

WIMBLEDON PARK



ORLANDO NO. 1, INC.

APRIL 18, 2017

RULES AND REGULATIONS

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WIMBLEDON PARK ORLANDO NO. 1, INC.

GENERAL INFORMATION

The Board of Directors has revised the rules and regulations of the association, which are included in this booklet. Below is information you may need if you plan to rent or sell your unit. Please make sure any renters and new owners have a copy of the current rules and regulations.

MANAGEMENT

Wimbledon Park 1 is managed by M&M Management Plus, Inc. **Please call management at (407) 832-3514 if you have any maintenance needs, complaints, need assistance, or have any questions. Office hours are Monday through Friday 9:00 a.m. to 5:00 p.m. and after hours for emergencies. If no one is in the office, leave a message and someone will contact you. Emergency examples are: blackouts for electricity, plumbing leaks and seeping water. (Lockout service is not a responsibility of the association).**

Always use the office number for after hour emergencies; they will page maintenance or the appropriate vendor. Remember to call 911 first for criminal or life threatening issues. Then contact the office for documentation and support. Thank you.

ASSOCIATION DUES

Payment coupons for your association dues are provided each year in December. Please note that dues are payable by the 1st and considered late after the 10th of month and a late fee and late notice fee will be assessed for any payment received after that time. Late fees are charged on the 11th at 18% per annum. A first late notice fee is \$15.00, and a final late notice fee is \$35.00. We encourage auto pay to avoid any late fees.

There are also association dues for the Master Association which is separate. Please contact Wimbledon Recreation Association at (407) 275-6460 or e-mail at wimbpark@att.net for information regarding these dues.

INSURANCE

The Association has a master insurance policy which covers Wimbledon Park 1. The policy insures all of the common elements and portions of the internal structure of each unit. Please be aware that the insurance does not cover from the walls in, including any of your personal belongings.

Each homeowner should obtain an individual homeowner insurance policy for their unit. Check with the insurance company your home is insured by to make sure you are fully covered in all areas by your personal insurance or by the Associations. If you are a renter, it is a good idea to obtain renters insurance to cover your personal belongings.

FIRE PREVENTION

Fire extinguishers are provided on each floor of your building. We also strongly urge you to obtain one for inside your unit. Fire extinguishers should be checked every year and recharged if necessary. We also suggest homeowners purchase a smoke detector and check that the batteries are fresh regularly. Please be aware that it is unlawful to store gasoline or other volatile liquids in your unit.

CABLE TV

Wimbledon Park Orlando No. 1 is serviced by Spectrum. All units are pre-wired for cable. If any additional wiring is necessary, please have the cable company call management. No wiring is permitted to be installed outside the building for any reason. Call (855) 657-7328 for further information regarding cable hook-up.

TRASH DISPOSAL AND REFUSE

Trash containers are conveniently located at six different areas of the property. All trash is to be placed in the receptacles - NOT ON TOP OR AROUND THE CONTAINERS. PLEASE, if a receptacle is full, use another. If you have a large item that needs to be picked-up, please call the City of Orlando Solid Waste Authority at (407) 246-2314. Large items are picked-up on Wednesdays only and you must call in advance to let them know you have a large item for pick-up. Please do not put the item by the dumpsters until pick-up day. There is no playing or climbing permitted in or around the dumpster area.

UTILITIES

The Association is responsible for the payment of water service and trash collection. Both of these utilities are serviced through the Orlando Utilities Commission. The telephone, electric and sewage are paid for by the individual residents. You may call the Orlando Utilities Commission for electrical service at (407) 423-9100, and AT&T for phone service at (888) 757-6500, or 611. No wiring is permitted outside the walls of the association.

PARKING SPACES

All units have assigned parking spaces which are assigned to that particular unit. There is one resident parking space per unit with all additional vehicles and guest vehicles parking in guest spaces or unmarked spaces. Please respect your neighbor and park in the space which is assigned to you. Inform your guests of the rules before they visit. No commercial vehicles are permitted to be parked overnight or stored on property.

