

CHATEAU IN THE PINES HOA, INC. RULES & REGULATIONS

The following rules and regulations are adopted by the Board pursuant to the documentary authority. Compliance with these rules is mandatory for all owners, their tenants and guests. Owners remain responsible for the actions of tenants and guests.

1. Common Ground Area

- a. No parking or driving is allowed on common grass areas.
- b. No articles of personal property or obstructions of any kind shall be placed in or on any common area, including but not limited to sidewalks, planting beds, or entrances to any unit. All areas outside of the individual Patios are supervised and maintained by the Association. In addition, any changes or alterations are prohibited unless approved, in advance in writing by the Board of Directors, hereinafter referred to as the Board.
- c. A responsible adult must supervise all activities of children.
- d. Residents and guests shall engage in any conduct that interferes with the rights or enjoyment of others in any portions of the common areas.
- e. Owners are responsible for any damage to property that their tenants and guests may cause.

2. Association/Management Employees

- a. No homeowner or resident shall interfere with any employee who is performing work for the Association.
- b. Any services contracted between an individual homeowner or resident, and any of the Association's employees must be performed independently of the employee's work for the Association and must be paid for by the homeowner or resident. The association assumes no responsibility for the quality of such work.

3. Parking Lots, Roadways and Vehicles

- a. **Parking Lots**
 - i. **Assigned parking:** There are two numbered parking spaces assigned to each unit for the parking of non-commercial vehicles. Use only those parking spaces designated for your townhouse unit. Additional vehicles must use the unmarked parking spaces that are located south of the pool area and north of buildings 60 and 62. Parking in an unassigned space may result in your car being towed at either the direction of management or the individual to whom the parking space is assigned.
 - ii. Each vehicle must be parked within a lined, numbered space and not sideways or in the driveway area.
 - iii. Service vehicles may use a unit's parking spaces temporarily when performing service for that unit.
 - iv. Trucks in excess of one (1) ton and any other commercial vehicles, boats, trailers (of any description), campers, or recreational vehicles must be parked in the area south of the pool and the areas north of buildings 60 and 62, but for no longer than (7) seven days in any (1) one month unless authorized in advance in writing by the Board.

- v. No repairs or maintenance of any vehicles (except for car washing) is to be performed in any residential parking lot or other common areas. No hanging of oil or draining of radiators is allowed. These substances damage the asphalt and increase repair costs to the community.
 - b. Roadways
 - i. Speed limit is 15 miles per hour on Branch Way
 - ii. No parking on Piney Branch Way
 - iii. Temporary parking is limited to active loading and unloading, or active washing of vehicles
 - c. Vehicles
 - i. Vehicles with expired registrations and derelict vehicles are not permitted anywhere on Association property
 - ii. Vehicles parked in violation of the recorded restrictions & regulations may be towed at the owner's expense.
- 4. Pets and Animals
 - a. Animal owners must comply with all City/County. **NO DANGEROUS BREEDS OR EXOTIC PETS.**
 - b. No animal, dog or cat, exceeding thirty (30) pounds at maturity may be walked or kept anywhere on the common property.
 - c. All animals must be attended, on a leash, under complete control and under the personal supervision of the owner or designee anywhere on common ground.
 - d. Pet owners must clean up waste deposited by their animals and dispose of it in a sanitary manner.
 - e. Animal Control will be called to collect any animals that are allowed to run free in the Chateau complex.
- 5. Pool and Recreation Area
 - a. Pool
 - i. Use of the pool shall be solely at the risk of the individual and in no case shall the Association be held liable.
 - ii. The pool will be open from 8:00 AM until dusk. A pool key owner moves the key must be returned for reimbursement of the original payment. If the key is lost there will be a replacement fee of \$50. Residents are responsible for making sure that the gate is securely locked when entering or leaving the pool area.
 - iii. All persons must be accompanied while in the pool area by a person who is physically and emotionally capable of rendering meaningful emergency assistance.
 - iv. Except as required by law, as to service animals, pets are not allowed in the pool or in the enclosed pool area. This is State Law.
 - v. Skateboards bicycles and similar play equipment are not allowed inside the enclosed pool area. Floats and rafts exceeding 6 feet by 3 feet are also prohibited.
 - vi. Any activity such as running diving or horseplay that creates a danger or annoyance to others is not permitted.
 - vii. The garden hose shall not be used as a toy or for any personal use.

