



# **Owners Guide**

**2020**

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## The Gulf Shores Plantation Owner's Guide

Dear Fellow Owner:

Welcome to the Gulf Shores Plantation. Our guide provides an overview of how the Gulf Shores Plantation Homeowners Association and property is managed. The guide also answers many of the most frequently asked questions that the management company & Board of Directors have received over the years. We hope you find this booklet helpful.

We are governed by the following documents: the Declaration of The Gulf Shores Plantation, a Condominium, the By-Laws of The Gulf Shores Plantation Condominium Association, the Articles of Incorporation of The Gulf Shores Plantation Condominium Association, Inc. and the minutes of the meetings of the Board of Directors, which document the official actions approved by our Board. Please note that this guide is not a legal document and is not intended to replace or supersede our legal documents. If there is any inconsistency between the guide and our legal documents noted above, the documents supersede the guide.

Our Rules and Regulations apply to owners and guests alike and are intended to make certain that your time here is pleasant, comfortable and safe. Your consideration of other owners and guests and your cooperation in following these rules is very much appreciated.

If you have any questions regarding our Homeowners' Association or the information provided in this guide, please contact the management company. Contact information for property management personnel is provided on page 12.

Sincerely,

Your Gulf Shores Plantation Homeowners Association Board of Directors

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## ***Introduction***

### **To report problems or in the case of an emergency:**

**Property Manager:** 251-201-4117

**Emergency:** Security 251-201-6010 or 911

**Cable/ Internet (Wi-Fi):** 877-294-6620 (Harbor Communications)

Gulf Shores Plantation Condominium Association consists of 278 condos in 4 separate buildings. As an owner, you share ownership of all on-site amenities, dome, guard gate, tennis courts, etc. See map and amenities for a complete list.

The physical address of the complex is 400 Plantation Rd, Gulf Shores, Alabama 36542.

USPS will not deliver mail to the units, nor will mail be accepted at the manage office. UPS and FEDEX will deliver to the units if properly addressed with the unit number. Owners/renters wishing to receive regular mail must do so at the post office. PO Boxes are available for rent at United States Postal Service, 2149 W 1st St, Gulf Shores, AL 36542, Phone # 251-968-2231. There is a mailbox outside the north side of the management office where outgoing mail is picked up Monday – Saturday.

The property manager requires a **key** to all condos for maintenance purposes and/or security emergencies. It is each owner's responsibility to supply the property manager with a current key to their condo. The owner is responsible for the lock smith charge if one is needed to gain entry to a unit.

The entrance to the dome area is controlled by a proximity activated key system. Each condo, with an account in good standing, is assigned 2 keys. The replacement cost for a lost key is \$10.00. In the event of a lost key, previously assigned keys will be deactivated.

The current property management company is Coastline Management (see Property Manager).

Should you desire to rent your condo, the current property management company is not contracted to assist with your rentals or guest in any way. Owners who self-rent routinely share information.

The on-site concessions, such as vending, laundry and beach services, generate revenue for the homeowner's association. The meeting room and storage rooms are also rented for additional revenue for the association.

## ***Amenities/ HOA Property***

The Gulf Shores Plantation Homeowners Association (HOA) owns the following properties:

- The Dome (including heated pool, hot tub, 2 locker rooms, sauna and steam room)
- The Meeting Room, The Palms Room, and Dome Offices
- 4 Lighted Tennis courts
- Lighted Basketball Court
- 2 Lighted Shuffleboard Courts
- 5 Horseshoe Pits
- 2 Outdoor Pools w/ Restrooms
- 22 BBQ Grills
- Guard Gate
- Media Building
- Enclosed Roll Off Trash Dumpster
- Beach Access Road
- 11 Laundry Rooms, one on each floor of buildings 1, 2, and 3; and 2 on first floor of building 4.
- 27 Storage Rooms

As an owner you have a parcel (share) of ownership in all of The Gulf Shores Plantation property listed above. Your share of ownership equals your voting rights:

The 2 commercial units have 1 share each.

The 71 one-bedroom units have 2 shares each.

The 205 two-bedroom units have 3 shares each.

With a total 759 shares.

Access to the amenities for each owner, their guest and renters, is contingent upon the owner's personal account being in good standing.