Any vehicle parked in No Parking areas (clearly marked throughout the property) or parked in another individual's assigned space or in any other space not intended for parking will be towed. The cost of towing is incurred by the violator. If your vehicle is towed, contact Airport Towing Company at (407) 275-8721.

KEYS

Keys or cards for your mailbox, door, tennis and recreational court gates, and entry gates should have been provided to you from the prior owner or real estate broker. Please be sure these are turned over to you. If you need any of these keys, please contact management for instructions.

RULES AND REGULATIONS

The rules and regulations are part of this booklet for your review with a special notation to please review restrictions; especially dog walking, parking, recreational vehicle parking, noise disturbances, and restrictions regarding the exterior of the buildings.

EMERGENCIES

If you have an emergency that requires the police or fire department call 911. If it is not an emergency call the police non-emergency number at 321-235-5300.

HOMEOWNER/TENANT INFORMATION

Enclosed in this welcome package is an information sheet which is vital to our record keeping. Please fill out the Homeowner Information Sheet and return to the office as soon as convenient. The address for all correspondence is as follows:

Wimbledon Park Orlando No. 1, Inc.
c/o M&M Management Plus
P.O. Box 560698
Orlando, FL 32856-0698
mmgmtplus@aol.com

Please make sure we have a current Deed for your unit. On occasion, the closing agents fail to provide management with this information. If you are a renter, please make sure we have a current copy of the lease as required by the condominium documents.

RECREATION ASSOCIATION

The recreation facilities, gates and courtesy patrol are primarily governed by the Board of Directors of the Wimbledon Park Recreation Association. This association is a separate entity from the Condominium Association. Fees are paid separately and are mandatory.

Pool access and gate access, including gate cards and transmitters are handled by the recreation association. For further recreation information and clubhouse rules and regulations call (407) 275-6460, or visit their on-site office in the clubhouse.

WIMBLEDON PARK ORLANDO NO. 1, INC.

RULES AND REGULATIONS SUMMARY

Below is a quick reference of the most frequently asked rules and regulations:

1. All new owners and tenants must complete an application and be approved by the Board of Directors.
2. Hard surface flooring is not permitted in second story units except in the bathroom, kitchen, and entryway. Cork may be permitted provided the specifications are provided to the Board for review and approval prior to installation.
3. Pets must be less than thirty (30) pounds.
4. Noise should be kept to a minimum.
5. Laundry room doors must be kept closed at all times.
6. The installation of satellite dishes requires Board approval and a deposit.
7. No items are permitted in the entry ways, back of unit, windows or doors.
8. Balconies are not to be used as storage.
9. Vehicles improperly parked will be towed.
10. All vehicles must have current tags and operable.
11. Only two vehicles per unit are permitted to park on property, one reserved space and one guest space.
12. No signs of any kind are permitted in windows or on property.
13. Any improvements must be approved by the Board of Directors.

PLEASE NOTE THAT THERE WILL BE NO EXCEPTIONS TO ANY RULES OR REGULATIONS!

WIMBLEDON PARK ORLANDO NO. 1, INC.

RESIDENT INFORMATION SHEET

Please fill in all lines below. It is imperative for management to have contact phone numbers and addresses for all residents and owners. In case of emergency we must be able to contact you, for your safety and that of your neighbors.

OWNER NAME: _____

BUILDING & UNIT NO.: _____

MAILING ADDRESS:
(If not at Wimbledon) _____

E-MAIL ADDRESS: _____

HOME/CELL NUMBER: _____

WORK/ALTERNATE NUMBER: _____

EMERGENCY CONTACT:
(Name and Number) _____

NO. OF VEHICLES: _____ TAG NO: _____

MAKE/MODEL/YEAR: _____

IF TENANT OCCUPIED:
NAME OF TENANTS: _____

TENANT E-MAIL ADDRESS: _____

TENANT HOME/CELL NUMBER: _____

*Please provide management with a copy of your key for emergency purposes only. All keys are kept in a safe and only management has access to these keys.

