

# Walker Key Condominium Association

## Rules and Regulations

If you rent your unit, PLEASE POST these rules for your visitors.

### **PARKING:**

- All vehicles must have an OWNER OR GUEST parking decal/pass while on the property. Vehicles parked without a pass will receive a warning and may be towed at the 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. All excess vehicles should be parked at one of the overflow parking provided in the list attached. You can also find this list on the portal under "Welcome Packet".
- There is no parking between Buildings A & B. There is not enough room for units B01 & B02 to leave if a vehicle is parked here.

❖ **PLEASE BE CURTIOUS TO OTHERS. DO NOT PARK IN SOMEONE ELSE'S ASSIGNED PARKING AND DO NOT BLOCK OTHERS IN.**

### **Guest Registration Certificates:**

- All guests must display a WALKER KEY PARKING PASS on their vehicle dashboard. The certificates are \$20 each per vehicle.
- NO trailers, boats, personal watercraft, or RVs are allowed to park in common areas, which include streets and parking lots. If they fit in your personal unit parking spot without protrusion in the street or grass then you can park there. Please refer to the attached list of local storage facilities/overflow parking areas. You can also find this list on the portal under "Welcome Packet".
- Unattended boats or trailers left in the parking lot, street, or grass will be towed at the owner's expense.

### **PETS:**

- Owners must clean up after their pets. NO EXCEPTIONS! Pet stations with bags and receptacles are provided. Owners will be sent a warning for the first offense. The second offense will be fined \$100. The 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 is within 25 ft of the sidewalk.
- The grass areas immediately behind the B, C, D, and E buildings, between the concrete patios 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 the 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 Guests must shower before entering the pool.
- NO GLASS containers are allowed in the pool area or beach area.
- No diving into the pool. There is no running or horseplay in the pool area.
- All safety and sanitation precautions must be observed in the 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 feminine products, diapers, and baby wipes 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 them in the 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 ATV's 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 or under the units. This is a fire hazard and can cause property fines by the Fire Marshal.
- NO OPEN FLAME grills are allowed on balconies or under the units.
- 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 necessary maintenance, emergency needs, repairs for the common elements, and monthly pest control service.
- Pest control sprays units on the 4th Monday of every month. If you need to change the lock on your entry door, please provide a new key to Waves Association Management.

- If your lock has been changed and the Association needs immediate access, ONLY IF NECESSARY, a locksmith will be called, and the owner of that unit will be billed for the charge.
- All alterations to the outside of condos, cottages, or marina MUST be approved by the 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 Waves Association Management.
- Any repairs to individual units/homes that are the owner's responsibility must be resolved and repairs completed within 30 days of the initial issue.

### **Boats/Boat Slips:**

- Owners do not own boat slips (they are assigned).
- Slips MAY NOT be rented out to anyone who is not an Owner of a Walker Key unit.
- All Boats and Jet Ski in our Marina MUST be covered by Liability insurance, in the amount of 100K or more.
- It is mandatory that as the owner of these watercraft, you MUST turn a copy of your coverage into the Association Management Company and be issued an OWNER decal for your craft(s).
- Each boat slip will be issued one boat decal. Once the current year decal is obtained, they are to be displayed on the starboard rear transom or starboard lower windshield of the boat. All jet skis will need to display one decal on the back flat side of the vessel. All decals must be viewable 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 the explicit permission of the owner of said slip.
- 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 Skis 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.
- No vessels should be left unattended overnight unless in an approved owners boat slip.
- DO NOT dock in the boat loading zone at the North end of the Marina. This is a temporary loading zone, and boats should not be left unattended if not in an approved owner slip.
- Any RENTER or any OVERNIGHT guest utilizing U-Slips during their stay is to pay \$100 per week of use & a TEMPORARY decal must be purchased to apply to their vessel during their stay (BOAT DECALS COST \$25 FOR A SET OF 2). All decals must be displayed and visible from the dock for the entirety of the stay. If a renter is staying 12 months or longer it will be a fee of \$100 for the length of the stay plus the purchase of all decals required for vessels on the property. A renter must provide proof of insurance to Waves, the same as an owner with a minimum of \$100,000 combined single limit (CSL). If this documentation is not provided, a fine may be imposed upon the owner of the utilized slip.
- Since Waves Association Management is open Mon-Fri 8:30 AM until 4:30 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 has mandated fines for violations. If you or a guest of yours violate any Marina policies, a fine of \$50 for the first offense, \$100 second offense, and \$150 third offense will be issued. The appropriate fine will be assessed and applied 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 the Portal at [www.wavesaccess.com/walkerkey](http://www.wavesaccess.com/walkerkey)

### **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 storage of the vessel as well as any damage caused by the 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 freezers/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 to the property 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 to be allowed on the island to assess damage.
- We have a contract with a storm clean-up group. We will also be letting them assess when it is safe to return.

Updated 004/04/2024 by the Board of Walker Key Association

Please report any problems to the Management company:

**Waves Association Management**  
**(251)943-7410**