

The Racquet Club Condominium Owners' Association (TRCCOA)
Rules and Regulations
2019 revised edition

1. All persons must comply with the requirements of the Alabama Uniform Condominium Act of 1991, the Declaration of Condominium, the TRCCOA By-Laws, and these Rules and Regulations.
2. The Board of Directors, or its designee, shall retain a key/code to each unit permitting access to the unit, should the unit owner not be present in the event of an emergency, pest control service, or other circumstances threatening individual units or the Limited/Common Elements. Also, each unit owner or tenant shall provide the building manager or the Board access to their unit at all reasonable times for official purposes.
3. Unit owners or tenants shall not, at any time, bring into or keep in the unit any flammable, combustible or explosive fluid, material, chemical, or substance or other explosives which may be hazardous to life or property. Gas, pellet or charcoal grills may not be used on the patio or balconies on floors above the first. First floor patios may have use of a gas/pellet/charcoal grills according to the International Fire Code 308.1.4 which states: charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies/patios or within 10 feet of combustible construction. Therefore, an open flame device can be used on the first floor patio provided it meets this condition. There is only one location on the patio where an open flame device will meet this condition which is directly in front of the living room door at the outer edge of the patio surface. There are no other locations on the patio which will meet this condition. When not in use it may be stored on your patio, at a location of your choosing. It is also recommended a certified fire extinguisher be present while using the device.
4. Laundry of any kind may not be hung on the patio or balcony of any unit.
5. All garbage and refuse must be bagged and deposited with care in the garbage room chutes on floors two, three and four, or in the garbage dumpster located in the trash room on the first floor. Waste created by contractors or others working in an individual unit must be removed from the property.
6. Personal items may not be stored in the trash room on the first floor.
7. All boxes shall be collapsed before throwing into the dumpster. The dumpster shall not be used to dispose of furniture, appliances or other home goods. Waste Management charges additional fees when dumpster is overflowing. Home goods items may be placed at the curb for pickup by the City/County waste removal.
8. Do not hold the elevator doors open for an extended amount of time. This causes a malfunction of the elevator and requires a service call.
9. Any communication technology, radio antenna or television dish may not be attached to or hung from the building exterior.
10. We are a peaceful community and require our guests and homeowners not become a nuisance to our community through noise or actions. Any complaints presented will be dealt with appropriately. Examples include: excessive noise, rowdy behavior disrespectful to The Racquet Club property and/or The Peninsula in general.

11. Unit owners, guests and tenants are responsible for bagging their pet's solid waste deposited on condominium property or any property within The Peninsula development, including the Boulevard sidewalk, according to the Declaration of Condominium.
12. The carts used to convey personal property to and from a unit must be returned within a reasonable time to the first floor after use. Do not leave carts in the elevator.
13. Doors leading to the stairways must be kept closed as part of the fire protection plan.
14. These rules may be amended by the Board of Directors periodically to further the safety, security and enjoyment of The Racquet Club by owners, guests and tenants.