Please mail completed form to the following address:

Wimbledon Park Orlando No. 1, Inc.
c/o M&M Management Plus
P.O. Box 560698
Orlando, FL 32856-0698
Or Email to mmmgmtplus@aol.com

WIMBLEDON PARK ORLANDO NO. 1, INC.
RULES AND REGULATIONS
APPROVED APRIL 18, 2017

These rules and regulations are based upon the experience gained from a number of Florida condominium associations. They will be reviewed from time to time and appropriate amendments made in accordance with the experience of this association. There will be no exceptions permitted to any of the Rules and Regulations.

I. RULES AND REGULATIONS ENFORCEMENT

Every Owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of incorporation of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his family, guests, invitees, lessees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, Articles of Incorporation or By-Laws, provided the following procedures are adhered to:

- A. Report Violation: The violation should be first reported to the Condominium Manager in writing.
- B. First Notice: Violations will be called to the attention of the violating owner or tenant by the Condominium Manager or a representative designated by the Board of Directors via a phone call, door hanger or a notice sent via mail. The first notice will provide 15 days for the violation to be corrected.
- C. Second Notice: A second notice will be sent providing an additional 15 days if the violation has not been corrected.
- D. Final Notice: The party against whom the fine is sought to be levied shall be afforded an opportunity for hearing after reasonable notice of not less than fourteen (14) days and said notice shall include: (i) a statement of the date, time and place of the hearing; (ii) a statement of the provisions of the Declaration, Association Bylaws, or Association rules which have allegedly been violated; and (iii) a short and plain statement of the matters asserted by the Association.
- E. Hearing: The non-compliance shall be presented to a Committee of other Unit Owners who shall hear reasons why penalties should not be imposed. The party against whom the fine may be levied shall have an opportunity to respond, to present evidence, and to provide written and oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge, and respond to any material considered by the Committee. A written decision of the Committee shall be submitted to the Owner or occupant by not later than twenty-one (21) days after the meeting.

- F. Fines: The Board of Directors may impose fines against the applicable Unit up to the maximum amount permitted by law. The fine can be up to \$100 a day with a maximum of \$1,000. The Board of Directors will work with the Committee to determine the amount (if any) of fines to be charged to Owners for any violations of these Rules & Regulations.
- G. Violations: Each separate incident which is grounds for a fine shall be the basis of one separate fine. In the case of continuing violations, each continuation of same after a notice thereof is given shall be deemed a separate incident.
- H. Payment of Fines: Fines shall be paid not later than thirty (30) days after notice of the imposition thereof.
- I. Application of Fines: All monies received from fines shall be allocated as directed by the Board of Directors.
- J. Non-exclusive Remedy: These fines shall not be construed to be exclusive and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; however, any penalty paid by the offending Owner or occupant shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner or occupant.

II. SALE AND LEASE OF A CONDOMINIUM

- A. **Prior to leasing**, unit owners must have the potential lessee complete an application to be approved by the Board of Directors. No tenant may occupy any unit until they are approved. A copy of the Lease must be provided to the Wimbledon Recreation Association and the addendum and tenant information sheet must be provided to Wimbledon 1 management upon execution. You must provide a current copy of the Rules and Regulations to all lessees. Contact management for the date of the most recent update. If you do not have a current copy, one will be provided.
- B. All leases must be for a period of not less than seven (7) months, must be in writing and must include a signed addendum provided by management which shall stipulate that **THE BOARD OF DIRECTORS HAVE THE RIGHT TO TERMINATE THE LEASE AND EVICT A TENANT FOR VIOLATIONS OF ANY OF THE RULES AND REGULATIONS OF THE ASSOCIATION, IN ACCORDANCE WITH ARTICLE XIX OF THE DECLARATION OF CONDOMINIUMS OF WIMBLEDON PARK ORLANDO NO. 1.**
- C. Prior to selling, the potential buyer must be provided with a current copy of the Rules and Regulations and complete an application to be approved by the Board of Directors. Contact management for the date of the most recent update. If you do not have a current copy, one will be provided. Per Florida Statute 718 a \$25.00 check (made payable to Wimbledon Park Orlando No. 1) is required for a copy of the legal documents, which must be provided to each prospective buyer if they are not turned over from the previous owner. The closing agent must also provide a copy of the Warranty Deed to the management company.

