

RULES AND REGULATIONS

Concerning Use Of

ROMAR HOUSE, Condominium March 1, 2022

GENERAL COMMUNITY RULES

1. The facilities of ROMAR HOUSE are for the use of condominium residents and their invited guests.

2. Designated walkways and paved areas shall be used at all times and shortcuts shall be avoided, both to prevent accidents and to preserve the appearance of planted areas. No motorized vehicle except wheelchairs shall be operated on any walkway or other area except upon the driveways and parking areas designated for vehicular use.

3. No article shall be hung or shaken from the doors or windows or placed upon the balconies of the condominiums. Under no circumstances shall laundry or other articles including but not limited to speakers, lights, banners, political signs or other decor, be placed or hung on the exterior portions of a condominium. Exceptions are: 1. Security cameras no larger than 5x5 inches 2. American flag displayed in a flag mount no larger than 4 by 6 ft. 3. Clocks or small decor may be attached to the wood stain panel on the west wall of the patio. 4. Approved storm shutters

4. No one shall make or permit to be made any noises that will disturb or annoy the occupants of any of other units or do or permit anything to be done which will interfere with the rights, comfort or convenience of others. The board reserves the right to assess appropriate fines for noise disturbances that result in repeated visits to a unit. The unit owner shall be responsible for the fine. A copy of the policy is available in the office.

5. Owner shall keep their units in 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 or balconies thereof, any dirt or other substance. All garbage and refuse shall be deposited in bags in the garbage chute on each floor. Bags too large to be disposed of in the garbage chute

shall be delivered to the first-floor receptacle. Garbage is not to be left on the walkways nor the patios.

6. The sidewalks, driveways and parking areas must not be obstructed or encumbered or used for any purpose other than ingress or egress, and for parking. Covered automobile parking spaces have been provided and will be designated for use in conjunction with corresponding condominium units. Undesignated parking spaces have also been provided for the use of the units. No vehicle shall be parked in such manner as to impede or prevent ready access to other parking areas. No parking space, driveway, or other area shall be used for the storage or parking of any boat, boat trailer, house trailer, camper trailer, or any other sort of towed vehicle or object. The owners, their employees, agents, visitors, licensees, and family will obey the parking regulations posted in the private streets, parking areas, and drives, and any other traffic regulations promulgated in the future for the safety, comfort or convenience of the owners. Washing of cars, boats, and vehicles of any kind is prohibited. Each unit is limited to 2 vehicles per day. Additional parking passes may be purchased from the office based on availability. Owners only parking spots are clearly marked and available for owners' vehicles only designated with a RH window sticker. Rental tenants nor guests may not use these spaces and are subject to fine or towing. Gate codes will be issued to all owners and families. Gate codes are not to be shared with renters, guests or venders.

7. Water closets or other water apparatus in the buildings shall not be used for any purpose other than those for which they are designed, nor shall any sweepings, rubbish, rags or other articles be placed in the water closets. Any damage resulting from misuse of water closets or other apparatus in the units shall be repaired and paid for by the owner of the offending unit. Water shall not be left running for any unreasonable or unnecessary length of time. Leaks should be repaired immediately and reported to the office. Failure to do so will result in the unit owner's responsibility for damage to other units.

8. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any unit owner on any part of the outside of a building, hung from or placed on windows, windowsills, balconies, or otherwise displayed.

9. Unit owners are reminded that alteration and repair 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 unit owner. No work of any kind is to be done upon or affecting those portions of exterior building walls or interior boundary walls which are the responsibility of the Association.

10. No radio or television antenna shall be attached to or hung from the exterior of any building.

11. The Association, its staff, 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 the portions of the building, or for any purpose permitted under the terms of the Declaration or the By-Laws. Except in 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 such measures as it deems necessary to control or exterminate the same.

12. No one shall use or permit to be brought into any unit or upon any of the common areas and facilities any inflammable oils or fluids such as gasoline, kerosene, or other explosives or articles deemed extra hazardous. Standard charcoal lighter fluid will be permitted in connection to the condominium owned barbecue area on the deck.

13. Luggage carts shall be returned to the first-floor staging area in a timely manner.

SWIMMING POOL

14. All persons using the pool do so at their own risk. The Association is not responsible for any accident or injury in connection with use of the pool or for any loss or damage to personal property. Persons using the pool area agree not to hold the Association liable for any actions of whatever nature occurring within the pool area.

15. Persons twelve (12) years of age or under must be accompanied at all times by an adult.

16. Except by prior arrangement with the Board of Directors, the number of persons in any one group in the pool at any one time will not exceed the resident members of the unit owner's

family plus three (3) guests. Day passes are available for purchase in the office for additional guests. Owners' guests and tenants are the responsibility of the owner and damages caused by those persons are the responsibility of the unit owner. Guests should be provided with RH wrist bands for use of the pool, beach, or deck area.

17. Residents are responsible for the conduct of their guests at all times, and for the careful observance of all safety and sanitation precautions. Any person having an apparent or known skin disease, sore or inflamed eyes, cough, cold, nasal or ear discharged, or any communicable disease shall be excluded from the pool.

18. No boisterous or rough play shall be permitted in the pool, or in the pool area.

19. All persons are requested to cooperate in maintaining maximum cleanliness in the swimming pool area.

20. Glassware is not permitted in the pool area, and no glassware shall be brought onto the boardwalk. Eating and drinking beverages shall be limited to the seating area and is not allowed in the pool. Smoking shall be allowed in the designated area south of the large pool.

21. The pool shall be used in accordance with such rules and regulations as shall, from time to time, be promulgated by the Board of Health of Baldwin County, Alabama, and/or by the Board of Directors, which rules shall be posted by the Board of Directors.

