

## RULES AND REGULATIONS

### Sunset Bay Villas Condominium Owners Association

11.01 House Rules. The BOARD OF DIRECTORS may from time to time... adopt, modify, amend, or add to rules and regulations concerning the use of the CONDOMINIUM PROPERTY. Copies of such rules and regulations, or any amendments, additions, or modifications, be delivered to each UNIT OWNER not less than fourteen (14) days prior to the effective date. No rule or regulation that conflicts with the CONDOMINIUM BYLAWS shall be adopted.

When In question, ask for clarification via [BOARDOFDIRECTORS@SBVCOA.COM](mailto:BOARDOFDIRECTORS@SBVCOA.COM)

Any consent or approval given under SBVCOA Rules and Regulations may be added to, amended, or repealed at any time per resolution of the Board.

Sunset Bay Villas (SBV)

Condominium Owners Association (COA)

Board of Directors (BOD)

### General Regulations

(Compliant with SBVCOA BYLAWS)

1	<b>SAFETY Measures</b>	Nothing may be attached to the top or exterior of the railings or stairs including, but not limited to planter boxes, baskets, etc. which pose a safety risk to property or people below. Additionally, nothing may protrude from unit window, including but not limited to, air conditioning units and window boxes.
2	<b>SAFETY Measures</b>	No bicycles, scooters, or similar items may be stored on common areas, near stairs, or in pathways of public use.
3	<b>SAFETY Measures</b>	Apart from being given BOD consent, no one may enter or attempt to enter upon the roof.
4	<b>SAFETY Measures</b>  <i>outdoor cooking</i>	Outdoor cooking is permitted provided the grill/smoker is located <u>at least 10 ft. from the building</u> (by order of the City of Daphne), and on ground level.  No outdoor cooking is permitted in Common Areas except when done on grills provided by SBVCOA near pavilions or BOD permission is issued.
5	<b>SAFETY Measures</b>	No open flame is permitted within Sunset Bay Villas property.
6	<b>SAFETY Measures</b>	Concerning elevator use, rules and safety codes issued and posted inside elevators must be followed.
7	<b>SAFETY Measures</b>	Nothing may be done, kept in any unit, or on premises which may increase the rate of insurance, result in cancellation of insurance or be in violation of State and/or local laws.
8	<b>ACCESS</b>	Sidewalks, entrances, passages, halls, corridors and stairways must be kept orderly, allowing appropriate ingress to or egress from buildings.
9	<b>ACCESS</b>  <i>inspection</i>	An agent of the BOD, or authorized by the BOD, may enter by appointment a unit at any reasonable hour of the day for the purpose of inspecting for presence of vermin, insects, or other pests or taking measures as necessary to control or exterminate in a reasonable manner so as not to unreasonably interfere with the use of the unit for permitted purposes.
10	<b>CIVILITY</b>  <i>leash law</i>	Pursuant to City of Daphne, dogs must remain on leash. Pet waste must be picked up and disposed of properly and immediately by the pet owner. Pet waste <u>may not</u> be placed in waste cans at pool, pavilion, or pier.
11	<b>CIVILITY</b>	SBV residents are responsible for the conduct of their visitors. Residents must remain in the company of visitors while utilizing SBV amenities.

12	<b>CIVILITY</b> <i>garbage</i>	Wet garbage <u>must be enclosed in proper bags</u> before placing in waste cans provided at the pool, pavilion, and pier. This will deter insects and rodents which may, by proximity, invade homeowner units.
13	<b>CIVILITY</b> <i>noise ordinance</i>	In compliance with City of Daphne noise ordinance, no excessive noise levels after 10 p.m. and until 8:00 a.m. For Sunset Bay Villas Association, this includes, but is not limited to, musical instruments, vocal practice, modified vehicles, or any amplified noises.
14	<b>CIVILITY</b>	Construction and installations are permitted only during the hours of 8 a.m. and 5 p.m. on Monday – Friday unless Board approved.
15	<b>CIVILITY</b>	Neither noxious nor offensive activities are permitted which pose an annoyance or nuisance to other residents. The Board will acknowledge nuisance issues and make a good faith determination whether the complaint is legitimate.
16	<b>Aesthetics</b>	Buildings with hallways are responsible for keeping hallways orderly and clear.
17	<b>Aesthetics</b>	Each owner is responsible for keeping his/her unit in a proper state of preservation and cleanliness.
18	<b>Aesthetics</b>	All waste must be properly placed in dumpsters. Boxes must be broken down before placing in dumpster and nothing left outside the dumpster area
19	<b>Aesthetics</b>	Residents may not plant vegetation in the ground in common areas including gravel areas next to driveways. Potted plants may be displayed but must be properly maintained. Additionally, nothing may be placed on grass due to obstructing landscaper’s mowing.
19	<b>Aesthetics</b> <i>umbrellas</i>	Umbrellas are permitted on unit balconies provided they are properly maintained with no rips, tears, or fading.
20	<b>Aesthetics</b> <i>flags</i>	Per the American Flag Act of 2005 (H.R. 42), a homeowner may display the American Flag. “Game Day” and seasonal flags are permissible. Political flags are <u>not</u> permissible. Each unit may have <u>only one flag</u> on display at any one time.
21	<b>Modification</b> <i>Realtor agreements</i>	No tour or exhibition of any Unit, or its contents, may be conducted without BOD approval. Notification to the Board must be made upon entering into a realtor agreement or upon sale by the owner.
22	<b>Modification</b> <i>Personal business</i>	SBVCOA prohibits privately or personally owned business which calls for customer participation to be conducted within the owner’s unit and/or garage areas.
23	<b>Modification</b> <i>of approval</i>	Any consent or approval given under SBVCOA Rules and Regulations may be added to, amended, or repealed at any time per resolution of the Board.