- D. In accordance with HUD's position to the Fair Housing Act, generally no more than two persons are permitted to live in a one bedroom unit, no more than four persons are permitted to live in a two bedroom unit, and no more than six persons are permitted to live in a three bedroom unit. If there are more persons living in a unit than specified above, HRS may step in and clear the unit out immediately. If there are guests visiting your unit for more than two weeks, please notify the management immediately. Application may be required.

III. FLOORING

- A. The installation of tile and/or hard surface floors in the upper units is prohibited (except in the kitchen, bathroom and/or entry way). Cork flooring may be permitted; however, specifications must be presented to the Board prior to installation for approval. If tile or any other unapproved hard surface flooring has been installed by the occupant or by a previous owner, it must be removed.

IV. NOISE

- A. In order to ensure your own comfort and that of your neighbors, radio, stereo, and television sets should be turned down to a minimum volume. All other unnecessary noises should be avoided; this includes restrictions on noisy motor vehicles.
- B. Carpentry, carpet laying, picture hanging, or any trade (or do-it-yourself) work involving hammer work, etc., must be done between the hours of 8:00 A.M. and 8:00 P.M. only.
- C. Television and stereo speakers, when played loudly, are the chief cause of noise complaints. Sounds from speakers traveling into other units can be greatly minimized as follows.
 - 1. Keep speaker cabinets or T.V. sets away from common walls - by at least 2".
 - 2. If you live upstairs, place 2" of foam plastic underneath stereo speakers that stand on the floor or 1" rubber pad under the legs of console TV sets.
- D. No loitering is permitted in the breezeways or parking lots. All voices from inside the units, on the balconies, or while walking in the common areas must be kept to a minimum to prevent disturbing the surrounding neighbors.

V. PETS

- A. Household pets not to exceed thirty (30) pounds or small dogs as classified by AKC regulations are allowed providing they do not create a nuisance or disturbance to the other Wimbledon residents or to the buildings or grounds. No more than three household pets per unit are permitted.
- B. The term "pet" shall be limited to domestic household dogs, cats and birds unless otherwise approved by the Board of Directors.
- C. In accordance with the Florida Administrative Code, dogs must be on a leash at all times, and dogs and cats must have tags. They are not to be taken to the pool or recreational areas under any circumstances. Dogs may be walked on the perimeter of the property or pedestrian walkways providing that their owners

CLEAN UP and dispose of any fecal deposits created (in accordance with the Animal Services Ordinance). Clean up stations are provided for your convenience.

- D. Members shall be financially responsible for any damage to the buildings, landscaping or other common property of Wimbledon Park Orlando No.1 by their pets or pets of their tenants or guests.
- E. The Orange County Animal Control has been authorized to patrol the grounds and any stray animals are subject to be picked up. For ease of identification, all animals should be licensed and wear owner name tags. No owners shall feed stray animals at any time. Any food or water bowls placed outside a unit will be removed immediately, without warning.
- F. No pets shall be kept on the balconies, porches, tied outside a unit or kept anywhere on the condominium common property.
- G. If a pet becomes obnoxious or a nuisance because of excessive barking, mischief or otherwise, the owner will be notified to correct such problem. Failure to do so may cause for the Association to require removal of the animal.

VI. OBSTRUCTIONS AND SAFETY

- A. No one shall permit any activity or keep anything in a condominium unit or common areas which would be a fire or health hazard or in any way tend to increase insurance rates.
- B. Nothing may be hung from or placed on hallway railings near or around the fire extinguishers.
- C. Sidewalks, entryway, balconies, patios, terraces, roadways, driveways and passageways must be kept open at all times and not be obstructed in any manner.
- D. Shopping carts should not be brought onto the property. It is unlawful to remove carts from the owner's premises, and persons doing so can be fined.

