

No.	Category	House Rules
1	Access	The sidewalks, entrances, passages, public halls, elevators, corridors and stairways of or belonging to the BUILDING shall not be obstructed or used for any other purpose than ingress to and egress from the BUILDING.
2	Aesthetics	No article (including, but not limited to, garbage cans, bottles or mats) shall be placed in any of the COMMON AREAS, except those areas specifically designated by the Association. Nothing shall be hung or shaken from any doors, windows, roofs, balconies, terraces or patios or placed upon the windowsills of the BUILDING.
3	Access	Neither occupants nor their guests shall play in the entrances, passages, hallways, elevators, corridors or stairways of the BUILDING.
4	Aesthetics	Except as otherwise provided in the BYLAWS, no hallway of the BUILDING shall be decorated or furnished by any UNIT OWNER in any manner.
5	Aesthetics	Each UNIT OWNER shall keep his UNIT in a good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors or windows thereof, any dirt or other substance.
6	Aesthetics	No window guards or other window decorations shall be used in or about any UNIT except such as shall have been approved in writing by the BOARD.
7	Safety	No device shall be attached to or hung on any portion of the BUILDING or premises, including but not limited to, satellite communications devices or receivers, or radio or television aerials and no sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of the BUILDING except such as are permitted pursuant to the DECLARATION or the BYLAWS or such as shall have been approved in writing by the BOARD; nor shall anything be projected or protrude from any window of a UNIT (including window air conditioning units) without similar approval.
8	Safety	No ventilator or air conditioning device shall be installed in any UNIT without the prior written approval of the BOARD.
9	Safety	All radio, television or other electrical equipment of any kind or nature installed or used in each UNIT shall frilly comply with all rules, regulations, requirements or recommendations of the local fire department and the public authorities having jurisdiction, and the UNIT OWNER alone shall be liable for any damage or injury caused by any radio, television or other electrical equipment in such UNIT OWNER'S UNIT.
10	Safety	No bicycles, scooters or similar vehicles shall be stored on common elements or stairways.
11	Civility	No UNIT OWNER shall make or permit any disturbing noises or activity in the BUILDING, or do or permit anything to be done therein, which will interfere with the rights, comforts or conveniences of other UNIT OWNERS or tenants. No UNIT OWNER shall play upon or cause to be played upon any musical instrument, operate or permit to be operated a phonograph, radio, television set, loud speaker, or other sound amplification device in such UNIT OWNER'S UNIT between 10 p.m. and the following 9 a.m., if the same shall disturb or annoy other occupants of the BUILDING, and in no event shall practice or cause to be practiced either vocal or instrumental music between the hours of 10 p.m. and the following 9 a. m. No construction or repair work or other installation involving noise shall be conducted in any UNIT except on weekdays (not including legal holidays) and only between the hours of 8 a.m. and 5 p.m., unless such construction or repair work is necessitated by an emergency. UNIT OWNERS shall not cause or permit any unusual or objectionable noises or odors to be produced upon or to emanate from their UNITS or any terrace or deck appurtenant thereto.
12	Access	All service and delivery persons will be required to use the entrance designated by the BOARD.