## ***Amenity Agreement***

Gulf Shores Plantation Homeowners Association currently has an amenities agreement with Plantation Palms through December 31, 2020. The owners at Gulf Shores Plantation have access to the outdoor swimming pool and outdoor hot tub at Plantation Palms. Gulf Shores Plantation and PUD (houses on the far west end of the property), also, have an amenities agreement for their owners to use our amenities so long as they continue to pay their required monthly amount per the 1993 Agreement. Gulf Shores Plantation does not currently have an amenity agreement with Royal Gulf Beach or Resort Conference Centre.

## ***Other Phase Amenities***

The amenities owed by the other four phases are listed below:

### **Royal Gulf Beach and Racquet Club Condominium Association**

- 1 Outdoor Pool with Restrooms
- 1 Indoor Pool (Membership Only)
- 1 Tennis Court
- Putting Green
- Exercise Room with 2 Locker Rooms and Saunas
- 2 Indoor Hot Tubs

### **The Resort Conference Center Gulf Shores Plantation Association**

- 1 Outdoor Pool with Restrooms
- 1 Outdoor Pool without Restrooms
- 1 Outdoor Hot Tub
- 1 Volleyball Court

### **The Palms Condominium Owners Association Inc**

- 1 Outdoor Pool without Restrooms
- 1 Outdoor Hot Tub

### **PUD The Plantation Houses**

- No Amenities

## ***Utilities and Contracts***

**Items covered by owner's condo dues:**

- Cable TV: Cable service is provided to one wall mount in the living room of the condo. If cable service is extended to any other rooms, the installation will be at the owner's expense.
- High Speed Internet: Wireless service with 24/7 tech support. Guest access is complex wide. The guest access password is "plantation". Each unit has its own secured access. Please contact the management office for the individual password for each unit.
- Water: All owners are responsible to have all faucets, plumbing fixtures, supply lines and drain lines in good working condition to avoid leaks. Stainless supply lines are required.
- Sewer: Never allow inappropriate items to be placed in drainpipes, as we all share equally in the expense of the repairs.

- Trash removal: The service includes a roll-off dumpster for large items such as furniture and or remodeling debris. Never leave trash in hallways.
- Pest Control: The pest control service treats all condos once a quarter and includes service in the event of problems.
- Other Services: On-site property manager, landscaping, 24/7 security, common area lighting, cleaning and maintenance.

The Homeowners association carries property insurance which is currently included in your monthly dues. Contact the current property manager for details about your dues.

**Items not included in an owner's condo dues:**

- Electricity is provided by Baldwin Electric Cooperative. Owners are solely responsible for the electric bills for their individual condo.
- Condo and property taxes from Baldwin County Revenue Commissioner Property. An owner's bill should be received in late September and are considered delinquent after December 31.
- HO-6 Condo Insurance.

***Basic Rules***

**These rules apply to all owners and their guests. It is every owner's responsibility to ensure that their occupants understand and comply with all rules & regulations.**

**Property**

- Refrain from any behavior that might disturb the enjoyment of other guests.
- Do not hang any items including towels on the balcony railings or on any part of the building or parts thereof.
- Animals (other than approved service dogs) are not allowed anywhere on property.
- Fireworks are not allowed anywhere on property, boardwalk, or the beach.
- No scooters, bikes, skateboards, or rollerblades within the buildings, tennis courts, pool, or hot tub areas.
- There is a 10-mph speed limit, unless otherwise posted, while driving on property.
- No golf chipping on property. There is a putting green available for use on the west side of the high-rise building.
- No personal grills are allowed on property.
- Help us preserve our dunes by walking on the boardwalks to the beach. Keep your children from playing in the dunes and do not take pictures while standing in the dunes.
- Do not feed or approach any wildlife on premises.

