

SECTION 9
RULES AND REGULATIONS CONCERNING THE USE OF
SEACHASE, A CONDOMINIUM

The following rules and regulations, as authorized in the SeaChase Owner's Association (SCOA) documents and modified on behalf of the SCOA by the Board of Directors from time to time, have been adopted by the Board of Directors of SeaChase Condominiums. These Rules and Regulations are applicable to every owner, guests, and renters while at SeaChase Condominium. A copy of these rules and regulations are being provided to each owner and should be made known to each guest and renter so that there will be a full and complete understanding of the duties and responsibilities of each person during their stay at SeaChase. Enforcement of the rules, as specified within these rules and regulations, could include ejection/eviction, permanent banning of guests and renters in the future, and/or monetary assessments for owners, guests, renters. Failure to have read these rules and regulations will not serve as a valid defense for actions indicated in these rules and regulations.

SeaChase Board of Directors has adopted rules as written in the "Code of Ordinances, Orange Beach, AL", Chapter 54-OFFENSES AND MISCELLANEOUS PROVISIONS, Articles II, III, IV and V. Attachment 1

REMEMBER, ONLY BY ENFORCING THESE REASONABLE RULES AND REGULATIONS WILL WE BE ABLE TO MAINTAIN SEACHASE IN THE CONDITION OWNERS ALL DESIRE. IT IS THE RESPONSIBILITY OF EACH OWNER, GUESTS, RENTERS TO ABIDE BY THESE RULES AND REGULATIONS.

A. GENERAL HOUSE RULES

SeaChase is a privately owned property and all owners/guests/renters at SeaChase will comply with all instructional signage posted by the Property Manager throughout the property.

People who damage any portion of the SeaChase property will be held financially responsible.

Owners/guests/renters who demonstrate a pattern of refusing to follow the reasonable instructions of the Property Manager or an identified SeaChase Security person, by refusing to identify themselves when asked while on SeaChase property, and/or become abusive, aggressive, or disruptive toward any SeaChase employee or owner/guest/renter may be deemed to be a trespassers and subject to all remedies allowed by the Condominium Documents, Rules and Regulations, including but not limited to immediate ejection and eviction.

1. Designated walkways and paved areas shall always be used, and shortcuts shall be prohibited, both to prevent accidents and to preserve the appearance of planted areas. Skateboards and roller skates are not to be used on the premises. No motorized vehicles shall be operated on any walkway or in any area except for the driveways and parking areas designated for vehicular use. Exception to this rule is motorized wheelchair(s) for our guests who may need assistance getting around the property.

2. No articles of any kind shall be hung or shaken from doors or windows or placed upon the windowsills or balconies of any units. Under no circumstances shall laundry, clothing, or other articles be placed or hung on the exterior portions of a unit. No balcony shall be enclosed with screens, or any other material without the express written permission of the SeaChase Property Manager.

2a. No tile or glass top furniture is allowed on balconies. The owner(s) will be held responsible for resulting damage and/or expenses caused to persons and/or the property that result from violation of this rule.

3. No one shall make or permit to be made any excessively loud or boisterous noise/music in their units or in any common areas, which will disturb and/or annoy the occupants of any other units at SeaChase or do or permit anything to be done in their units, which will interfere with the rights, comfort, or convenience of others.

