

## Barbizon Condominium Association Rules/Pool Rules

These are the proposed rules for the condo / pool. They were approved at the Board Meeting dated October 11, 2018. Revised Pool Hours on 12/6/19 meeting per pool permit.

- 1.) Common areas and recreation facilities are for owners, their families, guests and renters. The owner is always responsible for the conduct of themselves, their family, guests and renters and any problems they create or damage they cause.
- 2.) In addition to the posted pool rules, an adult must be present and responsible for any child under the age of 16, no infant with diaper is permitted in the pool. Maximum number of people in the pool cannot exceed 20.
- 3.) Noise levels of stereo, TV's etc. should be kept to a minimum. Excessive noise is prohibited.
- 4.) Smoking is not permitted in the common area. Common area is the whole property minus each individual unit.
- 5.) Pets are not permitted. Service animals only are allowed and must follow Florida Statute 413.08. The Service Animal must be leashed in the Condo common areas. The unit that has an exemption that were grandfathered is: #26 a cat .
- 6.) Garments towels, etc. may not be draped from the handrails, or any fence, or walkway or building support. Doormats outside entry doors in the walkways are not permitted.
- 7.) Owner occupancy is limited to 2 people. See FI Bldg. Chapter 10 sec. 1004 Table 1004.1.2. Guests may stay a maximum of 14 consecutive days. After 14 days, the rental provision in the condo documents must be adhered to and proper notification and approval is needed by the board.
- 8.) Personal items may not be stored in the common area, including stairwells, breezeways, pool and pool area.
- 9.) Bicycles must be stored in the designated area in the backyard stand, in a condo unit or storage unit. No bicycle is permitted anywhere else in the common areas, nor attached to a fence or building structure.
- 10.) No hibachi, gas fired grill, charcoal grill or other similar devices used for cooking, heating or any other purpose, shall be used or kindled on any balcony or under overhanging portion or within 10 feet(3m) of any structure. NFPA 1:10.11.7. Barbeque only in the backyard on the shuffleboard pad. No grills can be stored in the common areas.
- 11.) Residents must park in the numbered parking space corresponding to the unit they are occupying. Anyone parking in a numbered space other than their unit, must have written permission from the owner, on file with the condo association. Vehicles parked contrary to these rules are subject to being towed at the expense of the owner without further notice. Overnight camping is not allowed. Any vehicle which does not have a valid state registration and/or operational must be removed from the property.
- 12.) Sound Proofing is required on all uncarpeted areas and felt pads under chairs, for units 16-30. All replacement windows, doors and shutters must conform to current association

standards. For example, white replacement windows and flat panel entry doors. No exterior alterations permitted.

13.) Monthly maintenance dues are due by the 10th of each month. All unpaid assessments will be reported to the Board of Directors and subsequently turned over to the attorney. Payments may be made in advance to avoid action on the account.

14.) No washer and dryers may be installed in any unit after 2/6/2014.

15.) Condo doors cannot be propped open.

16.) Untagged/unattended personal items in the common area will be disposed of with no notice given.

17.) The president, vice president, treasurer, and secretary are the only ones who can authorize spending of the condo funds. Approval needs to be sent to the treasurer via email for type of expense and amount which are for regular maintenance issues or emergencies only.

18.) A copy of these rules must be signed by all buyers and tenants and received by the Board of Directors before occupancy. All present owners must sign a copy of these rules and return to the board.

### **Pool Rules Updated**

Use Pool at your own risk

An Adult must be present and responsible for any child under age 16.

No infant with diapers is permitted in the pool.

The number of guests per unit is limited to 6.

Maximum occupancy in the pool is limited to 20.

No Glass or food permitted in the pool area.

No pets are permitted in pool area.

Shower before entering the pool.

No diving/no running

No lifeguard on duty

Pool hours dawn to dusk.

Modest bathing apparel



## Changes to Barbizon Rules

Enclosed you will find the revised Rules and Regulations that were discussed at the meeting of October 12, 2020. They were approved by the Board of Directors and adopted October 12, 2020.

### AIR CONDITIONING:

Window air conditioning units or fans are not permitted.

### DRONES

Due to the expected level of personal privacy in residential settings, the use of drones or similar devices is prohibited on Condominium property.

### WINDOW COVERINGS

Window coverings (or linings thereof) which face an exterior window of the Units must only be shades, shutters, blinds or curtains in white or off-white, any other window covering is subject to approval by the Association.

### COMMON AREAS:

No Resident shall permit anything to fall from a window, balcony, or door of the Condominium Property.

There is no vaping allowed in the common area.

### ASSISTANCE ANIMALS

Assistance animals (i.e., service animals and emotional support animals) must be registered prior to being brought on to the Condominium Property. At the time of registration, a photograph of pet, current vaccination documentation and County license documentation must be provided.

The person requiring the reasonable accommodation of an assistance animal is the only person granted exception from the normal requirements for pets and the Association requires completion of the "Reasonable Accommodation Request Verification" prior to bringing the assistance animal onto the Condominium Property.

The assistance animal must be under the direct control of the handler at all times. This assistance animal must be harnessed, leashed, tethered or kept in a dog carrier while on the common elements, except when the handler's disability prevents the use of such devices. In that case, the disabled resident must use voice, signal or other effective means to maintain control of the assistance animal.

The assistance animal's handler is responsible for caring and supervising for his assistance animal while on the common elements, which includes toileting and ensuring that the assistance animal does not constitute a nuisance, pose a direct threat to the health or safety of others or cause substantial physical damage to the condominium property or the property of others. Uncontrolled barking, jumping on other people, or running away from the handler are examples of unacceptable behavior for an assistance animal.

The handler is responsible for the pick-up of his assistance animal's waste.

The Association may require a resident to cover the cost of clean-up or repairs to the common elements or Association property caused by a resident's assistance animal.