- No items including personal items can be stored in the common area of the building such as stairwells, hallways, lobbies, restrooms. It is a fire/trip hazard. **They will be confiscated.**
- The association is not responsible for any lost or stolen property.
- Fires are not allowed on any portion of the property or the beach.
- No smoking on property except in designated smoking areas
- Quiet hours are from **10 pm to 8 am**. Please be considerate of others and refrain from loud music, loud noises or running through the hallways.
- All areas outside the units are common areas and are managed and governed by the association. No items are to be hung or displayed without association approval.
- Return luggage and grocery carts to the designated areas after using and never take luggage and grocery carts inside the condo, to the pool, hot tubs or beach.
- It is prohibited to throw or place garbage or trash outside the disposal installations provided. There are appropriate trash receptacles for every building.
- Exercise room, saunas, and steam room are for adults only, 18 years or older, unless otherwise posted.
- Beach wheelchairs may not be stored in the hallways or stairwells of the buildings. Please contact security to find out the appropriate storage area at 251-201-6010.
- No tents allowed in front of the rental loungers on the beach.
- Washers & dryers **must** be approved, in writing, by the board. Failure to comply will result in a fine to be paid by the owner. (see ‘Washer & Dryers’ or the Property Manager for details)
- All tents, canopies, chairs, umbrellas, sand toys, etc. must be removed from the beach before sunset each day.

### **Pools and Hot Tubs**

- All pool and hot tub hours are 7AM to 11PM; this rule is strictly enforced by our security guards.
- Horseplay is not allowed in or around the pool area.
- No glassware is allowed in the gated areas at the pools or hot tubs.
- Smoking is not allowed at any pool or hot tub area.
- Diving is not allowed in the pools or hot tubs.
- Music at the pools requires headphones or ear buds to be worn. Music must not be played aloud.
- No one under the age of 12 allowed in hot tubs, saunas, or steam rooms.
- Children under the age of 12 must be accompanied by an adult in the pool area.
- There are no lifeguards on duty at the pools or beach. **SWIM AT YOUR OWN RISK.**
- Security has the authority to enforce all rules.
- No Babies or Non-Toilet-Trained Children Allowed in Pools unless they are wearing “Pull-ups”, “Swimmers” or similar protection against contaminating the pool. Feces in a pool will cause the pool to be closed to ALL for up to 24 hours for clean-up (per Baldwin County Health Department regulations) AND the parents may be charged the cost of the clean-up.



## Parking Lot

- Registration certification must appear in plain sight on the dash of the car or car will be towed at the owner's expense.
- Only park in designated areas. The association is not responsible for any damage that occurs to your vehicle while parked on the property.

## Violation of Property Rules / Regulations

- First a written warning will be issued to owners/guests violating a property rule or regulation.
- The second violation by a guest could result in eviction, depending on the violation. Security has the authority to remove owners and guest from the property at their discretion. This can occur at the time of the first violation or any time after.

## Reporting Issues

- Emergency: Dial 911 or Security (251)201-6010.
- Issues on property contact the management company for your association.
  - Gulf Shores Plantation (251)201-4117
- Issues with the cable or internet contact number below.
  - Harbor Comm (877)294-6620
- Issues with the phone contact the management company for your association.
  - Gulf Shores Plantation (251)201-4117

## Rental Information

- Wedding Permit Fee **\$50.00** payable to Gulf Shore Plantation by check and must be submitted prior to the event with dates, times and off-site guest information.
- Conference room - \$350 rental fee for 4 hours with \$350 refundable deposit. Payable to the association by check. A nonexclusive event may be held in the conference room for a \$25.00 security deposit.
- East Pool - \$500 rental fee for 4 hours with \$500 refundable deposit. Payable to the association by check.

## *Ownership Details*

Detailed below is a description of what is owned by the owner and what is owned by the Homeowners Association. As an owner you personally own everything in your condo **“from the paint in”**. All cabinets, appliances, light fixtures, furniture, carpet, etc. are all solely the condo owner's property and their sole responsibility.

### **Electric:**

The condo owner owns the electric circuit box in their condo, all the contents therein, and all the wiring leaving the circuit box. All wiring must meet original codes. New wiring must meet the current wiring codes at the time the work is completed.

**Plumbing:**

The condo owner owns all water pipes from the plumbing main supply line or “T”. Any damages caused by water coming from an owner’s water pipes, supply lines, toilets, etc. are the sole responsibility of the owner. (See **insurance** for further details.)

**Doors & Windows:**

The condo owner owns the window screens, screen doors, sliding glass doors, windows, weather stripping, doors, door locks and door thresholds.