4. Each owner shall keep their unit in a good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown from, including doors, windows and/or balconies. All garbage and refuse shall be properly secured in a garbage bag and deposited in the garbage chutes on each breezeway. Broken down cardboard boxes may be placed directly into the dumpsters in the designated areas on the ground level. Furniture, mattresses, TVs, electronic equipment and/or the like are not to be disposed of via the trash dumpsters on the property.
5. No trash or other articles shall be burned on the SeaChase premises. The disposal of all trash or refuse shall be strictly in accordance with all rules and regulations.
6. Water closets or any other water apparatus in the buildings shall not be used for any purpose other than those for which they were designated nor shall any sweepings, rubbish, rugs, or other articles be placed in same. Any damage resulting from misuse of any water closets, common area restrooms, or other water apparatus on the property shall be repaired and paid for by the owner/guest/renter.
7. A unit owner may identify his unit with a nameplate of a type and size approved by the association and mounted in a place and manner approved by the association. No other sign, advertisements, notice or other lettering shall be exhibited, inscribed, printed or fixed by any unit owner on any part of the outside of a building, hung from or placed on windows, windowsills, balconies, or otherwise displayed without the proper written consent of the Association.
8. Owners/guests/renters are reminded that alterations and repairs of the common elements is the responsibility of the Association except for those matters which are stated in the declaration to be the responsibility of a owner. No work of any kind is to be done affecting those portions of exterior building walls or interior boundary walls which is the responsibility of the Association without first obtaining the approval of the SeaChase Board of Directors.
9. No radio or television antenna shall be attached to or hung from the exterior of any building without the prior written approval of the SeaChase Board of Directors.
10. The Association, its authorized 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 the case 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 measures, as necessary to control or exterminate the same.
11. No one shall use or permit to be brought into any unit or upon any of the common area and facilities any flammable oils or fluids such as gasoline, kerosene, naphtha or benzene, propane, natural gas or any other explosives or articles deemed hazardous to life, limb or property. Storage of oil-based paint is prohibited. No lithium batteries shall be kept or otherwise stored on the SeaChase property.
12. All window and door treatment coverings shall have a neutral-colored backing (viewable from the outside of the condo unit to ensure) uniform conformity to the exterior.
13. Barbequing will be allowed on balconies by owners using their electric grills. Owners, guests, and renters may use the permanent grills (2) located in the common grilling area.
14. Items may not be dropped or thrown from the balconies.
15. Birds may not be fed on any part of the property, the units and/or the balconies or breezeways.

16. Common area furniture shall not be removed from such areas.

17. FIREWORKS ARE STRICTLY PROHIBITED BY LAW. Use of such may result in eviction, loss of rent, and possible prosecution by the City of Orange Beach.

18. Other than SeaChase staff/owners, no guests/renters may use any common element electrical receptacles at any time without the express written consent of the SeaChase Property Manager. This includes all electric vehicles (excluding motorized wheelchairs to be charged in the lobbies).

19. Carts are provided to help with the movement of luggage and other items to and from condominium units. There are a limited number of these carts to serve many owners/guests/renters. It is therefore imperative that all carts be returned to the designated storage areas on the first floor after usage. No SeaChase owned carts/racks shall be kept in any unit overnight, nor shall SeaChase carts/racks be taken off SeaChase property.

20. Persons under twenty-five (25) years of age shall not rent condominium units. Identification is required that demonstrates "proof of age". This "person of age, 25 years of age minimum" must stay at SeaChase for the entire length of the rental stay. Falsification of identification will result in ejection/eviction and forfeit of rent.

21. The number of individuals permitted per condominium unit shall be limited to six (6) for a two-bedroom unit and eight (8) for a three-bedroom unit.

22. Guests who are not staying overnight in a unit at SeaChase must always be accompanied by the unit owner or renter.

23. Elevator(s) are to be used for their intended purpose only. Playing in, jumping in the elevator(s) or any other abuse of the elevators will not be tolerated. The violator(s) subject themselves and or their parent, guardian and/or other responsible adult to eviction/ejection and/or any other remedy allowed by the SeaChase documents.

B. VEHICLE PARKING (Attachment 1)

Unless otherwise directed by SeaChase Security, only two (2) vehicles per unit are allowed on the property. All vehicles must always display a SeaChase Vehicle Registration Certificate on either the rear-view mirror or the front dashboard when entering/exiting SeaChase property and while parked on property. Attachment 1

- a. The sidewalks, driveways, and parking areas must not be obstructed or encumbered of use for any purpose other than ingress and egress and parking.
- b. No vehicles may be parked at any time in front of the entrance to the large trash bins duly marked in each tower.
- c. Reserved automobile parking has been provided for certain owners who have paid a fee for the privilege to park in these covered spaces. No automobiles may be parked in reserved spaces by anyone who has not paid for the privilege to park their vehicle.
- d. Vehicles may only be parked in designated parking spaces and no vehicle shall be parked in such a manner as to impede or prevent ready access to any other parking areas.
- e. No shared parking space, driveway, or other areas shall be used for the storage or parking of any boat, boat trailer, house trailer, camper trailer, motor home, or any other sort of towed vehicle or object.
- f. Similarly, the above-identified vehicles may not be parked in the parking lot on any other occasion when, in the judgment of the Security personnel on duty, it will interfere with the ability of owners, guests, or renters to utilize the designated area of the parking lot.
- g. At times when the number of owners, guests, and/or renters on the property is low and the Security personnel deem that parking of the above identified vehicles will not cause a hazard or interference with parking by Owners, guests, and/or renters, such parking may be allowed, but only in specific areas designated by the Security and only for the time which they designate.

