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**SECOND AMENDED RULES AND REGULATIONS  
CONCERNING USE OF  
THE RIDGE CONDOMINIUMS**

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In addition to those restrictions, rules and regulations contained in the Declaration and the Amended Declarations of Condominium of the Ridge Condominiums (the “Declaration”) and the existing Rules and Regulations of same, recorded in the Office of the Judge of Probate of Baldwin County, Alabama as Instrument Number 648393, pages 112-122, the following “Rules and Regulation” (“Addendum”), were adopted by the Ridge Condominium Owners’ Association Inc., and Alabama non-profit corporation (the “Association”), on March 14, 2014, as a supplement to the existing recorded Rules and Regulations. Capitalized terms used herein and not otherwise defined herein shall have the meaning ascribed to such terms in the Declaration.

**I. AMENDMENT AND ENFORCEMENT**

1. These Second Amended Rules and Regulations are subject to further amendment by the Board of Directors and to the promulgation of further rules by the Board of Directors and/or by the Association.
  
2. By implementation of the Second Amended Rules and Regulations, the Board of Directors hereby acknowledges and adopts all prior rules and regulations previously implemented by the Board of Directors and not otherwise inconsistent with the Second Amended Rules and Regulations adopted herein.

Dated this 14th day of March, 2014.

## **The Ridge, COA Rules & Regulations**

In addition to the Rules and Regulations in The Ridge Condominium documents, the following are provided for quick reference.

### **PARKING**

1. ONLY two vehicles are allowed for condominium units without a garage. Three vehicles are allowed for condominium units with a garage. One of those vehicles must be parked in the garage.
2. NO resident shall park overnight in guest spaces on a regular basis. Residents and guests must observe speed limit.
3. No vehicle maintenance other than washing shall be permitted on the property.
4. Vehicles are only allowed to be parked in designated spaces or areas. No vehicles are allowed to be parked on a curb or sidewalk at any time.
5. Small boats or small utility trailers must be parked within an assigned unit space only and shall count as vehicles for that unit. No other trailers are permitted.
6. Any vehicles not in operating condition, without tags or vehicles improperly parked will be towed at the vehicle owner's expense.

### **OCCUPANCY**

1. Units shall be occupied by no more than two people per bedroom. (i.e. four persons in a two bedroom unit, six persons in three bedroom unit, eight persons in a four bedroom unit). Subject to Rule 2 below.
2. Each unit may be occupied by one or more persons related by blood, marriage, adoption or guardianship, plus only one unrelated person, occupying a dwelling unit and living as a single family housekeeping unit.
3. If owners or tenants create a disturbance that causes concern among other residents whereby the police department or security company is called, the owner of the unit may be fined as allowed in Rules and Regulations. This shall be determined at the sole discretion of Board of Directors.

4. Owners must notify the Association if a unit is rented. Rental terms are a minimum of six months and no more than one year (renewals are permitted). Tenant contact information must be provided to the Association.

5. Satellite dishes or antennas are not allowed on the property (whether attached to a structure, a tripod, or otherwise mounted). Owners may upgrade their cable TV services, at their own expense, with the company exclusively contracted to provide cable services for the Association. There will be a fine of \$200 for any violation of this rule.

### **PETS**

1. Pets shall be limited to two (2) per unit. Pets must be domesticated.

2. Pets shall be walked and exercised in the restricted areas only and shall be managed on a leash at all times when outside of the unit. Frequent and loud barking dogs are considered a public nuisance.

3. Pet owners are responsible for cleaning up after their pets. Pet owners may be fined for violating rules relating to pets.

### **POOL**

*In addition to the Pool rules posted at the Pool area, the above shall apply:*

1. Proper swimming attire is to be worn by all occupants of the pool at all times.

2. Pool use is for residents and guests ONLY (guests must be accompanied by resident while at the pool). Pets are not allowed at the pool.

3. All children under the age of 12 are required to be under adult supervision in the pool area at all times.

4. *SWIMMING IS AT YOUR OWN RISK.*

### **VIOLATIONS**

Unless otherwise stated, for any documented non-compliance of these regulations, the actual property owner will be subject to a warning for the first offense, a \$100 fine for the second offense and a \$250 fine for each repeat offense.