The Association is responsible for painting the condo’s front doors, but it is the owner’s responsibility to keep the doors clean.

Door paint and balcony paint are provided, free of charge, to owners who wish to repaint or touch up any door or balcony. The paint is provided by the current property manager. Please call in advance.

Storm and screen doors must be approved by the board and be consistent with the design and color of the building.

**Balconies:**

The association owns the balconies, balcony light fixtures, carpet, railing, etc.

**Building Hallways:**

Hallway walls outside the condos are owned by the association. Owners are prohibited by the declaration from hanging or placing any items on these walls.

**Insurance:**

The association purchases property insurance on the building’s exterior; however, this insurance does **not** cover, “from the paint in,” on the inside of the owner’s condo.

All condo owners are advised to carry an HO6 insurance policy for their condo. Speak with your insurance agent to verify coverage.

If another owner causes a water leak and your condo experiences damages from this leak, **your** HO6 insurance policy should cover your damages. The association is not responsible for your repairs consistent with our complex being governed by the Pre-1991 Condo Act. Only if you can prove negligence, on the part of the owner who caused the leak, in court, can you recover any damages. **In cases of extreme damage, review the information on the All-In Endorsement Policy on page 16.**

**Assessments:**

All condo owners, in our association, own a share of all **4** buildings as well as all previously listed Homeowners Association amenities. For example, if an elevator is replaced in any building, every owner must pay their share of the cost for the new elevator, regardless of the building your condo is in.

**Lock Outs:**

The lockout service fee is \$20. Owners will pay the fee if the lockout occurs during non-business hours requiring a security guard to assist the owner in gaining access. During business hours, owners may pick up their spare keys at the office. Guests or renters will always be charged for a lockout and the owner of the unit will be charged for the service. The Manager will provide billing as soon as possible to each owner after the charge has been made.

**Decorations:**

Our Declaration prohibits displaying/maintaining unauthorized items on Association property; defined as any space outside the individual unit including the balcony. Some relevant excerpts from our legal documents are included below:

“...No Unit Owner shall paint, decorate or change the color of any exterior surface, gate, fence or roof, nor shall any Unit Owner change the design or color of the exterior or lighting, nor shall any Unit Owner install, erect or attach to any part of the exterior any sign of any kind whatsoever ...”

“No Unit Owner shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors or windows of the Units or upon the general or limited Common Elements; nor shall he plant any type of plants, shrubbery, flower, vine or grass outside a Unit nor shall he cause awnings or storm shutter, screens, enclosures and the like to be affixed or attached to any Unit, limited or general Common Element; nor shall he place any furniture or equipment outside a Unit except with the written consent for the Board of Directors of the Association; and, further, where approved subject to the Rules and Regulations of the Board of Directors.”

“Each Unit Owner is hereby required: To show no signs, advertisements or notices or any type on the Common Elements, Units or building (except such shall not apply to the Unit Owner(s) of Units A and B) and to erect no exterior antennae or aerials except as consented by the Board of Directors.”

***BOD Meetings***

The homeowner's association is governed by a Board of Directors comprised of five Members as instructed in the Declarations and Bylaws. The Board is elected at the annual homeowners meeting.

Meetings: The Annual homeowners meeting is held in January. The board is required to meet at least every quarter. Owners are always welcome to attend all posted meetings. Owners are encouraged to check the Coastline Client Portal website for scheduled meetings. The board meets regularly to review, assess, and direct on-going business for the property.

**Owner Voting Rights:** Voting is held during the January homeowners meeting. Proxies are mailed to all owners in advance. Voting shares per unit depend on ownership as below:

- The 2 commercial units have 1 share each.
- The 71 one-bedroom condos have 2 shares each.
- The 205 two-bedroom condos have 3 shares each.
- Totaling 759 shares.

***Committees:***

The Board of Directors welcomes and encourages all owners to volunteer for one or all the Homeowners committees.

Committees presently include:

**Beautification:** Meets quarterly to complete projects which improve the beauty of our property. Holds workdays on the Friday prior to board meetings.

**Welcome/Social:** Creates and distributes handbooks, welcoming packets and organizes social events.

**Finances:** The Associations fiscal year runs from January 1 to December 31. The Board adopts a detailed budget each October to adequately fund all on-going projects required expenses and reserve funds for the subsequent year.

