

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 guest must observe the 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 operation condition, without tags or vehicles, improperly parked will be towed at the vehicle owner's expense.

OCCUPANCY

1. Unit shall be occupied by no more than two people per bedroom, (i.e. four persons in a two-bedroom unit, six persons in a 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 by 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) without the written approval of the Board of Directors. Owners may upgrade their cable TV services, at their own expense, with the company exclusively contract to provide cable services for the Association. There will be a fine of \$200 for any violation of this rule.

6. The following activities are prohibited within the Condominium unless expressly authorized and subject to conditions as may be imposed by the Board of Directors.

(a) any construction, erection, placement, or modification of anything, permanently or temporarily, on the outside portions of the Unit, whether such portion is improved or unimproved, except in strict compliance with the Declaration. This shall include, without limitation, signs, basketball hoops, swing sets, similar sports and play equipment, clotheslines or other clothes drying facilities, garbage cans, hedges, walls, dog runs, animal pens, or fences of any kind.

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 the 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 guest ONLY (guest must be accompanied by resident while at the pool). **Pets are not allowed at the pool.**

3. All children under the age of 14 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.

The ridge Condominium Owners Association, Inc June 7; revised March 2014

Please sign and return this page to: The Ridge Condominium Association
PO Box 1433
Gulf Shores, Al 36547

Owner Signature _____ Unit # _____

Printed _____ Date _____

Tenant Signature _____ Date _____

Printed _____

***If you rent your property, please be sure that they receive a copy of the enclosed rules and letter. Please have your renter sign and return the signed page also.**