VII. DESTRUCTION OF PROPERTY

Owners, tenants, their dependents or guests shall not mark, mar, damage, cut, destroy, deface or engrave any part of the building, landscaping, parking areas or other common property. Owners shall be financially responsible for any such damage. Report any damage to the property management or maintenance staff. If you observe anyone damaging property, call the management emergency number and police non-emergency number.

VIII. EXTERIOR APPEARANCE

- A. To maintain a uniform and pleasing appearance of the exterior of the building, NO awnings, screens, glass enclosures or projections shall be attached to the outside walls or to the entryways, balconies, terraces or patios without the written approval of the Board of Directors. This includes any type of screen or umbrella. Standard exterior colors shall not be altered.
- B. Screens and screen doors shall be bronze only.

- C. The use of solar film on windows is restricted to non-reflective light smoke or bronze colored film.
- D. No screen door may be propped open for any reason other than moving.
- E. Any renovations, including replacement of windows, must be approved by the Board of Directors.
- F. All windows, sliding glass doors, and/or enclosed porches must have curtains, draperies or blinds installed. All window coverings must have solid white backings. At no time will it be permissible to hang blankets, sheets, etc., over the windows. All new occupants or owners have one week to install window coverings.
- G. Window coverings and screens must be kept or maintained in a neat and well-maintained manner.
- H. No items are permitted to be placed on the window sill of any unit or stuck to any windows. Bathroom windows must be covered if toiletry products are going to be placed on the ledge.
- I. All doors must be painted the color provided by the association.

IX. CLEANLINESS

- A. Members shall not allow anything to be thrown or to fall from windows, doors, entryways, balconies, patios or terraces.
- B. No sweepings or other substances shall be permitted to escape to the exterior of the building from the windows, railings, doors, entryways, balconies, patios or terraces.
- C. No clothes, rugs or mops shall be hung or shaken from windows, doors, entryway, balconies, porches or terraces and no items are to be stored on the window sill.
- D. All trash must be in plastic bags and deposited in the dumpsters. No household furnishings are to be placed in dumpsters. You must make arrangement to have these items hauled away at your expense.

X. ENTRYWAY, BALCONIES, PATIOS AND TERRACES

- A. All entryways, balconies, patios and terraces shall be kept clean by the unit owner and free from unsightly objects. All landscaped entries may only contain plantings, and any additions to the breezeway landscaping must be approved by the Board of Directors. No potted plants are permitted outside at any time. All breezeway landscaping is the common area and will be maintained at the discretion of the Board of Directors.
- B. All windows, and screens on patios, windows and doors must be maintained by the owner.
- C. Residents storing wood anywhere on the premises will have no recourse against the Association for termite damage. No wood shall be permitted on the outside of the building, on the entryways, balconies, patios or terraces for any reason other than board approved construction.
- D. Unit owners and their lessees, occupants and guests are prohibited from placing or storing anything within entryways except one doormat per unit.

- Prohibited items include, but are not limited to, bags of trash, pets, pet dishes, carpeting, shoes, clothing, bicycles, barbecue grills, bird baths, ceramic items, cigarette butts and/or plastic or potted plants.
- E. Holiday decorations are only permitted 2 weeks before the Christmas Holiday and must be removed one week after the Christmas Holiday. The decorations cannot be nailed to any outside part of the association. They also cannot be placed on the handrails of the stairs per the fire department code. No other holiday decorations are permitted any time except on the owner's door. The door decoration for any holiday may be placed on the door 2 weeks before the holiday and must be removed one week after the holiday.
 - F. Patio furniture and bicycles will be permitted on patios. No indoor furniture or boxes will be permitted on patios. No pets are permitted on patios.
 - G. The City of Orlando Fire Prevention Code (Chapter 24.08(b)) prohibits gas or charcoal grills, or other similar devices used for cooking to be used or stored on any patio, breezeway or balcony or within 10 feet of any structure. Electric grills are permitted.
 - H. Enclosed patios do not make the patio part of the unit, and shall not be used as storage.
 - I. No patios shall be extended by using stepping stone, or other material beyond the screen door without prior approval by the Board of Directors.

