

Indialantic Villas Condominium Association

The Rules and Regulations hereinafter enumerated are those duly passed and ratified by your Board of Directors at their meeting April 15, 1992. These rules apply to the condominium property, the common elements, the limited common elements and the condominium units. They shall be deemed in effect until amended by the Board of Directors of the Association, and shall apply to and be binding upon all unit owners and/or tenants, hereinafter referred to as residents. The unit residents shall at all times obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, and persons over whom they exercise control and supervision.

All residents have an obligation to assure that they contribute to the effort to maintain a safe, sanitary and attractive facility. Therefore, if a resident observes a Rules Violation he or she should bring it to the attention of the violator. The Board of Directors shall endeavor to educate all newcomers but they need the help and cooperation of all residents.

PLEASE NOTE THAT YOUR BOARD OF DIRECTORS IS SINCERE IN ITS DESIRE AND INTENT TO ENFORCE THESE RULES AND REGULATIONS. THE INDIALANTIC VILLA CONDOMINIUM DOCUMENTS PROVIDE FOR THE FOLLOWING REMEDY:

"and may enforce the reasonable rules and use restrictions of the Declaration of Condominium articles, the By-Laws, and duly promulgated rules and regulations by imposition of fines in such reasonable sums as they deem appropriate not to exceed \$100.00 per occurrence, not to exceed \$1,000.00 against unit owners for violations of said condominium documents by said unit owners or their guests or their lessees and to collect same as an assessment."

USE

1. A condominium unit may only be used as a private dwelling for the resident and his/her immediate family members. Maximum of four (4) occupants.
2. No immoral, improper, offensive or unlawful use shall be made of the condominium property nor any part thereof. All laws, zoning ordinances and governmental regulations of all kind shall be observed.
3. No resident shall use his/her property in any manner which shall be a nuisance or a source of annoyance to other residents or which interferes with the peaceful possession and proper use of the property by other residents.
4. No resident shall play upon or suffer to be played upon any musical instrument or operate or suffer to be operated a phonograph, television, radio or sound amplifier in his unit in such a manner as to disturb or annoy other occupants of the condominium. No resident shall conduct, or permit to be conducted, vocal or instrumental instruction at any time.
5. Owners shall not take or cause to be taken within their units any action which would jeopardize the soundness or safety of any part of the condominium property or impair any easement or right appurtenant thereto or affect the common elements without the unanimous consent of all unit owners who might be affected thereby. All parts of the property shall be kept in a clean and sanitary condition; no toys, bicycles or shopping carts, and no refuse, rubbish or garbage shall be allowed to accumulate, nor any fire hazard to exist.
6. **Porches and balconies are not to be used as a storage area and should be kept neat and orderly at all times. No item may be placed on balcony ledges at any time. Only conventional type lawn/patio furniture, Barbeque grills, potted plants and the like will be allowed. Bicycles and riding toys will be allowed up to one per resident. Items not allowed on porches and balconies include laundry and laundry hanging devices; inside type furniture (stuffed chairs, upholstered couches and the like); exercise equipment including weights and weight benches; toys or any sports equipment including surfboards, fishnets, fishing rods, golf clubs, etc.; colorful hangings such as wind socks, posters, etc.. Hanging, cleaning or beating garments, towels, rugs or the like from balconies or patios or other condominium areas, visible to others, is prohibited.**
7. Any children playing outside their unit must be supervised by their parents or another adult. No activities will be allowed upon the common areas that involve throwing, hitting, or kicking objects, to include but not limited to baseballs, soccerballs, frisbees, volleyballs and the like nor shall any person be allowed to engage in any game or other type activity that produces an unreasonable amount

of noise.

8. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed to or upon any part of the condominium unit, limited common elements, units or vehicles parked upon condominium property.
9. A unit owner shall be liable for the expense of any maintenance, repair or replacement rendered necessary by his negligence or by that of any member of his family or his or their guests, employees, agents or lessees. Any and all damages to common property caused by moving or carrying articles therein shall be the responsibility and shall be paid by the owner or the person in charge of such articles. In the event of damages caused by a tenant moving into or out of a unit, the unit owner shall be liable for any such damage. No owner, lessee, or licensee shall install wiring for any electrical or telephone installation, or any antennae, machines, air conditioning units, or the like on the exterior of the building, or which protrude through the walls or the roof of the building, except as authorized by the Board of Directors of the association.
10. Building exteriors, including but not limited to balconies, patios and entrance ways, cannot be altered, changed or otherwise used for affixing anything.
11. There shall be no inground planting in common areas without permission of the Board of Directors.
12. No foil, whether aluminum, colored, plastic or otherwise, shall be affixed to, placed in, against, or adjacent to any windows so as to be visible from the exterior of the building. No draperies, shades, awnings, or the like shall be used unless approved by the Board of Directors of the association.
13. Residents will not place nor cause to be placed in any of the project areas, both common and limited, any furniture, packages, or objects of any kind. Such areas shall be used for no other reason than for normal transit. All bicycles and other wheeled toys must be walked, not ridden or otherwise operated, on the sidewalks. **All bicycles must be parked in the parking space of the unit, or patio/balcony as allowed and under USE #6. Parking in sodded areas and walkways is strictly prohibited.**
14. **All renters must appear before and be approved by the Rental and Leasing Committee before occupation of a condominium unit by the renter, unless previous approval of the renter is on file.**
15. **When an owner grants permission to a guest to use his apartment he must advise the Manager in writing prior to the guest's arrival.**
16. **Each owner who plans on being absent from his unit must prepare his unit prior to departure by (1) removing all furniture, flowers and plants from the porch and (2) turning off the main water valve supply to the unit.**