- h. The owners, their employees, agents, visitors, licensees, guests, family, and renters will obey the parking regulations posted in the private street, parking areas and drives and any other traffic regulations promulgated in the future for the safety, comfort or convenience of the owners.
- i. Washing of cars, boats, and vehicles of any kind is prohibited in shared parking areas on the property.
- j. Violator(s) vehicles will be subject to being towed at the owner's expense.

C. INDOOR/OUTDOOR SWIMMING POOLS and/or SPAS/HOT TUBS

Pools and spas/hot tubs are for the enjoyment of all lawful SeaChase Owners, renters and/or guests. No person(s) may commandeer any pool and/or spa/hot tub for their exclusive use.

Pool chairs and/or other pool deck furniture may not be reserved. Towels and other items left unattended will be removed by SeaChase personnel.

24. All people using the pools and/or spas/hot tubs at SeaChase do so at their own risk. The Association is not responsible for any accident or injury in connection with the use of the pool and/or spas/hot tubs or for any loss or damage to personal property. People using the pool and/or spa/hot tub areas agree not to hold the Association liable for any actions of whatever nature occurring within the pool and/or spa/hot tub area.

25. All persons twelve (12) years of age or under must be always accompanied by an adult within swimming pool and/or spa/hot tub areas. There must be at least one adult to supervise every three persons under the age of twelve (12) in the swimming pools and/or spas/hot tubs. Spas are not recommended for use by small children under five (5) years of age.

26. To ensure that there will be sufficient room in the swimming pool and/or spa/hot tub area for owners, guests, and renters, except by prior arrangements with the Board of Directors or Property Manager, the number of persons in any one group in the pools and/or spas/hot tubs at any one time will not exceed the maximum occupancy of the guest's unit, up to an additional four visitors.

27. Owners are responsible for the conduct of their guests and/or renters at all times and for the careful observance of all safety and sanitary precautions at pools and/or spas/hot tubs.

28. No boisterous activity, rough play, or running shall be permitted in the pool and/or spa/hot tub areas at any time. No person shall obstruct, block or otherwise hinder pedestrian traffic on the pool deck, or sidewalk areas by using them as game surfaces, platforms or areas for any reason, including activities such as corn hole, ball passing or any other such activity or reason.

29. Due to safety concerns, swimming alone when no other person(s) is in the immediate pool and/or spa/hot tub area is discouraged.

30. All people are requested to cooperate in maintaining maximum cleanliness and tidiness in the swimming pool and/or spa/hot tub area. Outside showers must be used to wash off sand, saltwater, oil, and lotions before entering the pools and/or spas/hot tubs. All sand should be removed from apparel and beach equipment before entering the pool and/or spa/hot tub areas and buildings.

31. No glassware of any shape, form or size may be brought into the pool and/or spa/hot tub areas at any time. Beverages and food may be brought into the pool and/or spa/hot tub areas if said items are properly disposed of after usage. Should the consumption of beverages and/or food lead to littering in the pool and/or spa/hot tub areas, all rights regarding the usage of such items in the pool and/or spa/hot tub areas will be eliminated.

32. At time of peak occupancy (i.e. Spring Break, Memorial Day weekend, July 4th week, Labor Day weekend) no rafts or floats will be allowed in the swimming pools and/or spas/hot tubs except for people under three (3) years of age. At other times, when the enjoyment of the pool and/or spa/hot tub area will not be interfered with using rafts or floats, such shall be allowed.

33. The pools and/or spas/hot tubs shall be used in accordance with such rules and regulations, and from time to time, be promulgated by the Board of Health of Baldwin County or Orange Beach, Alabama, and/or by the Board of Directors, which rules shall be posted by the Board of Directors. Violator(s) subject themselves to all remedies permitted by the Condominium Documents, Rules and Regulations.

