

Lagoon Run Condominium Association, Inc.

Rules and Regulations

The facilities of Lagoon Run Condominium are for the use of condominium owners, condominium renters or lessees and their invited guests. The purpose of these rules are to maintain and protect our property, protect against injury and to protect the liability of the association.

The Board of Directors of Lagoon Run may impose a fine of \$100.00 on violators of the Association Rules and Regulations, and also on any owner that rents to anyone that willfully breaks the rules.

All owners must post a copy of the Lagoon Run Condominium's Rules and Regulations in their units.

General Community Rules

1. No one shall make or permit any noises that will disturb or annoy the occupants of any of the other units of Lagoon Run or permit anything to be done which will interfere with the rights, comfort or convenience of others.
2. No profanity allowed at any time.
3. No loud gatherings allowed after 10PM.
4. Each owner shall keep his unit in good state of preservation and cleanliness. All garbage and refuse shall be deposited with care only in the garbage container in the area designated for that purpose. Garbage shall not be placed or allowed to remain outside of any unit door or window, on any walkway or balcony or be placed on any common area of property except designated area.
5. Children under the age of twelve (12) years shall be accompanied by an adult while at the pool, the pier and use of the elevator.
6. All carts used to load and unload vehicles are to be returned to the area outside the elevator on the ground floor immediately after use. Carts cannot be removed from the property or stored in units.
7. Changes to the outside of the building are the exclusive prerogative of the Association. No alteration of the exterior of the building shall be allowed by any unit owner without express written consent and permission of the Association. The Common Elements are the responsibility of Lagoon Run Condominium Owners' Association except for those matters stated in the Declaration of Condominium of Lagoon Run Condominium to be the responsibility of the unit owner. No work of any kind is to be done upon or affecting those portions of the exterior building walls or interior boundary walls which are the responsibility of the Association, without first obtaining the approval of the association.
8. No radio or television antenna or satellite dish shall be attached to or hung from the exterior of any building without the written approval of the Board of Directors.
9. **Only ELECTRIC GRILLS are allowed on the balconies. No open flame (charcoal, propane, or other) grills can be used on the balconies due to fire hazard.** Charcoal grills are provided in the picnic area by the lagoon.
10. The Association, its workmen, contractors or agents, shall have the right of access to any unit at any reasonable hour of the day for the purpose of making inspections, repairs, replacements or improvements, or to remedy any conditions which would result in damage to other portions of the building, or for any purpose permitted under the terms of the Declaration or the By-Laws. Except in cases of emergency, entry will be made by pre-arrangement with the owner. In the event the Association finds there are vermin, insects or other pests within any unit, it may take such measures as it deems necessary to control and exterminate the same. All owners must provide a key or door access code to the Management Company.
11. Shoes and/or other foot protection are to be worn at all times on the walkways and stairways. The walkways shall not be littered with shoes, coolers, rafts, or beach bags. Sitting on the rails of the walkways or balconies is not allowed.
12. No operation or storage of bicycles, scooters, or motorcycles are allowed on the walkways. No skateboarding on any part of the property.

Rental of Units

1. Persons under the age of 25 are not allowed to rent units.
2. Renters and guests must follow all rules of the Association, and owners are subject to be fined if the rules are not followed.

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Parking Area and Vehicles

1. No vehicle shall be parked in such a manner as to impede or prevent ready access to other parking spaces. The owners of the units, their renters, lessees, visitors and families will obey the parking regulations posted. Only authorized vehicles shall be allowed to utilize handicapped parking spaces.
2. Parking stickers or parking cards are provided by Coastline Management Company to the owner or Rental Company. Only these parking passes are legal. "Homemade" passes are illegal. Parking passes must be displayed on the vehicle, on the boat trailer or the utility trailer and include unit number. Visitor parking passes must also list date of departure or expiration date. No parking allowed in the fire lanes, under stairwells, or any place that is not designated for parking. No recreational vehicles shall use water or electrical outlets at Lagoon Run. Anyone illegally parked is subject to having their vehicle towed or booted by the Security Company at their own expense. Every car must have an owner parking pass or a visitor pass, including those vehicles in the unit numbered parking spaces. (Visitor parking passes through rental is a source of income for our association which applies to general maintenance items)
3. If you rent your condo by owner or real estate agency, you must ensure all renter's vehicles and boat trailers have the proper Visitor Parking passes which can be purchased from Coastline Management Company.
4. There are two handicap parking places in the front (West Beach Blvd side), east side and a handicap parking sticker or tag is required to park in these parking spaces. The sticker must be in plain view.
5. An owner will be allowed to leave a boat/utility trailer parked at Lagoon Run as long as it is used every 14 days. (The boat/utility trailers must be moved within 14 days) Boats parked in any parking place other than the designated boat parking spaces will be towed or booted by the Security Company at the owner's expense.
6. Utility trailers may be parked in the boat/trailer parking area or in the unit parking place if it will fit within the parking space only when the owner is in residence at time of storage.
7. Parking on the West side of the parking lot against the street is designated as boat parking only. Parking on the east side of the parking lot against the street is designated as boat overflow parking or auto parking.
8. If a boat/trailer or utility trailer is unused or becomes an eyesore it will be removed at the board's request.
9. Recreational Vehicles (RV's) are not allowed to park on property at any time. These include all types of RV's including Class A, Class B, Class C, Travel Trailers, 5th Wheels, Folding and Tent Trailers.

