

The Club at Orlando Condominium Assoc, Inc.

Rules and Regulations

Revised and Approved June 28, 2005

These Rules and Regulations are reasonably calculated to promote the welfare of the unit owner. The violation of such shall bar any unit owner or his family and invitees the use of the common elements, as the Board may deem appropriate, and shall subject any person violating the same to any liability imposed by the Declaration, By-Laws and legal action.

These Rules and Regulations hereinafter enumerated shall be deemed in effect until amended and shall apply to, and be binding upon, all unit owners. The unit owners shall, at all times, obey the same and use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, and persons over whom they exercise control and supervision. Said Rules and Regulations are as follows:

1. No lease may be made for less than a period of three (3) consecutive months. All leases must be approved by the Condominium Assoc. and a reasonable fee is charged for the approval procedures. FORM REQUIRED.
When one or more rental occupants change, plus or minus, during the length of The lease, the new occupant(s) must appear before the Screening Committee prior to moving into the unit.
2. Each unit restricted to residential use as a residence by the owner thereof: his immediate family, guests and tenants. All common areas are similarly restricted to use by the same persons. At no time may the unit be used by more persons than for which it was designed: 5 persons in 2 bedroom convertible den units, (model #5600), 4 persons in 2 bedroom units (model #220 & #5300), 2 persons in 1 bedroom units (model #110). No commercial or business activity may be conducted in any unit. The Office is to be notified if units are lent to friends or relatives prior to their arrival
3. No person under eighteen (18) years of age may be permitted to use recreation facilities unless under supervision of an adult unit owner or lawful occupant over the age of 18. Parents shall be responsible for all actions of their children on and about the Condominium property. No children shall be permitted in the pool area unless under direct supervision of an adult.
4. One domestic type pet per unit is permitted, not to exceed 25 lbs., maturity weight and does not constitute a nuisance. No pet shall be "tied out" on the exterior of units, balcony or patio. All pets shall be walked on a leash not to

exceed 6 ft. in length. All pets shall be walked in pet walk areas. Pet owners shall clean up all matters created by their pet. Upon notice of removal of pet, owner(s) have 48 hours from the time of notice to comply with request. FORMREQUIRED

5. All persons using the pool shall do so at their own risk. Unless otherwise determined by the Board, there shall be NO lifeguard or other pool attendant employed to supervise the pool. Showers are required before entering the pool. Balls, Frisbees, floats, and rafts are not allowed in the pool area. Life rings hanging in the pool are for emergency use ONLY. Chaise lounges are not to be reserved. Glassware and food is NOT permitted in the pool area. Residents are restricted to 2 guests per unit at the pool unless pervious arrangements have been made with the Association or their authorized representative. Diaper changing is not permitted in pool area and children in diapers are not allowed in the pool or spa. Please use music for your own listening pleasures, no boom boxes.
6. No swimming or boating allowed on water bodies. Fishing is permitted by residents and their guests only
7. No resident or owner shall direct, supervise or in any manner attempt to assert control over employees of the Association.
8. Unit occupants shall not permit or suffer anything to be done or kept in his unit which will increase the rate of insurance on the condominium property or which shall obstruct or interfere with the rights of others or annoy them with unreasonable noise otherwise; nor shall unit occupants commit or permit any nuisance, immoral or illegal act on or about the property; or permit anything to be done that will interfere with the rights, comforts, or conveniences of others.
9. Unit occupants shall not cause anything to be affixed or attached to, hung, displayed or placed on exterior walls, doors, patios, balconies or windows to the condominium unit or property.
10. No unit owner or occupant shall make or permit any alteration, addition or modification to his unit without written approval of the Association. Any change in floor covering(i.e., ceramic tile, hardwood flooring etc.,)other than wall to wall carpet must be approved by the Association and MUST include proof of soundproofing. This applies to any unit on any floor level. Approval must be sought before instillation.
11. The sidewalks, entrances, passages and stairways and all other common elements on the property must not be obstructed, encumbered or used for any purpose other than ingress and egress to and from the premises.

