted throughout the entire property, including hallways, parking lot, pool deck, etc.
- Children are not allowed to play in the parking lot, driveways, hallways and stairwells.

**Miscellaneous:**

- No items are to be left in the main walkways or outside entry area to the condo unit. Bring all personal items inside the condo unit. Items remaining overnight will be discarded.
- Fireworks are prohibited by the City of Gulf Shores.
- No scooters, skateboards, roller blades, hover boards or similar equipment will be permitted to be used on any area of the property.
- All security gates must be closed and latched when not in use.
- Carts should not be taken inside the condo unit and must be returned immediately to the cart area after use. Do not leave them in the walkways.
- No more than six (6) occupants in a two bedroom unit; nor, no more than eight (8) in a three bedroom unit.
- Laser pointers are prohibited on the property.
- Water balloon slingshots and water balloon throwing is prohibited.
- Nudity and indecent exposure, as defined in Alabama Statutes, will not be tolerated in any public or common area of the property, including any area exposed to public view. Violators may be prosecuted - for people who like to urinate in public.
- Feeding seagulls is prohibited throughout the complex.

**BBQ Grills:**

- No propane may be used anywhere on the premises.
- If you use the charcoal grills in the common areas, please clean up after use.

**Trash:**

- Unit trash is to be placed in the trash shoots (one on each floor) or in the dumpster. Boxes (beer, pizza, etc.) and oversized trash should be placed in the dumpster. Do not send boxes down the trash shoot.
- Do not place unit trash in the trash cans in the common areas. Put it in the dumpster.
- Do not leave trash in the common areas.
- Do not leave beach toys, floats, etc. behind in the locker area. Place them in the dumpster, if you don't want them. Any items left in the locker area overnight will be thrown away.

**Preservation of Dunes:**

- Preservation of the dunes and sea oats is a vital and necessary duty of owners, renters and guests. NO foot traffic or play is permitted on any of the dune areas. Any alteration of a dune is a violation of State and Federal regulations.