Pet Policy

1. ONLY owners may have pets. Please see formal "Pet Policy" for definitions of owners and those owners permitted to have pets. NO PETS are allowed by family members, renters or guests. Please provide notice to Coastline Management when your registered pet or a service animal will be in residence.
2. Pet owners must complete a Pet Registration Form before their pet occupies the unit. No pet is allowed on premises without registration. A current photograph and documentation of shots and flea protection must be attached. Coastline Management will collect and keep all pet records on file. A tag, collar, or leash will be given to the owner which the pet has to wear as proof of registration at all times. The cost for registration is \$50.00.
3. Renters who arrive with a pet that is not a registered service animal will be asked to remove the pet and leave the property immediately.
4. Pets must not be left unattended on patios or balconies. (Very important, especially if you have a barker)
5. All pets are to be on leashes or in carriers. No roaming animals off leashes or out of the carriers when walking animals.
6. Pets in transit on the walkways are to be carried, restrained or leashed. Pet owners are requested to take their pet out of the building by the nearest stairs to their condo. Pets can use the elevator only if it is not occupied by owners or guests who may be afraid of the pet. If the elevator is occupied or becomes occupied, then the pet & owner must exit and wait for an empty elevator or use the stairs.
7. Pets are allowed on all grassy areas of the property with the exception of the middle courtyard. It is recommended pets go to the bathroom on the Southwest side grass area between Beach Blvd and the boat parking areas. Owners are responsible for cleaning up after their pet and discarding securely bagged pet droppings. (Bagged and dumped in garbage)
8. Owners who rent your unit through any agency or by yourself must ensure renters understand that they are not allowed pets unless the pet is a properly registered service animal as outlined by ADA.
9. Pets are not allowed at any time in the swimming pool area unless the pet is a registered service animal as defined by the ADA.
10. Pets are not allowed on the dock/pier unless the pet is a registered service animal as defined by the ADA.
11. Pets are not allowed in the middle grass common area unless the pet is a registered service animal as defined by the ADA.
12. Pets must not become a Nuisance. A pet becomes a nuisance when its behavior causes personal injury or property damage, makes noise continuously or incessantly for a period of 10 minutes or more and disturbs any person at any time of the day or night.
13. ***Cost of any infraction to the Pet Policy is a \$150.00 fine to the Unit Owner per pet / per occurrence / per day.***

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Swimming Pool

1. The association does not provide a lifeguard. All persons using the pool do so at their own risk. The Association is not responsible for any accident or injury in connection with the use of the pool or for any loss or damage to personal property. Persons using the pool area agree to not hold the Association liable for any actions of whatever nature occurring within the pool area.
2. Pool rules are posted and violation can result in pool privileges being revoked and fine imposed.
3. Pool hours are 9AM to 10PM.
4. No glassware allowed in the pool area. All persons are requested to cooperate in maintaining maximum cleanliness and tidiness in the swimming pool area.
5. No boisterous or rough play shall be permitted in the pool, or in the pool area. Swimming alone when no other person is in the immediate pool area is prohibited.
6. Do not play with the Life Saving Devices that are posted in the pool area. These are for emergency use only.

Pier and Boat Slips

1. Boat slips are for owners, their guests and renters only.
2. The boat ramp may only be used by owners, their guests and renters.
3. The boat ramp is to be closed and locked at all times.
4. Boats are to use the slips and personal watercraft are to use the finger piers.
5. Crab traps should be left alone if they don't belong to you. Remove all traps when you leave.
6. "No Wake" rules do apply.
7. Sun bathing is not permitted on the pier but is available on the finger piers.

Hurricane Preparedness

1. All boats/trailers and utility trailers must be removed from property during a storm. If not, then the boat/trailer will be towed at the owner's expense.
2. Items such as kayaks and other personal items stored on property such as under stairs must be removed prior to the storm. No such items can be stored under the stairs or tied down to any of the buildings, fences, etc. due to the potential for damage common elements. If the owner does not remove the item and damage is caused, then the owner will be liable for the damage. If Coastline Management Company is able to assist with removal prior to storm, then the cost will be at the owner's expense.
3. Any boats tied to the pier will be released in the water if not claimed during evacuation. They will be recorded by Coastline Management Company.
4. All items on porches need to be secured or stored during a storm.
5. During any "Named Storm" event, (Tropical Storm or Hurricane), as water rises in the lagoon, pier access will be prohibited for personal safety reasons. The pier will not be reopened until inspection can be made after the event by Coastline Management Company to ensure the pier is safe.
6. Hurricane re-entry tags/stickers will be required by the city for entry after the storm. Owners can get these stickers from the City of Gulf Shores.

Note: Owners who are able to get to the property prior to storm to secure their unit are asked to help in securing and in the cleanup of the property in order to protect our overall assets. Coastline Management Company will do the best they can during this time, but as owners we need to help out as much as we can. Please be respectful at this time.