22. The pool will be open from 9:00 am to 9:00 pm, and during such other times and seasons as may be decided by the Board of Directors. From 8:00 am until 9:00 am will be available for those persons wishing to swim laps in the lap pool only and is subject to pool maintenance.

TENNIS COURTS

23. All persons using the tennis courts do so at their own risk. The Association is not responsible for any accident or injury in connection with the use of the tennis courts or for any loss or damage to personal property. Persons using the tennis

courts agree not to hold the Association liable for any actions of whatever nature occurring on or around the tennis courts.

24. Persons twelve (12) years of age or under must be accompanied at all times by an adult at the tennis courts.

25. Residents are responsible for the conduct of their guests at all times, and for the careful observance of all safety and sanitation precautions at the tennis courts.

26. No boisterous or rough play shall be permitted on the tennis courts or in the tennis court area. All persons are requested to cooperate and maintain maximum cleanliness and tidiness in the tennis court area.

27. Use of the tennis courts shall be scheduled through the Association or the manager and use of the tennis courts shall be limited to one and one-half (1 1/2) hour reservations per unit owner. The tennis courts will be open from 8:00 am to 10:00 pm, and during such other times and seasons as may be decided by the Board of Directors. The last party to use the tennis courts in the evenings shall be responsible for turning out the lights on the courts.

RECREATIONAL BUILDING (CLUB HOUSE)

28. The persons using the recreational building do so at their own risk. The Association is not responsible for any accident or injury in connection with use of the recreational building or for any loss or damage to personal property. Persons using the recreational building agree not to hold the Association liable for any actions of whatever nature occurring on or around the recreational building. The building is for the exclusive use of the owners and their immediate families.

29. Persons under (21) years of age or under must be accompanied at all times by an adult at the recreational building. Unless reserved for a function the building, is exclusively reserved for the use for the use of owners only.

30. Residents are responsible for the conduct of their guests at all times, and for the careful observance of all safety and sanitation precautions.

31. The recreational building will be open from 8:00 am to 8:00 pm, and during such other times as may be decided by the Board of Directors.

32. Reservations for the use of the recreational building by owners may be made through the manager. Owners only may only reserve the use of the recreational building for a maximum period of twelve (12) hours per reservation. Tenants and guests of owners may not reserve the building. Commercial ventures will not be allowed to reserve the building. Association sponsored social events will be allowed to reserve the building during the off season between Sept 15 - May 1. A \$250 refundable damage and cleaning deposit for is required to reserve the facility. Food, trash and waste shall be removed from the premises and cleanup shall be the responsibility of the owner using the building. The person reserving the building is responsible for all damages.

33. The recreational building shall be used in accordance with such rules and regulations as shall, from time to time, be promulgated by the Board of Directors, which said rules shall be posted by the Board of Directors.

EXERCISE ROOM

34. Persons using the exercise room do so at their own risk. The Association is not responsible for any accident or injury in connection with the use of the exercise room or for any loss or damage to personal property. Persons using the exercise room agree not to hold the Association liable for any actions of whatever nature occurring within the exercise room.

35. No person under the age of eighteen (18) shall be permitted to use the exercise room without a parent.

36. Except by prior arrangement with the Board of Directors, the number of persons in any one group in the exercise room at any one time will not exceed the resident members of the unit owner's family plus one (1) guest.

37. Residents are responsible for the conduct of their guests at all times, and for the careful observance of all safety and sanitation precautions.

38. No boisterous or rough play shall be permitted in the exercise room. All persons are requested to cooperate in maintaining cleanliness and tidiness in the exercise room.

39. Tobacco, beverages, food or glassware are not to be brought into the exercise room. The exercise room will be open from 6:00 am to 9:00 pm local time, and during such other times as may be decided by the Board of Directors. The exercise room shall be used in accordance with such rules and regulations as shall, from time to time, be promulgated by the Board of Directors.

PETS

40. No pets shall be allowed in the pool area. Owners are responsible for their pet's waste.

41. Pets shall only be walked in grass areas on the North side of the building and then only when on a leash. Dog runs are provided on the west and north sides of the property and it shall be the responsibility of the dog owners to clean up after their pets.

42. Loud barking of pets in units is prohibited and shall be considered and treated as a public nuisance and subject to our noise policy.

COMPLAINTS

43. Complaints regarding the management of the condominium or regarding actions of other owners or persons shall be made in writing to the Board of Directors. The Association may assign to one or more persons, or to a manager, full responsibility for the enforcement these Rules and Regulations. Any complaint or dispute as to any of these Rules and Regulations, or as to any application or enforcement thereof, shall be made in writing to the Board of Directors setting forth the nature of the matter and the names of all parties aggrieved and/or charged by reason of such matter. The Board of Directors may, in its sole discretion decide the complaint without a hearing. In the event the Board elects to have a hearing upon such complaint, not less than five (5) days' notice thereof shall be given in writing to each person named in the complaint as aggrieved and/or charged, stating the date, time and place of such hearing. Proceedings before the Board of Directors shall be informal, without technical rules of evidence,

and each party aggrieved and/or charged shall be entitled to be present in person or by their attorney, and to be heard. The Board reserve the right to assess appropriate fines should they conclude the violation or action is egregious enough to warrant such actions.

AMENDMENT AND ENFORCEMENT

44. Any consent or approval given under these rules by any person designated as manager or any person or committee designated as being responsible for the enforcement of any of these rules, and/or for the use of any common facility, shall be revocable at any time by the Board of Directors.

45. These rules are subject to amendment by the Board of Directors and to the promulgation of further rules by the Board of Directors.