Additional details can be obtained at: **[Coastlineclients.com/gsp1](http://Coastlineclients.com/gsp1)**

***Property Management***

The current property management is contracted to Coastline Management.

Via the current contract, Coastline provides a facility manager and full-time employees who oversee maintenance, cleaning and special projects, as directed by the manager. APS provides a 24/7 security team that includes roaming guards.

Your payments should be made payable to Gulf Shores Plantation and addressed to: P.O. Box 5870 Gulf Shores, AL 36547 or you can set up a direct debit.

The coastline portal also has information on where to mail payments and the option to have your account direct debited each month.

Please do not mail or hand deliver your payments to the management office at The Plantation as this will slow down processing

The current on-site manager is responsible for coordinating the conference room events, weddings and overseeing outside vendors.

**Phone Numbers:**

Facility Manager: Lori Simmons (251) 201-4117

Guardhouse or Security: (251) 201-6010

**Manager Address:**

400 Plantation Dr

Gulf Shores AL 36542

**The management company provides a website called Coastline Portal, and can be found at the following site: [www.coastlineclients.com/gsp1](http://www.coastlineclients.com/gsp1)**

The free site provides valuable information. All owners are encouraged to sign up.

Please contact Lori Simmons if you have any questions or concerns. The manager's office is in building 4 beside the conference room.

***HO-6 Insurance***

**The Board of Directors encourages all owners to purchase a HO-6 Insurance policy to cover their unit's interior, personal property, liability, loss of rents, etc.**

**Storm Damage:**

The association carries property insurance for the building complex; however, the association does **not** cover your personal property; for example, cabinets, appliances, furniture, carpet, light fixtures etc. You will need a HO-6 Insurance policy for interior items.

**Water Leaks:**

Unfortunately, every year many condos experience water leaks that result in damage to other owners. Most of these leaks result from an owner's pipes **not** the association's pipes. **If a condo, other than your own condo, has a flood emergency caused by their plumbing and it damages your condo, you will pay for all the damage repairs to your condo. The association is not responsible for any of these repairs.** An owner's HO6 policy will cover these repairs.

**All-In Endorsement Policy**

At times, the association has an opportunity to include the All-In Endorsement Policy to the association's master insurance. The All-In Endorsement would pay for damages inside of your unit that were caused from leaks that are not association related such as water leaks from the unit above. The Board has decided to only carry this endorsement if it does not add any additional premium to the association master policy so it may not be available every year. There are two conditions if an owner decides they would like to file a claim on the association policy. 1. Owner filing claim must pay for the deductible. If there are multiple owners, deductible will be split equally amongst the claimants. The deductible is the sole responsibility of the individual owners; the Association will not cover the deductible. 2. Owner must sign a release of lien releasing the association from any liability. The All-In Endorsement Policy does not replace your need for the HO-6 policy and should only be used in cases of extreme damage or if your HO-6 policy does not cover the loss event.

**Roof Leaks:**

In the event of a roof leak, caused by a vendor who has worked on the roof, for example an A/C repairman, the association is not responsible to pay for any repairs to your condo. The current management company will assist you in identifying the vendor. The vendor will be responsible for the repairs to your condo. It is the responsibility of the condo owner to pursue repayment, not the management company.

In the event of a roof leak caused by a storm, the association is only responsible for the sheet rock damage to your condo. The association is **not** responsible for your personal property such as, cabinets, appliances, furniture, carpet, light fixtures etc. An owner's HO6 policy will cover these repairs to the extent of coverage purchased.

**Liability Insurance:**

The association purchases liability insurance for all common areas. The association's liability coverage does not cover injuries within an owner's condo. Owners are encouraged to purchase an HO6 policy to cover these damages. Verify your coverage with your agent.

**Loss of Rent:**

Some HO6 policies cover "loss of rent." In the event your condo cannot be rented, due to a storm or other emergency, you can collect for your losses. Verify your coverage with your agent.

**Special Assessment:**

The association purchases insurance for building replacement which carries a 5% deductible. In the event of a storm or other emergency, the deductible could be charged to the owners as a special assessment. Some HO6 policies will cover part or all of this assessment.

