

MORGANTOWN PROPERTY OWNERS ASSOCIATION

P.O. Box 1726

Gulf Shores, AL 36547

Managed by Waves Association Management, LLC



Morgantown Property Owners Association Rules and Regulations

Updated 7.25.22

1. **Protection of Beach and Primary Dunes**

No owner, tenant, guest or contractor, agent, or invitee of any owner shall alter the primary dune system through removal of any dune sand or dune grasses or other vegetation. No vehicles of any type are allowed on the beach or primary dunes, nor is any activity which might cause damage or destruction of the primary dune, including crossing the dunes in unmarked areas or taking pictures on the dunes. Always use designated boardwalks for access to the beach. Do not trespass by walking between or under houses or through vacant lots. Owners and guests are responsible for removal all personal trash, beach chairs, toys, umbrellas, and tents from the beach every night.

2. **Quiet Hours**

Morgantown strives to be a family friendly community and takes pride in all the families that return each year because of this. Morgantown observes quiet hours between 10:00 pm to 8:00 am.

3. **Pool Rules**

All owners, guest, tenant must obey the rules posted at the pool. Pets are NOT allowed in the pool area or in the pool. Hours are 9:00 am to 10:00 pm.

4. **Exterior Lighting**

All exterior lighting of house or landscape shall be in character in keeping with the general subdivision. Colored porch/deck lights are not allowed. Yard lighting shall be directed down and away from neighboring property. Exterior lights on gulf front houses are required to have yellow turtle lights. There is a \$25,000 penalty for misguided turtles due to the incorrect lighting.

5. **Garbage Disposal and Storage**

Household refuse bins shall be kept in approved containers. Garbage containers shall be placed at the end of driveways for collection no sooner than the evening before the next scheduled pick- up day. Garbage bins shall be returned to their normal storage site by the end of the pick- up day. Garbage containers shall be kept in clean and sanitary condition. NO property shall be used as a dumping area for rubbish. No lumber, metals or bulk materials shall be kept, stored, or allowed to accumulate on any lot or within the property. No mobile home, trailer, tent, or temporary building shall be moved onto any lot as permanent or temporary. No recreational vehicle or boat shall be allowed on a lot for longer than a 14-day period, unless stored under the dwelling structure.

SCHEDULE FOR PICKUP:

Yellow Top Cans

March 1st – Labor Day: Wednesday and Saturday

Day after Labor Day – February: Monday and Thursday

Green Top Cans always pick up on Mondays all year round

6. **Parking**

Morgantown is a pedestrian friendly community. In order to maintain the safety of the pedestrian residents and guests, cars must be parked in the driveway or under the houses. **On street or off driveway parking is NOT ALLOWED for any vehicle.** Beach access parking is available at the west end boardwalk for cars and golf carts. Parking is also available at the tennis court and large pool. Golf Cart parking is permitted at the west end of South Sea Cir. This area is clearly marked for use. Parking for cars and golf carts at west end boardwalk is in county parking lot

7. **Golf Carts**

Golf carts are not to be driven by anyone that is not licensed. The state of Alabama including Baldwin County requires anyone operating a Golf Cart to be at least 16 years of age and a licensed driver. Golf Carts are to obey all traffic laws as well as be parked in designated spots.

8. **Outside Equipment**

No clotheslines will be permitted except for a single drying line under the building. Towels and clothing may not be draped over porch railings for drying.

9. **Signs**

No sign of any kind shall be displayed to the public view except those approved by Morgantown ARC. Specifications and placement of sale or rental signs are available from the Morgantown ARC. The property name may be attached to the building, porch, stairs or railings and may not exceed 5 square feet in size.

10. **Windows and Doors**

No stained-glass or cut-glass doors allowed unless approved by the Morgantown ARC. Circle windows, stained-glass or other windows must be approved by the Morgantown ARC.

11. **Pets and Other Animals**

All domestic animals must be always leashed. Owners and guests are responsible for cleaning up their pet's waste in Morgantown and on the beach. Doggie bag stations are conveniently located throughout Morgantown. Do not feed/antagonize native animals like alligators and other local creatures. The Alabama beach mouse and sea turtles are federally endangered species and are protected by law.

12. **Repairs, Additions and Maintenance**

All buildings, structures and improvements on each lot shall be maintained and kept in a proper and good state of repair by the owner of the property. Aluminum overhangs and trim, gutters and downspouts shall be kept free of dirt, mildew, and moss build-up. Home additions or changes must be approved by the Morgantown ARC prior to start of construction. Morgantown ARC approval is also required prior to placement of premanufactured structures. Building permits and plans must be submitted to the Morgantown ARC as part of the approval process.

13. **Fire Safety**

Morgantown relies on the Fort Morgan Volunteer Fire Department for fire protection. Firework and bonfires are not allowed on the beach or within the community of Morgantown. Grill debris and used charcoal must be safely removed. Do not empty used charcoal in the sand.