- viii. No food or drinks shall be brought poolside except for beverages in unbreakable or aluminum containers beverages and food are allowed at the picnic tables just outside the enclosed pool area
- ix. Persons using the pool area and picnic tables must pick up and dispose of their trash and cigarette butts in the proper containers in the dumpster area.
- x. Persons with contagious or infectious health conditions such as colds, ear infections or skin diseases or with open skin abrasions are not permitted in the pool. Persons with diarrhea are not permitted in the pool.
- xi. Persons who are either incontinent or not toilet trained must wear water impermeable plastic pants when in the pool.
- xii. All persons must shower before entering pool. Suntan lotions, creams and oils must be removed before entering pool. Anyone using sunscreen or suntan lotions must also cover and protect the deck furniture from those substances.
- xiii. Furniture and equipment may not be removed from the pool area.
- xiv. The safety ring on the pool fence is for emergency use only. Do not use this as a pool toy.
- xv. All persons must wear a minimum of a swimming suit to and from the pool area.
- xvi. Any person wishing to have a private party (no more than 15 people in the pool at one time) must make a 10-day advance reservation with the Board and/or its agent. A \$100 deposit must be paid at the time of registration and will be returned in its entirety if the pool area is left in original condition. There can be no damage to fixtures or furniture and all trash must be removed from the area. Parties will be limited in duration to two hours so that others are not deprived of pool use for the entire day. The pool cannot be reserved for private parties on Holidays or Holiday weekends.

b. Recreation Area

- i. The empty lot on the West side of the swimming pool is designated as a recreation area. Because of the limited size, grass surface, and proximity to townhouse units, there are usage restrictions.
- ii. Hours of permitted use are 8:00 AM until dusk only.
- iii. Tennis or field games such as baseball, football, or soccer are prohibited. Badminton, volleyball, croquet, bocce and golf putting are allowed.
- iv. Do not leave trash in this area.
- v. 6) Disruptive or annoying behavior (including loud music or loitering) is not allowed. Be mindful and considerate of your neighbors.

6. Townhouse Maintenance Appearance/General

- a. Exterior walls patio fences roofs and other improvements must be properly maintained and kept in good condition.
 - i. Painting paint color specifications are registered at Home Depot in West Melbourne notice will be given when painting needs to be done. All exterior repainting including doors walls and patio fences must conform to the standards set by the Association.

- ii. Roofs pursuant to Article V of the declarations each owner is responsible for any maintenance and repairs to the roof and shingles of his or her townhouse as may be required to prevent water or other damage to the unit or any other unit in the building.
 - iii. The board of directors of the Association will determine whether the exterior walls, patio, fences, roofs and other improvements are being properly maintained and repaired.
 - b. No external alteration additions or improvements to individual town houses will be allowed without prior board review and written approval. Applications must be dated, signed and include all specifications for the change requested. Applications may be obtained from the Association or its agent.
 - c. Holiday decorations may be displayed from balconies or hung on the outside of windows or fences of any unit but must be removed within 30 days following the holiday.
 - d. No clothing, linens, towels, etc. shall be hung from balcony railings nor shall they be draped over fences. Balconies and patio roofs are not to be used as storage areas and must always be kept clean and tidy.
 - e. Maintenance in gardening items, building supplies, tools, etc. should be stored in the patio area, shed or another appropriate place so they're not visible from the exterior of the unit. Freestanding storage sheds must not exceed fence height.
 - f. Signs are not allowed except "for sale" or "for rent" which must be located only on the subject property.
 - g. Individual plantings whether in pots or in the ground shall be confined to the inside patio area of each townhouse.
 - i. Inside plantings that grow over or through the fence are not allowed.
 - ii. Nuisance plants are not permitted, and if present must be removed. These would include vines, including potato vines, that invade the exterior fence and grow into (and may eventually kill) the desirable plants and hedges are prohibited. Other nuisance plants like ficus and other heavy root plants become invasive with their root systems and can cause damage to sidewalks, cement pads and pipes.
 - h. Hurricane Protection
 - i. During a hurricane alert or prior to leaving your unit for any lengthy absence balconies and patio should be cleared of ALL movable objects.
 - ii. If tape (not recommended) or a plywood is used for hurricane protection it must be removed within one week after the storm threat is over.
 - i. Security
 - i. Chateau in the Pines is a Crime Watch neighborhood. Inform your neighbor if you plan to be gone for an extended period so they can keep watch over your unit.
 - ii. Do not leave the gates open and make sure that they have been securely locked when you leave the pool area or Chateau complex.
 - j. Pursuant to Article 2 of the city of West Melbourne code the number of permanent residents in a single townhouse cannot exceed four individuals.
7. Violations

- a. Residents may lodge written complaints to the board and or its agent. Call the management company for any matter requiring immediate attention.
 - b. Legal action may be taken, and the violator will be responsible for expenses incurred.
- 8. Severability
 - a. The board as deemed appropriate may change or rescind any articles in these rules and regulations the remaining articles shall remain in full force and effect.
 - b. All rules and regulations of the Chateau in the Pines HOA, Inc. previously established or currently in effect are rescinded at the effective date of this revision. These rules and regulations become effective March 1st 2015.