XI. OWNER RESPONSIBILITY

The following items are the owner's responsibility and are required to be maintained on a regular basis. Any damage from any of the items listed below will be the responsibility of the owner that caused the damage, including replacement of damaged drywall.

- A. Windows and sliding glass doors, including installation, broken glass, and insulation.
- B. Doors, including painting and insulation. The door color must be uniform and the association will provide paint upon request.
- C. Screen doors and window screens. All screens must be bronze.
- D. Plumbing fixtures, including tubs, sinks, faucets, shower heads, shower drains, and all plumbing up to and including where it connects to the pipe inside the wall.
- E. Washers and dryers, including hoses and vents.
- F. Water heaters.
- G. Dishwashers.
- H. Air Conditioners. Owners need to have their air conditioners serviced at least once a year to prevent backup.
- I. Absentee owners must have their unit checked at least once a month. **Any damage from a unit that is not checked on a regular basis will be the sole responsibility of the unit owner.** A regular basis is no less than every two weeks.
- J. Owners who rent their units are responsible for making sure all appliances, the a/c unit and bathroom facilities are kept in working condition.

XII. LAUNDRY ROOMS

- A. Keep laundry rooms doors closed at all time to prevent vandalism and pests from entering.
- B. Remove clothes from washers and dryers as soon as the cycle is over so that others can use the appliances.
- C. Clean out dryer filters when you have finished.
- D. Laundry room hours are 6:00 a.m. to 10:00 p.m.
- E. Installation of a washer and/or dryer is permitted within a unit; however, it must be approved by the Board of Directors. In addition, no vents are permitted to be placed outside a building and will be removed if not approved.

XIII. DOOR LOCKS

Members must abide by **RIGHT OF ENTRY INTO DWELLINGS IN EMERGENCIES**: In case of an emergency originating in or threatening any dwelling, regardless of whether the owner is present at the time of such emergency, the Board of Directors of the Association or any other person authorized by it or the Condominium Manager shall have the right to enter such dwelling for the purpose of remedying or abating the cause of such emergency and such right of entry shall be immediate. If a key is not provided to management, management will gain entry to the unit by any means necessary if there is an emergency. The owner will be responsible for any damage. **LOCK OUT SERVICE IS NOT PROVIDED.**

XIV. PLUMBING

Water closets (toilets) and other plumbing shall not be used for any other purposes than those for which they are constructed. No sweepings, rubbish, rags, feminine hygiene products or other foreign substances shall be thrown in them. The cost of any damage resulting from misuse shall be borne by the member causing the damage. In no instance shall fat or grease be poured down the sink or any other drain. *CALL (407) 832-3514, 24 HOUR SERVICE FOR EMERGENCY REPAIR. ANY COST TO REPAIR PLUMBING NOT CALLED INTO THE ASSOCIATION SHALL NOT BE REIMBURSED.

XV. AIR CONDITIONING

- A. Air conditioner repair is **not** the responsibility of the Association. Residents are reminded that each air conditioner air handler is equipped with a condensate drain. This drain is easily clogged and must be cleared on a periodic basis. The responsibility of such cleaning is the member's, and any damages caused by a blockage must be paid by the member responsible.
- B. When replacing an air conditioner, a permit must be obtained and the unit must be placed on a hurricane stand on the roof. All old air conditioners must be removed from the roof once they are replaced.

- C. Residents are also reminded that clogged air ducts from dryers can cause condensation which might damage walls and ceilings (or those in adjacent unit). It is each member's responsibility to keep these ducts clear.
- D. Window air conditioner units are not permitted at any time.
- E. See Section XIX for roof access restrictions.

