

Rules and Regulations

Amending Section 11 By-Laws

Updated 3/29/2016

11. The Board of Directors from time to time establish, modify, amend or add to the Rules and Regulations. Copies of the rules and regulations shall be furnished by the Board of Directors to each Unit Owner not less than thirty (30) days prior to the effective date of changes to these Rules and Regulations

11.1 Common Elements: The Common elements shall be used only for the purposes which they are intended in the furnishing of services and facilities for the enjoyment of the Units. The common areas shall not be used as a playground. Common walkways, hallways, and other common areas shall not be obstructed, littered, defaced, or misused in any manner; balconies, porches, terraces, and stairways shall be used only for the purposes intended, and they shall not be used for hanging garments or other objects or for cleaning rugs, or other household items. No business signs, estate sale signs, large real estate signs, or yard sale signs are allowed on the common elements. One small real estate sign per unit, including "For Sale by Owner", on metal holders are allowed on the common property, located not more than ten (10) feet from the roadway. No large real estate arm signs are allowed. An "Open House" sign is allowed on the day of the Open House while realtor / agent is on site. Yard Sale signs are Not permitted.

11.2 Pets: No pets will be permitted at any time or under any circumstances. Do not feed or house farrow or stray animals.

11.3 Exterior: No curtains, blinds, awnings, or glass, etc. shall be installed on any porch or balcony without the prior written approval by the Board of Directors. An Owner shall not individually paint or otherwise decorate or change the appearance of any portion of the exterior of his unit. The installation of any individually owned appliance and any addition to the exterior of the building, including but not limited to, radio and television antenna, shall first require the written approval of the Board of Directors. Repairs made to screening and screening supports shall be at the owners expense.

11.4 Carpeting: All Units shall have the floors covered with wall to wall carpeting, except in bathrooms, kitchens, utility rooms, lanais, and screened porches.

11.5 Alterations: No structural changes or alterations shall be made in or outside any unit, including landscaping, without prior written approval of the Architectural Review Committee and or the Board of Directors in accordance with the Declaration of Condominium.

11.6 Nuisances: No nuisance shall be allowed upon the condominium property, nor any use or practice which is the source of annoyance to residents or which interferes with the peaceful enjoyment and proper use of the property by its residents. No foul language shall be used at any time. All parts of the property shall be kept clean and sanitary manner, and no rubbish, refuse, or garbage is allowed to accumulate, nor any fire hazards be allowed to exist. No unit owner shall

permit any use of his Unit or make any use of the common elements which will, in any way, increase the rate of insurance upon the condominium property.

11.7 Lawful Use: No illegal activities are permitted on the premises. Local laws, rules, and ordinances must be obeyed.

11.8 Leasing: Prior written approval from the Board of Directors is required from applicants wishing to lease. Reasonable fees for processing and background checks may apply. With an approved lease, and entire apartment may be rented provided the lease and occupancy is in accordance with the Declaration of Condominium. No subletting allowed.

11.9 Vehicles: No all terrain vehicles, trucks, motorcycles, trailers, boats, campers, motor homes, buses, commercial vehicles, or similar vehicles are permitted on the condominium property (unless it constitutes as a service vehicle that is being used while service is being done in a unit or on the grounds). Personal ½ ton pick up trucks are the exception to this rule.

11.10 Amending Regulations: Reasonable regulations concerning the use of the condominium property and the pool may be established and amended from time to time by the Board of Directors of the Association. Copies of such Rules and Regulations and amendments thereto shall be furnished by the Association to all Unit Owners and Residents of the Condominium upon request. A notice of amendments of these Rules and Regulations shall be posted in each building and at the pool cabana after the amendment has been approved by the Board of Directors.

11.11 Enforcing Rules and Regulations: These Rules and Regulations shall apply equally to all owners, their families, their guests, and lessees. Disregard for the rules or disrespect of any member enjoying the use of the facilities may result in a fine and loss of the amenity use for the offending party.

11.12 Parking Owner Vehicle: Each owner has the use of one designated parking spot for their personal vehicle. No parking on the grass. No parking in another unit owners' space without written permission from the owner (to be filed with management office). Parking stickers may be required by the Board of Director or Management. Second vehicles may be parked in guest parking, with permission of the Board (and notice filed with management office). Any illegal parking may result in the owner, tenant, or guest vehicle being towed.

11.13 Guest Parking: Guests are to use the guest parking spots on a limited basis, and register vehicle information with Management or the Board of Directors within 24 hours.

11.14 Antennae, Satellite, CB Radio- No Antennae, satellite dish, or CB radio without prior written approval of the ARB Committee or Board of Directors.

11.15 BBQ on Porch or Common Areas: No gas or charcoal grills are permitted on the porches, screened lanias, or common area property. With the exception of the Association owned grill located beside the pool cabana. All owners and tenants have access to this BBQ, and shall abide by any rules and pay any fees associated in the use of the facilities as set forth by the Amenities Committee. Fire code laws must be strictly adhered to.

11.16 Hurricane Shutters: No hurricane shutters without prior written approval of the ARB and Board of Directors.

11.17 Pool Rules: Approve Board of Director's Pool Rules are sent to the owners and posted at the pool. The Board may update or change them from time to time. All pool rules must be obeyed. The unit owner is subject to being fined, or the loss of amenity, if pool rules are not adhered to.

11.18 Association Access to Units: The Association maintains the right to enter a unit owner apartment with prior notice to inspect the unit for potential violations of the Documents.

11.19 Common Walls: No work on common wall is allowed without prior written approval of the ARB Committee or the Board of Directors.

11.20 House Rules: House Rules, as approved by the Board of Directors are sent to owners and posted at the pool. They may be updated and changed from time to time at the Board of Directors. All House Rules must be obeyed. The unit owner is subject to being fined or loss of amenities if not adhered to.

11.21 Parking Lot Rules: No parking on grass. Children are not allowed to play in the parking lot. Owners are not allowed to fix their vehicles with the exception of changing a tire. Owners are allowed to wash their vehicles in the parking lot. Owners are to keep their parking area free and clear of debris and to not litter.

11.22 Common Property Rules: Walkways and common areas may not be obstructed, littered or damaged. Balconies, porches, terraces and stairwells may not be used for hanging garments, towels, or other objects, or for cleaning rugs or household items. Owners are responsible for cleaning up their garbage at the dumpster area, pool deck, and common grounds. Trash must be put in trash bags and placed inside dumpster. Trash may not be left on the ground. Recyclable material must be placed in appropriate bins. All boxes and cartons must be collapsed before placing in bins. If owners dispose of larger objects that do not fit in a bin they must schedule special pick up with the waste removal department and notify Management or a Board of Director.

11.23 Lanai/Screen Porch Enclosure: No curtain, blind, awning or glass may be installed on any lanai, screened porch or balcony without prior written approval of the ARB and Board of Directors. No hot tubs permitted.

11.24 Noise or Nuisance Ordinance: The Sheriff's Department will be called for any noise or nuisance problem with any unit owner, tenant, or guest resulting in a potential report being filed, and additional fining or loss of amenities if the nuisance continues.

11.25 Floors: Any replacement or reconfiguration of flooring material requires prior written approval from the ARB Committee or the Board of Directors.

11.26 Damage to Common Property: Unit owners will be personally responsible for any damage caused by them, their tenant, or guest. When leaving your unit for an extended period of time (more than 24 hours) owners must shut off the water valve outside their unit to prevent water damage from their unit or adjoining units. Proper measures for securing the unit, including but not limited to; removing outdoor items, removing perishable items and garbage, locking windows and doors, and notifying the Management or Board of Directors of emergency or property contact in your absence.