

NOVA GARDENS CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

July 8, 1980

(Revised 03/25/2021)

Notice is hereby given that the following are the said Rules and Regulations which shall become operative and binding upon all residents, seventy-two (72) hours after the date of this notice.

1-GENERAL

- A. The operation, use, maintenance, management, and control of the common elements of the Nova Gardens Condominium and of any facilities and/or services are made available therein only to unit owners, their families, and guests.
- B. The Condominium units shall be used for residential purposes. No industry, business, trade, occupation, or profession of any kind, whether commercial, religious, educational, or otherwise, shall be conducted, maintained, or permitted on any part of the Property or in any unit.
- C. No "Sold "or "For Rent" signs or other window displays or advertising shall be maintained or permitted on any part of the Property or in any condominium parcel.
- D. Owners shall not use or permit the use of their Units in a manner which would be disturbing to or be a nuisance to other owners, or in a manner which would be illegal, immoral, improper, or which would cause damage of injury to the reputation of the Property.
- E. Owners and occupants of Units shall exercise extreme care to minimize noise in connection with the use of musical instruments, radios, television sets, amplifiers or other loudspeakers so as not to disturb other persons occupying units; no phonographs, radios television sets or loud speakers will be allowed to be operated in any unit between the hours of 12:00 Midnight and the following 8:00 AM if the same shall disturb or annoy other occupants of Units.
- F. Children who are guests of residents shall not be permitted to play on walkways, elevators or stairways of any condominium building.
- G. Owners shall not cause or permit anything to be hung or displayed on the outside windows, or places on the outside of walls of a building. No sign, awning, shutter, screen or similar items, radio or television antenna shall be affixed to or placed upon the exterior walls or roof, or any part thereof except with the approval of the board.

INITIALS_____

RULES AND REGULATIONS

- H. No cooking shall be permitted at any balcony or terrace of a unit.
- I. No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out or exposed on any part of the common elements and/or terraces and/or on any part of the exterior of the building(s). The common walls and common elements shall be kept free and clear of rubbish, debris and other unsightly materials and shall not be obstructed, littered, defaced, or misused in any manner. Bicycles and Motorcycles may not be stored or operated on walkways or in elevators and/or common elements.
- J. No feeding of animals of any kind is permitted on the property.
- K. Emotional support/service animals that reside on the property must be on a leash at all times and walked off property to take care of their body functions.

2-BUILDING

- A. The shaking of rugs, table linens, mops, towels, etc. is not permitted on and/or from walkways, windows, or any common element.
- B. Residents, their families, guests, shall not at any time or for any reason whatsoever enter upon, or attempt to enter upon the roof, into elevator shafts, elevator equipment rooms, except Directors.
- C. There shall not be kept in any unit storage of inflammable, combustible or explosive fluid, material, chemical or substance except for normal household use.
- D. Complaints, suggestions, and requests concerning the common elements must be made in writing and delivered to the board of directors.
- E. Chairs, lounges, or any type of furniture are not permitted on the walkways.
- F. All garbage must be placed in a PLASTIC BAG which is then closed at the top and disposed of in the garbage chute or dumpster. Cartons and boxes must be broken down and placed in the trash compartment area provided on the ground floor.

INITIALS_____

RULES AND REGULATIONS

- G. Machines in the laundry rooms must be cleaned after each use and entire lint removed from the receptacle. If the machines are not operating properly follow instructions posted in laundry rooms. Laundry room hours are from 8:00 AM to 10:00 PM daily.
- H. Smoking is not permitted in the storage rooms and each resident must keep his storage bin as neat as possible.
- I. NO PETS AND NO VISITORS WITH PETS.
- J. Each unit owner has been assigned a parking space for one passenger car. Resident passenger cars in excess of one, and all visitors must utilize guest parking. All cars must be parked head in. NO PARKING ZONES MUST BE OBEYED.
- K. No boats, no trailers, no campers, no buses, no trucks over 3/4 ton, no lettering, no modified vehicles, no dirt bikes, no all-terrain vehicles, no visible equipment of trucks such as ladders, pumps, etc. are permitted to park at any time.
- L. No door-to-door soliciting is permitted except as may be directly related to functions and activities of Nova Gardens, or as otherwise authorized by its Board of Directors.
- M. There will be no washing of cars either by hose or buckets.
- N. No repair work will be performed on vehicles except emergency work to start vehicles only.