***Washers & Dryers***

**Conventional Washers and Dryers are prohibited in condos at the Gulf Shores Plantation**

**Vent Free Washers & Dryers are the only type allowed, in a condo, and only with the board written permission.**

Plantation condos were NOT designed to accommodate conventional washers and dryers. The condos were not wired properly for these appliances nor is there a way to properly vent a dryer to the outside of the condo.

**Dryers:**

Dryers are the number one cause of fires in the United States. The inability for any owner to properly vent their dryer to the outside of their condo increases the risk of fire hazard. To comply with local fire codes, the Fire Marshal will only approve "vent free" dryers in an owner's condo. Another problem, which occurs with vented dryers, is mold. Warm,

moist air within a condo encourages mold and becomes a problem for other condos and the building. Due to the fire and mold issues the Board of Directors can only approve “vent free” dryers.

**Washers:**

Condos with washing machines increase the possibility of water leaks or plumbing problems. Therefore, the Board of Directors will only grant permission to an owner requesting a washer if the owner signs an agreement to be responsible for all water damage caused by the washer or its supply lines. An owner must also agree to use only braided stainless steel supply lines to the washer. The Manager will inspect after the installation.

**Wiring:**

None of the four Plantation buildings are wired to accommodate washers and dryers. To ensure the wiring meets code, the Board of Directors requires, in writing, a licensed electrician to inspect all electrical connections that accommodate both the washer and dryer.

**Non-Transferable:**

Washer and dryer approvals are not transferable to a new washer and dryer. Washers and dryers have different specifications, and all require approval. For example, if you have a washer and dryer and must replace one or both, you are required to repeat the approval process. Also, the prior approval of a washer and dryer is not transferable to a new owner. The new owner must re-apply and sign the agreement accepting responsibility in the event their appliances cause any damage to other owner condos or the building. If an unapproved washer and dryer is found inside of a unit, the appliances will be removed at the unit owners’ expense.

**Vent Free Application:**

If you choose to install a washer and “vent free” dryer in your condo, please contact the current property manager for an application. The cost of the application is \$50. The charge covers the management company’s time to oversee the installation, electrical, plumbing, and covers the administrative costs.

The Gulf Shores Plantation Board of Directors wishes to thank all owners for their cooperation in keeping the complex as safe as possible.

**Mold:**

Mold can develop very quickly inside of a hot unit. Never shut off your air conditioning unit. When leaving the units always set the thermostat on the A/C units to a maximum temperature of 76 degrees.

***Service Animal Policy***

1. The only pets allowed on property are dogs that have been certified as a Service Animals or Emotional Support Animals as defined by the Americans with Disabilities Act and accompany the disabled individual. Service animals are defined as dogs that are individually trained to do work or perform tasks for people with disabilities. Emotional support animals are defined as dogs that have been prescribed by a healthcare provider for a person with a disability and certified as an emotional support animal.
2. Emotional Support Animals will require additional current documentation (*i.e.*, no older than one year from the date of the guest's arrival) on the letterhead of a licensed mental health professional specifically treating the owner or guest's mental or emotional disability stating the following:
  - a. The owner/guest has a mental or emotional disability recognized in the Diagnostic and Statistical Manual of Mental Disorders;
  - b. The owner/guest needs the emotional support or psychiatric service animal as an accommodation;
  - c. The individual providing the assessment is a licensed mental health professional, and the owner/guest is under his or her professional care; and
  - d. The date and type of the mental health professional's license and the state or other jurisdiction in which it was issued.
3. The dog must be registered in writing with the onsite management company and an agreement signed by the owner/responsible adult related to the rules, responsibilities and regulation associated with their service animal.
4. The owner/adult responsible for the dog must provide proof of current vaccinations in the form of vaccination records maintained and produced by a licensed veterinarian. The vaccination records shall be provided when the dog is registered with the onsite property management company.
5. The owner of the unit where the dog will be staying must have provided written permission for the service dog to occupy their unit in advance of registration. That written authorization must be presented at the time of registration.
6. The dog shall only be walked on property owned by Gulf Shores Plantation. The designated area is a specific marked area at the North side of building four North of the parking lot next to the retention pond.
7. Owners of the service animal must clean up after their dog every time, without exception. The waste must be deposited in a zip lock bag and sealed. The zip lock bag is to be provided by the owner at their expense. The waste must not be deposited in any public trash dispensers accept the one trash disposal located on the designated walking area. The onsite management company can advise exactly where this waste container is located if the owner/responsible adult of the service animal has a problem locating it.
8. The dog shall not make disturbing noises such as, but not limited to, barking, scratching or crying that interferes with other residents' or guests' quiet enjoyment of the property.