12. The personal property of all unit owners shall be stored either within their unit or in the storage spaces provided within their units. No unit owner may store any personal property on, or make use of, the balcony or patio appurtenant to this unit or the common properties, which is unsightly, nor shall make any use of the same, which may interfere with the comfort, and convenience of other residents.
13. No garbage cans, supplies or other articles including but not limited to flags and banners, shall be placed on patios or balconies or common elements, and subject to the provisions of F.S. 163.04, to the extent applicable. Nor shall any lines, clothing, rugs, curtains, mops, laundry or any article be shaken or hung from any of the windows, doors, stairs, patios or balconies, nor hung outside the unit, nor exposed to nor on any part of the common elements, limited common elements, and condominium properties shall be kept free and clear of rubbish, trash, debris or any other unsightly material. All garbage and trash shall be disposed of properly in the receptacles provided. For sanitary reasons, all trash, except newspapers shall be placed in plastic bags and tied securely before dumping into receptacles.
14. No unit owner shall allow anything whatsoever to fall from the window, balcony or door onto the premises.
15. No sign, advertisement, notice or other lettering shall be displayed, inscribed, painted or affixed in, on or upon any part of the condominium unit, (including vehicles) nor shall tinfoil or other material be used to cover windows or doors so as to be visible from the outside unit. For Uniformity, all patio shades must be custom fit white rollup shades. All window and patio doors must have white vertical blinds, with the exception of white mini blinds in the bedrooms. The patio verticals must be center opening.
16. No cooking shall be permitted, nor shall any other foods or beverages be consumed outside the unit except in the areas designated for those purposes. No cooking or fires shall be permitted on the patios or balconies. Gas grills are not permitted on the condominium property.
17. No flammable, combustible, or explosive fluids, chemicals or substances shall be kept in any unit, except those required for regular household use.
18. Each unit owner who plans to be absent from his unit during hurricane season must prepare his unit prior to his departure by removing all furniture, plants and any other objects from his patio or balcony and designating a responsible firm or individual to care for his unit, should the unit suffer damage. The name of this individual must be supplied to the Association's aid person must contact the Association for clearance to install or remove hurricane shutters.
19. The parking facilities shall be used in accordance with the regulations adopted by the Association. Association's assignment of parking shall be final. No vehicle

which cannot operate on its own power shall remain on the property for more than twelve hours, and no repair, except emergency repair, of vehicles shall be made on property. No commercial vehicle, truck or recreation vehicle (except drivable recreation vehicles up to 21'5" may be kept on the property if the are used by the owner on a daily basis for normal transportation) shall be parked on the property (this exclusion shall not be deemed to include clean "non-working" commercial vehicles such as pick up trucks, vans, or cars carrying advertising signs). No boats, boat trailer, trailers, campers or like vehicles shall be let or stored on the property. No vehicle or trailer type vehicle used for storage is permitted on the property. Bicycles shall be parked in the areas provided for that purpose or inside the unit. Washing of vehicles shall be done only in the vicinity of the exterior hose bibs in the SE corner of the property. Any unit owner having his car mobile detailed must use this same area.

20. Each unit resident /owner must park his automobile in his assigned space. All parking spaces not assigned shall be used by guests of owners only, except spaces may be designated for temporary parking of delivery vehicles, or vehicles operated by handicapped persons.
21. Towing: The Club at Orlando property is posed a "Tow away zone". Vehicles improperly parked will be towed as permitted by the Condominium documents and Florida Statutes.
22. No commercial or business activity shall be conducted in any unit or on the property. No unit owner may actively engage in any solicitation for commercial purposes on the property nor shall may any solicitor of a commercial nature be allowed on the property without prior written consent of the Association.
23. The Association may retain a passkey to all units. No unit owner or occupant shall alter any lock or install a new lock without consent of the Board. Where such consent is given, the unit owner shall provide the Association with an additional key for use by the Association pursuant to its right to access the unit.

FURTHER RULES AND REGULATIONS: The Association may promulgate Rules and Regulations concerning the use of Condominium Properties. Said additional Rules and Regulations have the effect upon posting in a conspicuous place on the Condominium Properties, and shall have the dignity of the By-Laws.

THE TERM OWNER/OCCUPANT AND TENANT ARE SYNONYMOUS WHEN INTERPERTINGTHESE GUILDINES AND RULES.

YOUR SIGNATURE BENOTES THAT YOU HAVE READ AND UNDERSTOOD ALL OF THE RULES AND REGULATIONS OF THE CLUB AT ORLANDO CONDOMINIUM ASSOCIATION AND AGREE TO ADHERE TO THEM.