- a. Children in diapers may not be in any pool and/or spa/hot tub unless they are wearing "waterproof" garments specifically designed for pool and/or spa/hot tub usage.
- b. Sex, nudity and/or other lewd and lascivious activity is specifically prohibited in the pool and/or spa/hot tub areas.
- c. Persons with communicable diseases and/or infections, persons with colds or displaying cold symptoms such as coughs, runny noses, sore throats or the like are not permitted in the pools and/or spas/hot tubs at any time. Any person having an apparent or known skin disease, sore or inflamed eyes, cough, cold, nasal or ear discharge, or any other communicable disease shall be excluded from the pools, spas/hot tubs and water feature areas.

34. The pools and/or spas/hot tubs will be closed from 12:00 a.m. until 8:00 a.m. local time and during such times and seasons as may be decided by the Board of Directors. Pools and spas/hot tubs may be closed during inclement weather and at other times as determined by the SeaChase Property/Security Manager.

35. Other restrictions for pool and/or spa/hot tub use shall be decided by the Board of Directors and posted in the pool and/or spa/hot tub area. Any such restrictions will be added as an amendment to these rules and regulations.

D. TENNIS and PICKLE BALL COURTS

36. All persons using the tennis or pickle ball courts do so at their own risk. The Association is not responsible for any accident or injury in connection with the use of tennis or pickle ball courts or for any loss of damage to personal property. Persons using tennis or pickle ball courts agree not to hold the Association liable for any actions of whatever nature occurring on or around the tennis or pickle ball courts.

37. An adult must accompany persons fourteen (14) years of age or under on the tennis and pickle ball courts.

38. Owners are responsible for the conduct of their guests and/or renters at all times and for the careful observance of all safety and sanitary precautions at the tennis and pickle ball courts.

39. No boisterous or rough play shall be permitted on the tennis or pickle ball courts or in the tennis and pickle ball court areas. All persons are requested to cooperate and maintain maximum cleanliness and tidiness in the tennis and pickle ball court areas. Tobacco, beverages (other than water), food, or glassware are not permitted in the tennis or pickle ball court.

40. Use of the tennis and pickle ball courts shall be scheduled through the SeaChase management office and use of the tennis and pickle ball courts shall be limited to one reservation per day per unit owner. Individual play will be limited to one hour if other individuals are waiting to use the courts. The tennis and pickle ball courts will be closed from 12:00 a.m. to 8:00 a.m. local time and during such other times and seasons as may be decided by the Board of Directors.

41. Regulation shoes are required for playing on the tennis or pickle ball courts. Only standard pickle ball and tennis equipment should be used on the courts.
42. No other activity other than tennis and pickle ball are allowed on tennis/pickle ball courts.
43. The tennis and pickle ball courts shall be used in accordance with such rules and regulations as shall, from time to time, be promulgated by the Board of Directors, which rules shall be posted by the Board of Directors and included in these rules and regulations by amendment.

E. FITNESS CENTER/SAUNA

44. All persons using the fitness center/sauna do so at their own risk. Card access is necessary to enter the fitness center. The Association is not responsible for any accident or injury in connection with the use of the fitness center/sauna or for any loss or damage to personal property. Persons using the fitness center/sauna agree not to hold the Association liable for any actions of whatever nature occurring in or around the fitness center/sauna.
45. Persons under the age of eighteen (18) must be accompanied by an adult.
46. Owners are responsible for the conduct of their guests at all times and for the careful observance of all safety and sanitary precautions in the fitness center/sauna.
47. The fitness center/sauna will be closed from 12:00 a.m. to 8:00 a.m. local time, and during such other times as may be decided by the Board of Directors or Property Management/Security.
48. Except for prior arrangement with the Board of Directors or Property Management, the number of persons in any one group in either the fitness center/sauna at any one time will not exceed four (4).
49. No boisterous activity, rough play, or running shall be permitted in the fitness center/sauna at any time. All persons are requested to cooperate and maintain maximum cleanliness and tidiness in the fitness center/sauna. Beverages (other than water), food and glassware are not to be brought into the fitness center/sauna at any time.
50. Persons using the fitness center are required to wipe the equipment they have used with the sanitizing wipes provided.
51. All persons using the fitness center must wear appropriate workout/gym attire including proper athletic footwear. Bathing suits are permitted in saunas.
52. The fitness center/sauna shall be used in accordance with such rules and regulations as shall, from time to time, be promulgated by the Board of Directors, which rules shall be posted by the Board of Directors and included in the rules and regulations by amendment.

