

West Side Cottages
1592 West Beach Boulevard Gulf Shores, Alabama 36542
Homeowners' Association
Renter's Rules

A. General and emergency contact information

1. If you have an emergency, always call 911 first.
2. For security issues call Gulf Shores Patrol Division at (251) 968-2431. The Gulf Shores police department encourages owners and renters to contact them for nuisance calls or threatening disturbances.
3. The HOA contracts with Gulf Coast Security and they can be contacted 24/7 for nuisance calls and illegal parking issues. This company is also responsible for the daily swimming pool closure at 10:00pm nightly by locking the pool gates. Contact them at (251) 215-9970 to resolve pool ordinance, nuisance disturbances, and parking violations.

B. House Rules

I. Cooking:

1. Guests may use the propane gas BBQ grill, but you must wheel them out from under the carport so that it is 10 feet away from the house or wooden structures. When finished, turn propane gas tank to off and store back under the carport.
2. Do not bring charcoal grills or fire pits – they are not allowed on the premises or in common areas.
3. Cooking on balconies is strictly prohibited. This includes propane gas, natural gas, electric, or charcoal grills.

II. Sewage: The house is equipped with a grinder pump system (similar to a septic tank). The grinder control panel is located outside in the carport area and is equipped with a red flashing light and/or buzzer alarm system. The alarm system will activate if the wastewater in the reservoir has not pumped down which may result in a pending overflow situation. Several problems can cause a grinder system to fail. **Do NOT flush or pour:**

- i. Non-biodegradable materials down the toilet.
- ii. Feminine hygiene products down the toilet
- iii. Pour grease down the drain

Do not touch the breaker to grinder pump system. Be alert to any unusual noises or red light coming from the grinder system panel and report them.

III. Trash Collection:

1. You are provided two outside trash cans – one is for trash, the other is a recycle can. Do not move the trash cans around.
2. All Garbage is picked up twice a week on Mondays and Thursdays. A service will wheel the trash carts into the common area for the garbage truck to access.
3. Mondays is regular trash pick-up. Thursday's is both regular trash and recycle. Please recycle your trash – it's the right thing to do! Items that can be recycled are cardboard and all paper products, plastic, aluminum/metal, and glass. Please rinse recycle material prior to disposal.

IV. Animals: If pets are allowed at your house, guests shall keep pets inside the house and shall not be allowed onto the balconies, decks, or carports unless accompanied by the pet owner/guest. No pet shall become an annoyance or nuisance to the other owners or guests. All pets shall be kept on leashes when outside the dwelling. Guests are always expected to maintain control of their pets. Pets are not allowed in the pool area. Service animals must be clearly identified as being so (vest, collar, or leash.) West Side Cottages maintains a pet station near the back lagoon entrance to the neighborhood near the bridge crosswalk. It contains bags and a disposal box. There is no excuse to have pet waste anywhere in the community.

V. Parking: The home provides parking for at least 2 vehicles. Vehicles shall not be parked on any yard or lot other than the homes carport. There is no overflow parking on the premises, in any part of the community, or on any part of the common street areas.

1. Boats, Boat Trailers, Recreational Vehicles, Campers, Busses, RVs, Commercial Vehicles, and Golf Carts **are not allowed on the premises**, or may not be driven, stored, or kept at the home's dwelling or in the common areas.

2. **Observe all NO PARKING signs.** There are four dead end locations in the subdivision with clearly posted signs prohibiting parking at any time. Failure to adhere to the no parking zones may initiate the HOA security services vendor to be contacted. They will first provide a warning then, if ignored, will tow the vehicle(s) at the guest's expense.
 3. The maximum speed limit in the subdivision shall be ten (10) miles per hour. **Do not speed.**
- VI. **Noise and Nuisance: Quiet hours are from 10:00pm to 8:00am, seven days a week, 365 days a year.** Excessive noise and music are NOT allowed after the hours of 10:00pm or before 8:00am. No noxious or offensive activity shall be carried upon at any home or common grounds area. There are no exceptions to this policy. **Security will be called for violators, and you may be subject to eviction.**
- VII. **Pool Pavilion:** Located in the center of the community is the pool pavilion. It is the only pool on the premises. It consists of a restroom, pool, tables, umbrellas, chairs, and loungers. These facilities are for use by homeowners and guests, as well as renters.
1. There is no code to the pool gates, however the gates are locked between the hours of 10:00pm and 8:00am.
 2. No smoking is allowed at the pool facility.
 3. No glass containers are allowed at the pool facility.
 4. Food and drinks are allowed on the pool deck areas, but neither can be consumed while in the pool.
 5. Children under the age of 13 require adult supervision while in the pool area.
 6. There is no lifeguard on duty. ALL persons using the swimming pool do so at their OWN risk.
 7. No boisterous or rough play is allowed in or around the pool area.
 8. Do not climb the fence or gate to access the pool.
 9. Please follow the pool area occupancy rules of no more than 50 people inside the fenced in pool area. Posted signage will be strictly followed for owners, guests, and renters.
 10. **Pool hours are from 8:00am to 10:00pm and follow the Gulf Shores noise ordinance, so all occupants must exit the pool area at 10:00pm and not enter the pool area until 8:00am. Security is enforced.**
- VIII. **Guests who are renting:** West Side Cottages operates as a homeowner's association and maintains strict standards regarding renters. Renters are expected to follow all the guidelines provided in this overview.
1. Homes are to be rented by guests who are at least 25 years of age.
 2. A strict adherence to the posted occupancy number or "heads in beds" number is expected.
 3. No locals, no parties, or events.
 4. **No Smoking inside or on balconies.**
 5. If management, security, or law enforcement is called to your home because of a disturbance, you can be fined, and may be subject to eviction.