13	Safety	Water closets and other water apparatus in the BUILDING shall not be used for any purpose other than those for which they are designed, nor shall any sweepings, rubbish, rags or any other article be thrown into the same. Any damage resulting from misuse of any water closets or other apparatus in a UNIT shall be repaired and paid for by the owner of such UNIT.
14	Access	The agents of the BOARD and any contractor or worker authorized by the BOARD may enter any room or UNIT at any reasonable hour of the day for the purpose of inspecting such for the presence of any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate in a reasonable manner so as not to unreasonably interfere with the use of such UNIT for its permitted purposes.
15	Access	The BOARD may retain a pass-key to each UNIT. If any lock is altered or a new lock is installed, the BOARD shall be provided with a key thereto immediately upon such alteration or installation. If the UNIT OWNER is not personally present to open and permit an entry to his UNIT at any time when an entry therein is necessary or permissible under these Rules and Regulations or under the BYLAWS and has not furnished a key to the BOARD, then the BOARD or its agents (but, except in an emergency, only when specifically authorized by an officer of the CONDOMINIUM) may forcibly enter such UNIT without liability for damages or trespass by reason thereof (if during such entry reasonable care is given to such UNIT OWNER'S property).
16	Access	No vehicle belonging to a UNIT OWNER or to a member of the family or guest, tenant or employee of a UNIT OWNER shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from the BUILDING by another vehicle.
17	Modification	The BOARD may from time to time curtail or relocate any portion of the COMMON ELEMENTS devoted to storage or service purposes in the BUILDING.
18	Civility	Complaints regarding the service of the CONDOMINIUM shall be made in writing to the BOARD.
19	Modification	Any consent or approval given under these Rules and Regulations may be added to, amended or repealed at any time by resolution of the BOARD.
20	Safety	Except as permitted under the DECLARATION and BYLAWS, UNIT OWNERS, their families, guests, servants, employees, agents, visitors or licensees shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of the BUILDING.
21	Safety	No UNIT OWNER or any of his agents, servants, employees, licensees or visitors shall at any time bring into or keep in his UNIT any inflammable, combustible or explosive fluid, material, chemical or substance, except as shall be necessary and appropriate for the permitted uses of such UNIT.
22	Safety	If any key or keys are entrusted by a UNIT OWNER or by any member of his family or by his agent, servant, employee, licensee or visitor to an employee of the ASSOCIATION, whether for such UNIT OWNER'S UNIT or an automobile, trunk or other item of personal property, the acceptance of the key shall be at the sole risk of such UNIT OWNER, and the BOARD shall not be liable for injury, loss or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith.
23	Safety	Nothing shall be done or kept in any UNIT, or in the COMMON ELEMENTS, which will increase the rate of insurance of the BUILDING or contents thereof without the prior written consent of the BOARD. No UNIT OWNER or occupant shall permit anything to be done or kept in his UNIT or in the COMMON ELEMENTS which results in the cancellation of insurance on the BUILDING or which would be in violation of any law. No waste shall be committed in the COMMON ELEMENTS.
24	Modification	No group tour or exhibition of any UNIT or its contents shall be conducted, nor shall any auction sale be held in any UNIT without the consent of the BOARD.
25	Safety	No UNIT OWNER shall install any plantings on any terrace, patio or roof except with the permission of the BOARD.

26	Safety	NO UNIT OWNER shall maintain any open fire or flame (including charcoal barbecue grills and gas cookers) on any balcony, terrace or patio of any UNIT within the CONDOMINIUM, EXCEPT that a UNIT OWNER may engage in outdoor cooking using gas or electric grills. No outdoor cooking may be carried out in the COMMON ELEMENTS of the CONDOMINIUM except in any permanent barbecue grills furnished by the DEVELOPER.
27	Access	No parking of vehicles on the street at any time by residents or guests; temporary exceptions allowed for moving vans, delivery services, loading/unloading. Impeding traffic flow or blocking driveways is prohibited.
28	Aesthetics	No parking on the grass at any time – vehicles can be towed immediately without warning or notification.
29	Safety	No BBQ grills allowed on balconies or the grass; all grills must be used in driveway or patio areas at a minimum of 10 feet from the building by order of the City of Daphne Fire Department.
30	Safety	Elevators are for people and light objects only; no furniture, appliances, or heavy objects can be moved in the elevators; children under the age of 12 years old must be accompanied by an adult.
31	Access	All residents (owners & renters) must have an official SBVCOA sticker attached to their vehicle windshield; visitors must have a visitor tag displayed in their vehicle if parked in visitor parking.
32	Aesthetics	No furniture, appliances, or household goods can be placed in the dumpster area; all refuse must be properly placed in dumpster or appropriate recycle can; boxes must be broken down prior to disposing.
33	Civility	Pursuant to City of Daphne law all residents and their visitors must keep their dogs on a leash – no exceptions; all pet waste must be picked up and properly disposed of by the dog owner.
34	Civility	Residents (owners & renters) are responsible for the conduct of their visitors and following Association rules.
35	Access	The pool, pavilion, and fishing pier are for the use of the residents and their visitors who must be accompanied by a resident when using these facilities.
36	Aesthetics	No wet garbage or pet waste can be disposed of in the refuse cans located at the pavilion or on pier walkway; any garbage bags in garages must be properly stored in enclosed refuse cans to prevent rodents.
37	Modification	Any owner selling a unit previously designated as a rental unit must inform the real estate agent and/or buyer that once the unit is sold it has to be owner occupied; it CANNOT be rented again.
38	Aesthetics	No vegetation can be planted in the grounds (common areas) including the gravel areas next to the driveway; potted plants may be displayed but must be properly maintained, no empty pots or garden hoses can be placed in common areas; nothing can be placed on the grass.
39	Civility	Golf carts and ATVs are not allowed to be driven on the streets or grass areas.
40	Modification	Unit owners who are delinquent in paying their monthly Association dues are subject to a lien, foreclosure of the unit, a personal judgment, or garnishment of wages in addition to late fees and court costs.
41	Modification	Unit owners who rent the unit without board approval are subject to “Cease & Desist” orders; in addition to the request for eviction of the illegal renter, a monetary fine will be levied for each month the unit was rented without approval.
42	Modification	No short term rentals of any kind (e.g. AirBNB, etc.) are allowed, violators will be subject to “Cease & Desist” orders and fines.