F. PETS (Attachment 2)

53. Pets are allowed for owners and properly documented service dogs only. Pets must be registered with the property management office and wear the SeaChase identification tag. Guests who violate the Pet Rules and Regulations will be required to remove their pets immediately. Those who refuse will be subject to immediate eviction and forfeiture of all rents / fees.
54. No pets shall be allowed in the pool and/or spa/hot tub areas or other common areas.

55. Dogs shall only be walked in designated walking areas and must always be on a leash. Owners who do not clean up animal waste from SeaChase property will be asked to remove their pets from SeaChase Property. Repeat offenders will be fined \$100 for each future offense. Cats and other pets must remain in the units.

56. Loud barking of dogs and excessive noise from pets in units is prohibited and shall be considered and treated as a public nuisance. Owners will be asked to remove such pets from SeaChase property.

G. CONFERENCE ROOM and OWNERS LOUNGE

57. The Conference Room is available for use by owners of SeaChase and renters where five (5) units or more are booked for the same party. Rental unit deposits may be held for damages. Less than five units rented will get a rate for the minimum one-night charge and it will be on a per night usage. Renters and owners will be required to pay a cleaning fee of \$100.00. The East Tower Conference room is available on a first come first serve basis. Renters must put down a \$500.00 deposit for the room, to be returned if room completes post-inspection. (Contact SeaChase Property Manager for contract)

58. The Conference Room Rental Contract must be signed with the date of the reservation. Owners' requests to use the East Tower Conference Room will always supersede individual events.

59. The Owners Lounge in the West Building is for the use of owners "Only". The owner's lounge is available on a first come first serve basis and must be booked with the office.

H. SMOKING (Miscellaneous)

60. Smoking/vaping/e-cigarette, etc. are all prohibited in all common areas and all rental condominium units, including balconies, as mandated by the City of Orange Beach. Smoking/vaping/e-cigarettes, etc. are permitted only in designated areas on SeaChase Property.

61. SeaChase owners who rent must have an Orange Beach business license as mandated by the city of Orange Beach. A copy must be kept on file in the association office.

62. SeaChase owners who rent must maintain a minimum coverage of \$300,000.00 of liability insurance. A copy must be kept on file in the association office.

63. No drones will be allowed on any area or air space covered by the plot of SeaChase, as per Code of Ordinance, Orange Beach, AL, Chapter 54, Article IV.

64. Along with a copy of the renovation/construction plans, a signed copy of SeaChase Remodeling/Construction/Delivery rules must be approved by the Property Manager and/or the SeaChase Board of Directors and kept on file in the Property Manager's office before any renovation/construction work can be done in a SeaChase unit. Attachment 3

65. Ejection/Eviction and Permanent Banning for Failing to Adhere to Condominium Documents. Code of Ordinances, Orange Beach, AL", Chapter 54-OFFENSES AND MISCELLANEOUS PROVISIONS, Articles I, II, III, IV and V

Violations of any provisions of the Rules and Regulations, the Amended Declaration of Condominium, the Amended By-Laws, or other governing documents (collectively, the "Condominium Documents") may, at the Property Manager's or Board of Directors' (the "Board") discretion, result in monetary assessments, ejection/eviction, and/or forfeiture of rent. Given the potential necessity for a quick ejection/eviction or other remedy, the Property Manager or Security Manager may act without Board action to eject/evict persons violating any provisions of the Condominium Documents. The Property Manager also has the discretion to assess any of the above penalties for violations of the provisions of the Condominium Documents, and failure to adhere to an ejection/eviction determination by the Property Manager or Security Manager will result in charges being pressed against the offending parties for trespassing. The Property Manager and/or security personnel also have the discretion to consult law enforcement prior to ejection/eviction and to request assistance from law enforcement to carry out any ejection/evictions. The Board may also exercise any of these remedies separately from the Property Manager.