XVI. CABLE/SATELLITE TELEVISION

- A. Wimbledon Park 1 is serviced by Spectrum. All units are pre-wired for cable and all cable lines must be kept within the wall. No cable lines are permitted outside the wall for any reason.
- B. Satellite dishes must be approved by the Board of Directors prior to installation. Prior to installation, a \$100 refundable deposit must be provided to management in case of any damage that may be incurred. Satellite dishes must be installed by an authorized installation company. Dishes are not permitted to be installed on the roof surfaces, grounds or buildings. They are permitted on the owner's balcony or on the air conditioning unit pad belonging to the unit on the roof. All wiring for the satellite dish must be run down the A/C conduit or behind a downspout using the shortest path and all wires must be zip tied and in an orderly fashion. No wires are permitted to show outside the wall for any reason. A copy of the installation requirements will be provided to the unit owner upon approval.
- C. Any satellite dish not properly installed will be removed by the association.
- D. The association will not be responsible for any loss of signal or cable wiring that has to be removed in order to repair gutters, paint the buildings or provide any other common area maintenance to the association.
- E. If there is any damage to the roofing system due to the improper installation of the satellite dish, it will be the owner's responsibility for the repairs.
- F. E. See Section XIX for roof access restrictions.

XVII. RESPONSIBILITY FOR DELIVERIES

Members shall be liable for all damages to the building caused by receiving deliveries, moving and/or removing furniture or other articles to or from the building.

XVIII. REFUSE

- A. Disposition of garbage and trash shall be only through the use of garbage disposal units, or by the use of receptacles or dumpsters supplied by the Association. Trash containers and recycling containers are located at six (6) different locations on the property. If a dumpster is full, please use another container. All large items must be put inside the dumpster in order for them to be picked up. If they do not fit in the dumpster, it is your responsibility to have the large item removed from the property. Do not place it next to the dumpster.
- B. All garbage and trash must be placed within the receptacles or dumpsters provided for such purpose. NO refuse may be placed OUTSIDE of the dumpsters, as trash collectors will only remove the contents of dumpster units.

- Keep the top lid closed on the dumpster at all times to prevent the dumpster from filling up with water and use the side doors to put garbage in the dumpster.
- C. All boxes and crates are to be broken down before putting them into the dumpsters. Trash or garbage will not be picked up if it is not inside the dumpster.
 - D. **Trash is not to be permitted to be placed outside a unit at any time for any reason.**
 - E. There is no playing or climbing permitted in or around the dumpster area.

XIX. ROOF ACCESS

- A. Under no circumstances shall anyone be permitted on the roof for any purpose except for maintenance or repair to an Air Conditioning or installation of satellite dishes unless specifically authorized by the Condominium Manager or Board of Directors.
- B. All Contractors must provide proof that they are licensed, bonded and insured prior to being granted approval to access the roof.
- C. Prior to arrival, the Contractor must set up an appointment so that the association Manager and/or maintenance personnel can meet them to show them access points.
- D. The Contractor shall not be permitted to wear hard sole shoes and all tools and equipment must be in plastic or soft sided containers before they will be allowed on the roof.
- E. The old equipment that has been replaced must be removed from the roof.

XX. SOLICITATION

There shall be no solicitation by any person anywhere in Wimbledon Park Orlando No. 1 for any cause, charity, advertisement or any purpose what-so-ever unless specifically authorized by the Board of Directors.

XXI. STAFF PERSONNEL

Employees are under the supervision of the management and Board of Directors. All requests for service by such employees must be reported directly to management and be approved by the Board of Directors. Any complaints shall be taken up with the Board of Directors and Management.

XXII. PARKING AND VEHICLES

- A. **VEHICLES IMPROPERLY PARKED WILL BE TOWED AWAY AT THE EXPENSE OF THE OWNER OF THE VEHICLE.** No vehicles are permitted to park in any space not assigned to them without written authorization from the homeowner. If a vehicle is parked in a space not assigned to them that vehicle will be towed without warning. No vehicles are to park in undesignated parking spaces or no parking zones at any time. Vehicles parking in no parking zones or a space not intended for the parking of vehicles will be removed by towing at