3 - POOL FACILITIES

- A. There are no lifeguards at the pool, use of the unattended pools is at your own risk.
- B. The POOL HOURS ARE 8:00 AM TO 11:00 PM. These hours are to be strictly enforced.
- C. SHOWERS ARE MANDATORY before using the pool. All bathers must shower before entering the pool.

. INITIALS_____

RULES AND REGULATIONS

- D. Towels must be placed on pool chairs and pool lounges before sitting on them to prevent body oils, sun lotions and sun oils from absorbing into the plastic strapping. This is for health and sanitary purposes. Bathers are required to shower after application of these lotions before re-entering the pool.
- E. No inflatable is allowed in the pool or pool areas at any time. This includes rafts, inner tubes, beach balls or any other type of inflatable device. No boats, pails, toys, or other sharp devices are allowed in the pools.
- F. Children under the age of twelve (12) years are not allowed in the pools or pool areas without parent or adult guardian/caretaker supervision present.
- G. Children who are not toilet trained will not be permitted in the pools. Children under three (3) years of age, who are toilet trained, are not permitted in the pool unless they are wearing rubberized pants.
- H. Jumping, running, rough housing, toys or playing ball is not permitted in the pool and the pool deck areas.
- I. Diving is not allowed.
- J. Umbrellas are to be closed after use and before departing from the pool area. Pool chairs and loungers are to be returned to their place after use and before departing from the pool area.
- K. No bottles or glass containers of any kind are permitted in the pool area. No drinks are allowed in the pool area unless they are in plastic or a similar type of unbreakable container.
- L. No food or eating is permitted in the pool area except for special events that have received expressed advance approval by the Board of Directors.
- M. Unit Owners, renters and visitors of residents are all governed by these herein stated pool rules. There are no exceptions.

. INITIALS_____

RULES AND REGULATIONS

4 - RENTAL REGULATIONS

- A. Unit Owners may rent their unit only one time in a twenty-four (24) month period (not less than three (3) months or more than twelve (12) months in a twenty-four (24) month period). A screening fee of \$100 is required for the screening of any new lessee. No lease is renewable. No new tenant rental lease occurring after July 1, 1991 is eligible for a new lease period and lessee must vacate the rented unit after twelve (12) months or lease term expiration, not to exceed twelve months. Subsequently the Unit must either remain unoccupied and/or unrented or the Unit owner may reside in the Unit for the next twelve (12) months.

Unit owners must sign a new annual lease upon the expiration of the prevailing lease with the grandfathered tenant (those tenants who have occupied units prior to the new Condominium Documents Amendment referring to the rental of units and prior to its implementation date of July 1, 1991) and must provide the Board of Directors with a copy of the new lease for the grandfathered tenant. When a new lease is submitted for the same grandfathered renter the screening fee is waived. Renters cannot in turn sublet the apartment or any portion thereof.

- B. All prospective centers must be reviewed by the Board of Directors. Owners must have renters complete a rental application and submit it to the Board for review with the \$100.00 screening fee.
- C. All renters will be required to abide by all Rules and Regulations.

5- CHILDREN

(ADULT SUPERVISION MEANS AN ADULT MUST BE PRESENT WITH TRE CHILD)

- A. No child is permitted to ride bicycles, ride skateboards and to roller skate on Condo Property.
- B. No child is allowed to run or play on the catwalks.
- C. No child is allowed to stay in the parking area without adult supervision.
- D. No child is allowed in the swimming pool area or swimming pool without adult supervision.

. INITIALS_____

RULES AND REGULATIONS

E. No child is allowed in the back area along the canal without adult supervision.

F. No playing of any kind is allowed in the grass area.

6- GENERAL

A. A fine of from \$5.00 to \$100.00 shall be assessed against all owners who violate said rules, the amount of which will be dependent upon the infraction of the violation.

Signature: _____ Date: _____

Signature: _____ Date: _____