In addition to these remedies, the Board may also permanently ban any renter, group of renters, guest, or occupant who has at any point in time engaged in conduct violating any provisions of the Condominium Documents in a manner the Board in its sole discretion deems egregious and worthy of a permanent ban. Any persons so banned shall be given notice of the ban. The Board and/or Property Manager will maintain a list of persons banned from renting units at SeaChase and provide said list to Unit Owners and rental agencies. The Board and/or Property Manager may veto any proposed rental by any person that is on the list of persons banned from renting and may assess a monetary penalty for Unit Owners who rent to persons banned from renting by the Board. The Board may, in its discretion, add or remove persons from the list of persons banned from renting units at SeaChase. The Board may exercise its authority to permanently ban persons from renting units at SeaChase even if the Property Manager or Board did not eject/evict such persons during a prior stay at SeaChase.

Attachments: (3):

- 1- Vehicle Reservation Certificate (VRC) Procedure & Fees
- 2- Condominium Owners Pet Request Form
- 3- SeaChase Remodeling/Construction Work/Delivery Policy and Agreement

Vehicle Reservation Certificate (VRC) Procedure & Fees

The Vehicle Registration Certificate (VRC) program was instituted in 2014 to ensure safety and enhanced security with the management of registering vehicles on the property with guests to units (200 open parking spaces with an additional 53 reserved). The Vehicle Registration Certificate (VRC) program streamlines traffic flow by reducing guest registration time at the guard house and helps eliminate vehicle backups on Perdido Beach Blvd.

All Rental Management Agencies, self-managed units, or owners' guests (children, family members, business clients etc.) will be required to purchase VRC's in advance from the SCOA/Security office. Owners who allow renters/guests/clients/family members to stay in their unit may purchase several passes at one time to accommodate several guest reservations. A maximum of two (2) VRC's per condominium unit will be issued per condo at any given time. Subsequent VRC's may be purchased at the Security Office as parking space permits.

Deeded owners of a unit have a vehicle registration decal issued to their vehicles, one decal per deeded owner due to the City of Orange Beach ordinance and SeaChase Rules and Regulations allocate two (2) parking spaces per unit. This pertains to both two-bedroom units (6 person maximum occupancy) and three-bedroom units (8 person maximum occupancy). Please make arrangements with the SCOA/Security Office to pick up these decals if you have just purchased unit. If an owner's tag number changes, they must notify security personnel to get a new decal. Decals will not be mailed and must be picked up in person.

Guest Name, Unit Number, Arrival and Departure Date and the Vehicle Reservation Certificate (VRC) fee of \$60.00 must be received by the SCOA Property Manager or Security Office for each vehicle at least one week before a VRC will be issued. All VRC's at the time of check-in will be \$70.00ea.

All certificates have serial numbers documented when they are purchased and will be kept in the security office in your units' folder until guests arrive at the Security Office for check-in. Property Management (sarah.delazzer@aronov.com) and SeaChase Security (SeachaseSecurity@aronov.com) will need an email with names, unit, and arrival/departure dates no less than one week prior to their arrival with more advanced notice greatly appreciated. Our security staff will fill in the vehicle registration certificate and have them ready prior to their arrival. If you have a reserved parking spot, this will be issued first at no cost unless otherwise noted in the email. When the guest arrives, they will be asked their unit number and name. The Security Guard will retrieve the pre-filled in VRC, enter the license plate number, record their arrival and guide them to the unit.

The certificate is valid for the entire length of the guests stay and is non-transferable to another vehicle. Vehicle reservation certificate serial numbers register the guest to the owners' specific condominium unit. It is imperative to know who is on site at all times for emergency situations.

Any lost or stolen vehicle reservation certificates will have to be reissued at the vehicle owner's expense.

Daily Vehicle Registration Certificates:

Guest information along with a vehicle registration certificate fee of \$10.00 will be collected from June 1 to September 30, to register any guests visiting another guest or owner for the day. Daily Vehicle Registration Certificates are valid for one day and will expire at 12:00 a.m. A limited number of Daily Vehicle Registration Certificates will be available from the SCOA Office/Security Office at their discretion depending on the season, occasion and occupancy levels.