9. The dog must remain on a leash at all times and accompanied by an adult when outside of the unit. No dog shall be allowed to run free for any amount of time either inside of any building or outside.

10. Dogs cannot be left unaccompanied on the balcony, or any public area of the property.

11. The dog shall not be permitted to damage any area of the property. If damage does occur, it is the responsibility of the owner/adult registering the dog. By signing this agreement this person acknowledges this responsibility.

12. The owner/adult responsible for the dog assumes full responsibility for personal injuries or property damage caused by their dog. The owner/adult responsible for the dog at the Gulf Shores Plantation agrees to indemnify the Property Management Company, The Board of Directors and The Association and all other Unit Owners and related parties and to hold them harmless against any loss, claim or liability of any kind whatsoever arising from or growing out of any harm, injury, or damage cause by such dog.

13. Aggressiveness, viciousness, disruption of others, damage and any other behavior causing injury to any person shall be grounds for immediate removal of the dog from the property. This decision and enforcement are made by the onsite management company responsible for the Gulf Shores Plantation at the time of the problem.

14. If any part of this agreement is in conflict with the Federal, State and Local laws associated with a service animal, that specific area of the law supersedes this agreement. The owner/adult responsible for the dog must comply with local laws related to dogs on the beach.

15. If the owner of the dog is a minor the responsibility for the dog must be assumed and acknowledged by an adult at the time of registration.

### ***Parking***

All vehicles parked at the Gulf Shores Plantation **must** have a parking permit affixed to the windshield. RV's, boat trailers, utility trailers, and utility trucks have designated parking as instructed by the guards. RV's may not be occupied, and generators may not be run. Every condo is permitted no more than two parking spaces while on property, this includes the above listed items. There are no assigned or reserved parking spaces for owners or their condos. Any long-term parking or storing of vehicle, while the owner is not on property, will be in a location assigned by the guards.

**All vehicles on property must display one of the following parking passes**

**Owner parking decal:** Two owner decals are issued by the association for each condo owner. Please make sure the pass is installed in the upper left corner of the windshield.

**Guest Parking Pass:** A guard will issue a parking pass when a guest arrives. These passes will include the condo number, reservation dates and are color-coded.

**Vendor Pass:** The guard will issue a parking pass when a vendor arrives. These passes will include the condo number where work is performed, date, time and are color-coded.

In the event a vehicle is parked in a non-designated space, please feel free to contact security.

Any vehicle parked, without a proper parking pass, will be towed at the owner's or vendor's expense.

### ***Storm Preparation***

Most hurricanes or tropical storms that affect the Gulf coast occur in August, September, and October, but the six-month period from June 1 to November 30 is the official Atlantic hurricane season.

All owners and guests are required to only heed the official announcements from the **National Weather Service and the current management company**. The actual preparedness, for evacuating, will be accomplished in various steps. Each step will be performed and directed by the Manager and the local authorities.

In the event of a hurricane impending on the complex, the Manager will perform an extensive hurricane response plan. All personnel will begin preparations to protect and safeguard the association's property.

Based on reports from The National Weather Service, the current management company will coordinate with all local rental management companies and will perform the following:

1. Notify all guests and owners on the property of the National Weather Service advisories as weather permits.
2. Shut off all power and utilities to Association buildings.

