

Park Lane Condominium Rules

LAUNDRY

- Coin Laundry is \$1.50/load. Cold water only. Washers will not agitate when lid is up.
- Please clean lint trap after dryer use. Close windows and turn off lights after using laundry rooms.
- When finished leave washer lids open and dryer doors closed.
- Please do not move washer/dryers or make adjustments on machine settings or plumbing set-ups.
- Please keep track of time and empty washer and dryers when cycle is done.
- Make sure to CLOSE and LOCK door when finished.
- Please contact the property manager (JMA) if the machines do not work correctly.

PARKING

- There is open parking for the south building. No spots are designated. Please try to park in front of your unit.
- North building parking is in the carport and has designated spots per the condo documents.
- Two spots are designated for pick-up trucks at the south end of the south building. No motorcycles, dirt bikes, or ATV's.
- Disability scooters are allowed and may be stored in any south end parking spot.
- No residents may park commercial vehicles of any kind on Park Lane property.
- All oil leaks must be immediately fixed as leaking fluids can damage community property.

WATER USAGE/TRASH PICKUP

- No car washing or commercial use of water.
- if using hose, make sure it is coiled and stored out of walkway after use.
- Dumpster and recycling bins are located at street between buildings.
- Any bulk trash is to be put out ONLY the night before the scheduled bulk pick-up (currently Wednesday). Regular dumpster pick up is Tuesday and Friday. Please keep dumpster lid closed at all times. Please do not lean anything against the dumpster. City employees will not exit trucks to move these items and will not service that dumpster.
- Please break down boxes before discarding. To deter vermin, insects, and odors, all food scraps must be bagged.
- The dumpster is for refuse generated by residential use only. Do not use the dumpsters to discard refuse generated off property (such as from resident's workplace).

VISITORS

- Visitors and guests of residents are limited to 30 days of overnight visitation per year.
- Guests staying more than 5 consecutive overnight visits must notify the property manager (JMA).

PETS

- One small pet (not over 30 lbs.) per unit. Pet must be leashed at all times outside. Pet waste must be cleaned up.
- Due to noise concerns, large birds such as parrots or macaws are not allowed.

COMMON AREA

- Owner's property (or tenants rented space), is limited to the interior airspace of each unit. The rest is common area. Common area includes patios, railings, walkways, stairs and stairwells, parking lot, laundry room and pool/pool area
- There can be no personal property stored or displayed in any common area. The exception is tables and chairs and potted plants. Umbrellas are also permitted on 1st floor patios in the South building. On the upper floor, any of these

items cannot extend into the walkway beyond the width of the pillars separating the units. That allowable width is 31 inches and these items may only be in the space on either side of the unit entrance.

-A table, chairs and plants ONLY are also permitted in the common area space on the 2nd floor above the stairwells. This cannot extend more than 4 feet from the railing. No personal property may be stored in these areas. Please use storage closets to store personal property or store in unit. There can be no alterations done to the buildings or the common area.

-No personal property, plants, décor, etc., can be atop or hung from railings.

-There can be no gate, structure or object obstructing in any way ingress/egress into common areas.

POOL

-No glass in pool area. No alcohol allowed.

-Pool area is open sunrise to sunset only.

-Shower before entering pool.

-Pool guests are limited to two per resident. Resident must be present at pool area with their guests.

-Keep pool gate closed and locked when not in pool area.

- Please don't lose/lend your gate key. Gate keys are specialized keys and can only be duplicated upon request for a \$25 charge to unit owner.

-Close umbrellas when leaving pool area.

-Children not toilet trained may not use pool. Absolutely no children with diapers allowed in pool.

-Animals are prohibited from the pool area.

-South building bedrooms back up to the pool. Please do not play music and keep a low noise level while there.

-Minor children must be supervised by an adult at all times. No diving, running, or horseplay.

-Pool toys, floats, etc. must be stored in unit (or storage closet) and not in pool area or porches.

MISCELLANEOUS

-Barbecuing is not allowed on porches or patios. It must be in the pool area or the parking lot at least 10 feet from the first floor patios. Grills are personal property and cannot be stored in common areas.

-No commercial enterprises are allowed on the premises involving the coming and going of customers, including baby sitting/pet sitting.

-Nothing but toilet paper in the toilets. No Kleenex, paper towels, or wipes of any kind.

-Please do not pour grease or fats down sink. Use the trash for any solid or semi-solid items. Do not use corrosive drain cleaners (Drano/Liquid Plumber) as these agents will corrode copper pipes.

-in the event of an approaching windstorm, tenants should work with landlords to secure windows in their unit.

-Please be respectful of your neighbors. If out on the porch, please keep voice low and refrain from offensive language. Do not play music on your porch and if in a group, move inside after 10:00pm.

-Personal items must be placed inside your unit or in the storage closets.

-Items such as bicycles and mobility scooters may be secured by the clothesline tower on south side of building.

-There is no vehicle repair allowed on condominium property.

- As per city code, hurricane shutters may not be installed over windows and other openings prior to June 1st and must be removed by December 1st. Hurricane shutters cannot be in place year round.

IN THE EVENT OF A MEDICAL, POLICE, OR FIRE EMERGENCY, PLEASE CALL 911. FOR OTHER ISSUES WITH
EXTREME URGENCY: **UNIT OWNERS:** PLEASE CALL PROPERTY MANAGER (JMA)
TENANTS: PLEASE CALL YOUR LANDLORD OR THEIR REPRESENTATIVE

DO NOT CONTACT PARK LANE CONDOMINIUM BOARD MEMBERS IN THE EVENT OF AN URGENT OR EMERGENCY
SITUATION.

Park Lane HOA reserves the right to close common areas to residential use at any time.

I have read all items on this list and agree to abide by them:

Name: _____ Date: _____

Name: _____ Date: _____