Each vehicle must always display the Vehicle Reservation Certificate on either the rearview mirror or the front dashboard when entering/exiting the SeaChase property and when vehicle is parked on SeaChase property. Vehicles parked at SeaChase without an appropriate vehicle registration certificate will be booted. A fee will be charged to remove the boot.

Reserved Vehicle Registration Spaces Rules

SeaChase Owners who have purchased a reserved space(s) will receive two (2) new red vehicle decals per unit when they provide the SCOA/Security Office with the vehicle registration information for each vehicle. This will serve as the “effective” Vehicle Registration Certificate (VRC) for that vehicle. Please make arrangements with the SCOA Office or Security Office to pick up these new decals. Decals will not be mailed and must be picked up in person. Purchase of a reserved space reserves the right to park in a designated spot in the covered parking area.

Guests that are authorized by a SeaChase Owner to use their reserved parking space(s) will still be required to provide the SCOA/Security Office with the vehicle registration information but will be exempt from paying the vehicle reservation certificate fee.

It is the responsibility of the Owner of the purchased reserved parking spot to notify the SCOA/Security Office by email with the vehicle registration information and authorization for the use of their reserved space in advance. The vehicle reservation certificate will be issued by the SCOA/Security Office. This reserved spot counts as one of the two parking spaces allowed for the unit. The owner is not entitled to a third spot in the lot.

Attachment 2

CONDOMINIUM OWNER'S PET REQUEST FORM

The information below is required to approve and register your pet(s) on the premises at SeaChase Condominium property and to have in the association files for future reference. This approval is subject to change with proper notice by the SeaChase Board of Directors. The cost of the registration tag is \$5.00.

DATE: _____ OWNER: _____

UNIT: _____ CELL PHONE: _____

TYPE OF PET: _____ Rabies Tag# _____

BREED, COLOR, & WEIGHT: _____

NAME OF PET: _____

The following rules and policies must be acknowledged and followed. Violations could cancel owner's privilege to have a pet(s) on the premises.

Only owner's are allowed to have their pets(s) on the property.

Pet(s) must be walked only in designated pet walking areas. They are located East of the East tower building on the grassy area and by the West tower North of the parking garage. Pet clean-up stations have been provided for your convenience.

Owner's must clean-up after their pet(s).

Pet(s) are NOT allowed in the common areas or on the pool deck or in the pools. This is also a Baldwin County Health department code.

Owners of pet(s) on SeaChase property must provide acceptable written verification that their pet(s) are up to date with all required vaccinations.

Unattended pet(s) shall NOT be left on a balcony.

Pet(s) are NOT allowed to make loud noises that will disturb the peace and enjoyment of others.

I acknowledge I have read the SeaChase Pet Rules and Policies. I understand having a pet on the premises is a privilege that can be taken away at any time for violations of the Pet Rules and Policies. I will uphold all rules and policies outlined above at all times and agree that if I, or a designated handler of my pet, misuse the rules and policies, the pet will be removed from the premises.

Signatures: Owner: _____ Board: _____

Attachment 3

SeaChase Remodeling/Construction Work/Delivery Policy and Agreement

The intent of this policy is to establish a process and hours of work for remodeling or construction to minimize disturbing neighboring condos. Replacing carpet, installing tile or hardwood, replacing counters or cabinets, drilling, sawing, hammering, jackhammering and installing shelving/closet systems are examples of the type of work this policy is implemented to regulate. While painting, carpet cleaning and appliance replacement are examples of projects that would not typically affect neighboring units, the basic rules of the policy still apply.

Prior to any work being done in a unit, page two of this form must be completed, signed, and emailed to the SeaChase Property Manager for approval.

These rules apply to all remodeling or construction whether the work is performed by contractors or homeowners.

With the exception of "cosmetic" work such as painting, wall papering, carpet installation or other renovation projects where the unit Owner has secured the permission of the Board of Directors, all renovation/construction work related to walls, glass doors and windows, plumbing, electrical systems, HVAC and/or the sprinkler system shall be done by licensed, bonded, and insured contractors. Home Depot, Lowes or other such companies contracted for remodeling projects must deliver all materials to the Owner's unit. Each contractor or their subcontractor must sign indicating that they have read and understand the remodeling rules. They must sign in and sign out at the SeaChase Owners Association guard house each day, noting the unit number and work they are performing. They will be given a Vehicle Registration Certificate with the unit number where the work is being performed.