- the expense of the owner of the vehicle.
- B. Each unit is assigned one parking space and is permitted to utilize one guest space. Any owner that utilizes more than two parking spaces may have one of the vehicles removed. Motorcycles are counted as one vehicle. All guests must park in guest spots only and are not permitted to park in any assigned space. Three bedroom units only are permitted two guest spots as well as their assigned space.
 - C. Automobiles and other vehicles not in working condition (i.e. wrecked, major repairs, flat tires) are not to be stored on the premises. Vehicles not moved for a period of three (3) weeks are considered stored vehicles. All such vehicles will be towed at the owner's expense. All vehicles parked on the property must have current tags and be in operating condition. If they are not they will be towed.
 - D. Members, tenants and/or their guests will not be allowed to park or store campers, motor homes, commercial vehicles, trailers, boats or other similar vehicles on the property at any time. A "commercial vehicle" for the purpose of this regulation shall be considered to be any vehicle normally and obviously used for commercial purposes (e.g. tractors, equipped plumbing trucks, taxi cabs, equipped vans, any vehicles with excessive advertising, vehicles with racks, oversized trucks, etc. This includes any company advertising painted or stuck anywhere except the bumper. All such vehicles will be towed away at the expense of the owner of the vehicle. All regular sized commercial vehicles must be covered completely if they are to remain on the property. All equipment, such as ladders, poles, and anything that extends beyond the truck must be removed. If there is any question regarding the vehicles use as commercial, it will be up to the Board to decide.
 - E. **Motor homes and recreation vehicles are strictly prohibited from parking in any space located on the Wimbledon Park Orlando No. 1 property and will be towed away at the expense of the owner WITHOUT PRIOR WARNING OR NOTICE.**
 - F. Eighteen wheel/tractor trailers shall not be permitted entrance into the community when moving new residents. These vehicles cannot navigate around the tight corners and S curves, nor can they back up which cause a safety issue.
 - G. Parking spaces are assigned to the unit and are maintained by the Association in so far as cleaning and blowing out of debris; repairs whether major or minor are the responsibility of the Association. All repairs will be orchestrated through the Board of Directors and the Association to be maintained in board approved condition for the safety and the welfare of the community.
 - H. All maintenance work on automobiles, motorcycles, etc., must be done off the premises (e.g. oil changes, muffler repairs, engine repairs, etc.).
 - I. The use of motorcycles shall be limited to "street" cycles. ANY motor judged to be too loud shall be subject to restriction as to usage. Motorcycles may not be stored on the entryways, balconies, patios or terraces as stated in Rules XII and due to the fact that it is a fire hazard. In accordance with fire regulations, no item may block or impede the path of egress from a unit and your patio serves as the secondary means of egress.

- J. You must have a nozzle for any water hose that you use to wash your car. You must not let water run when you are washing the car. This is in violation of the City of Orlando ordinance and you could be fined and the Association could be fined.

XXIII. SIGNS

There is to be no posting of rental, sales, security, or any other such signs anywhere within the community, except on bulletin boards located inside laundry rooms. Any such sign posted in violation of this rule will be removed by the management after notice has been given to the owner of said sign.

XXIV. BICYCLES, SKATES, SKATEBOARDS, MOTORCYCLES

Bicycles, skates, skateboards, roller blades or motorcycles must not be ridden, parked, or used on the breezeways, stairways, sidewalks, lawns, tennis courts or in the pool area. Children must not be permitted to play in the main driveway areas. Riding on or tampering with entry gates is absolutely prohibited.

XXV. RULE CHANGES

The Board of Directors of the Association reserve the right to change or revoke existing rules and regulations and to make such additional rules and regulations from time to time as, in their opinion, protection of the residents and guests of Wimbledon Park Orlando No. 1, to promote cleanliness and good order of the property, or to assure the comfort and convenience of members (as stated in the By Laws - Article IX).

XXVI. BOARD OF DIRECTORS

Board of Directors meetings are held at the discretion of the Board members and can change from time to time. Official contact with the Board is via the Property Manager or at a Board Meeting. The Annual Membership Meeting of the Association will be held in November each year. Notices will be posted at least 48 hours in advance.