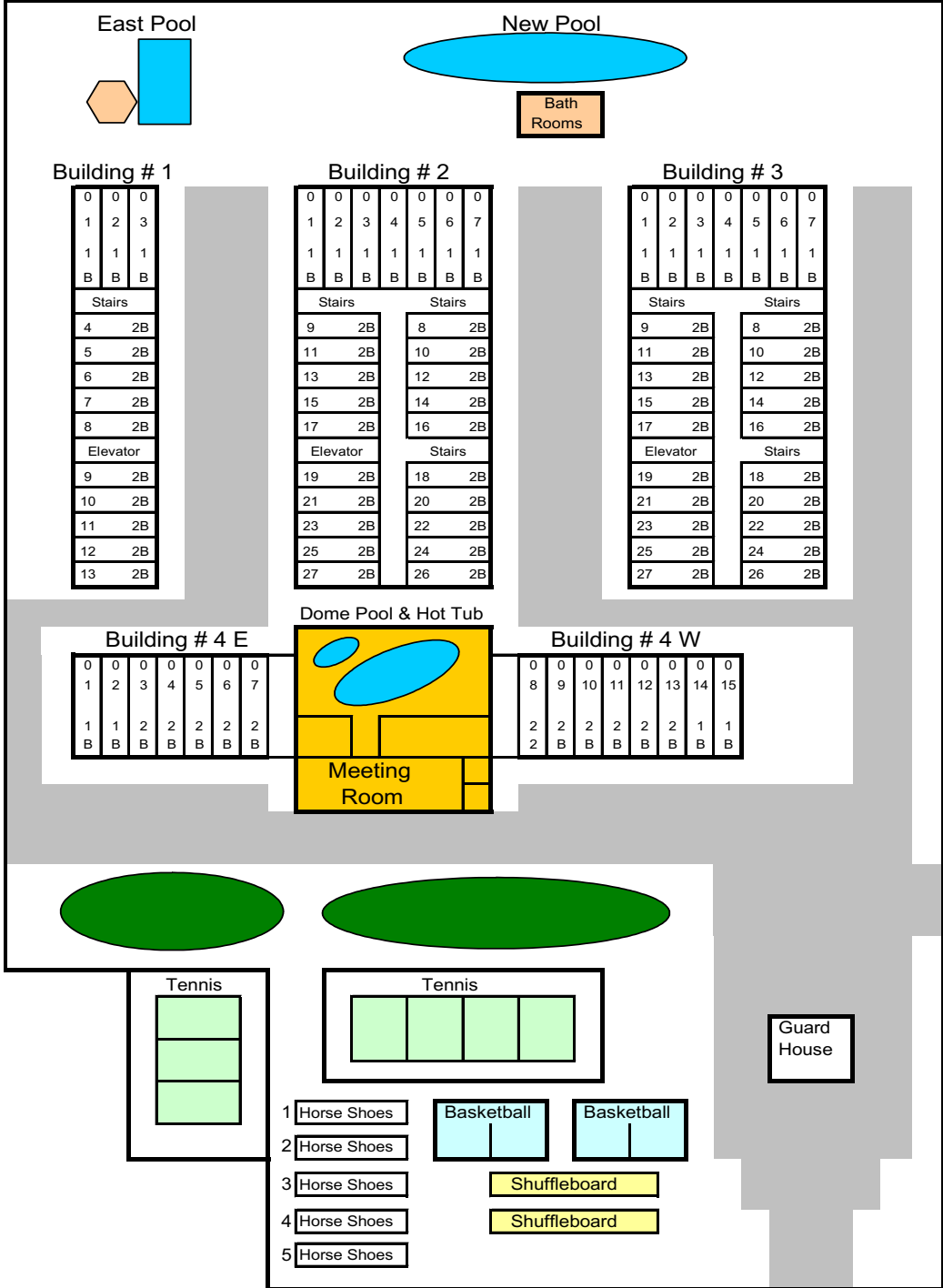
The Manager will also contact all owners via an email blast. An email blast is an email sent to the owners' email address. The message will detail the emergency details and what action is being taken. All owners are required to have a current phone number and email address on file with the management office.

The hurricane preparedness plan by the Manager is first and foremost to ensure the safety of owners, guests and employees. This will take precedence over all other events. Every effort will be made to provide updated information to owners in a timely fashion.

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# Property Map

## The Gulf Shores Plantation



- Guard House
- 2 Out door Pools
- Both with Bathrooms
- Boardwalk to Beach
- In Door Pool
- Hot Tub
- Sauna
- Steam Room
- Locker Room
- Meeting Room
- Tennis Courts
- Basketball Court
- Horse Shoes Pits
- Shuffleboard