Smoking is not permitted except in designated areas by the office and maintenance shed.

Contractors must remove all old materials from the premises. No construction materials, mattresses, blinds, trim or doors can be placed in the garbage/refuse chute or in the dumpsters at any time. TRASH CHUTES ARE SPECIFICALLY RESERVED FOR HOUSEHOLD TRASH. The unit Owner will be fined \$250.00 for each occasion and the contractor will not be allowed to do additional work in the building if construction waste materials are placed in the dumpsters.

All ON SITE work and materials must be kept inside the unit being worked on, unless, in advance, other arrangements are made with SeaChase management. The breezeway carpet must be covered at all times to keep it clean.

Unless the renovation project includes replacing the floor tile or railing on the unit balcony, workmen may not work in the hallways, balconies or any other areas of the property.

Any plumbing, electrical, HVAC, work affecting fire protection systems must be coordinated with SCOA Operations Manager or SCOA Property Manager.

If an open flame, heat source or flammable materials are involved in the project, ADVANCED NOTICE MUST BE GIVEN TO THE PROPERTY MANAGER AND appropriate fire extinguishers must be immediately at the job site at all times.

Contractors must clean common areas at least daily (such as walkways and elevator areas.) Daily removal of construction debris from the job site is required. The unit Owner will be billed for cleaning services if the contractor does not comply.

Construction Schedule: Work must be performed after the second week in October and be completed by March 1 of the next calendar year. Work may be done in March and April on a case-by-case basis with prior approval from property management. Work must take place during the weekly period of Monday through Friday, 9:00 a.m. to 5:00 p.m. All personnel arrivals, departures, and deliveries must take place during the above-mentioned hours.

Provisions must be made outside and/or inside the unit to prevent damage to walkways, elevator doors and floors and walls. Contractors will be responsible for any damage to landscaping. Chemicals, tiles, ladders, used water OR OTHER SIMILAR MATERIALS CANNOT be dumped on sod and/or in bushes or other landscaping or anywhere else on SeaChase property.

Nothing is to be transported to a unit on the exterior of the building without prior management approval.

Structural changes cannot be made without prior approval of the SCOA Board as per SCOA Condominium documents. Building permits must be obtained from the City of Orange Beach and will provide a copy to SeaChase Property management BEFORE work begins.

A sound abatement membrane must be installed when replacing flooring. The Operations Manager must inspect the membrane after its installation and prior to any new floor installation.

All deliveries must check in at the GUARD HOUSE OR front desk and IMMEDIATELY be delivered to the unit. The office will not accept deliveries of furniture, mattresses, or large items. Owners must be on-site to accept deliveries of packages ordered on-line from Amazon, Lowes, Home Depot, etc. We cannot accept liability for deliveries.

Management has the obligation and right to make inspections and to stop work if the work is deemed unsafe, substandard, or non-compliant with SeaChase rules. If the work is found is NOT in compliance with the approved scope of work OR the work is deemed unsafe or substandard OR the work is not in compliance with SeaChase rules.

Under those conditions, A STOP WORK ORDER WILL BE ISSUED to the unit Owner, contractor, and/or subcontractor on the job site. The stop work order must be obeyed immediately. Until the stop work order is lifted in writing by the SCOA management, no other work shall be permitted.

Parking: Workers cannot leave vehicles in loading areas in front of the buildings other than for 15 minutes of loading and unloading. Parking in the loading zones is strictly prohibited. Vehicles left unattended in the loading areas or in front of the trash dumpster areas are subject to being booted and or towed away at the owner's expense. A fine will be assessed by the SeaChase Property Manager and SeaChase Security for removal of the boot.

Owners, Contractors and all Subcontractors understand, agree and accept these rules and so indicate by signing below. Along with a copy of a valid contractor's license, this form must be submitted to the Property Manager's office and a signed copy must be on file before any work begins.

Unit Owner: _____ Date: _____

Contractor/Company Name: _____

Authorized Representative's Name: _____

Signature: _____

Date: _____

Contact phone number: _____