PARKING

1. Each unit is assigned one (1) covered parking space expressly for the use of that unit resident. Any infringement upon this space will be allowed only by permission of the unit resident. All covered parking spaces are marked with the associated unit number.
2. Tractors, trailers, motor homes, boats and trucks (larger than pick-up trucks) are specifically prohibited from the common grounds of the condominium. However, they will be allowed upon the condominium property for a limited time (not to exceed 24 hours) for loading and unloading only.
3. Parking or driving on sodded areas is strictly prohibited. Each owner will be held responsible for any damages caused by his negligence or by that of any member of his family or their guests, employees, agents or lessees.
4. All vehicles must be parked in designated parking spaces only (inside lines). No parking is allowed in driveway areas.
5. The condominium parking areas has a total of 96 parking spaces. There are 48 total units. If, at sometime, the parking area experiences congestion problems any unit residents routinely parking more than two (2) vehicles on the condominium property will, in fairness to other residents, be required to find alternate parking for the extra vehicles.
6. Vehicles with invalid tags parked on premises will be reported to the Indianalantic Police Department and removed from the premises at the owners expense.
7. Vehicles with flat tires or tires missing or which create an unsightly or hazardous condition are prohibited.
8. Improperly parked vehicles or prohibited vehicles are subject to removal, at the owners expense, by the Association.
9. Major overhaul of vehicles will not be permitted on the condominium property. This shall include, but not be limited to, engine removal, transmission removal, etc..
10. No vehicle that has been placed on jacks, blocks, ramps, etc. shall be left unattended. Vehicles will be towed away at owners expense.
11. A maximum speed of 5 miles per hour is in effect at all times for all vehicles on

the condominium property.

12. All motorcycles, mopeds and motorized bicycles must be kept in designated parking areas. Under no circumstances is any motorized vehicle to be stored, parked or otherwise located on a porch or balcony area. Care must be taken to protect the surface of the parking lot from damages caused by motorcycle kick stands.

13. Any and all damage caused to parking lot surfaces by oil, grease, gasoline, paint, jacks, motorcycle kickstands, etc. shall be the responsibility of and shall be paid for by the owner or person in charge of causing such damage. In the event of damage caused by a tenant, the owner shall be liable for any such damage.

PETS

1. No pets shall be allowed to be kept on the Condominium Premises by renters.

2. The owners of pets are responsible for the immediate cleaning of any waste made by their pets.

3. Brevard Animal Control will be contacted if any pets are found to be running free on the common property in accordance with existing County laws prohibiting unleashed animals from roaming. **This rule applies to cats as well.**

4. Each owner is responsible for any inconvenience, nuisance, or damage caused by his or her pet.

5. Pets are limited to a maximum number of two (2). No pet shall weigh more than twenty (20) pounds. **No birds allowed.**

GARBAGE

1. All trash, garbage or refuse must be placed within the dumpster containers. Boxes and other compactible items must be flattened or dismantled before being placed in containers. Any items left outside the dumpster will not be picked up. There are two dumpster containers at the Indialantic Villas. If one container is full, garbage must be placed in the alternate container.

2. Prior arrangements must be made with Harris Sanitation for the disposal of large items that are not suitable for the dumpsters. Such items include, but are not limited to, mattresses, box springs, furniture and appliances.

POOL

1. All persons using the pool shall do so at their own risk. Neither the Property owners Association nor its members shall be responsible for accidents or injuries.
2. All persons shall shower and remove suntain lotion, sand and tar before entering the swimming pool in each instance.
3. The recreation facilities are for the specific use of the residents only. Non-residents may use the facilities only upon the invitation of a resident and only when said resident is in attendance. Children (under the age of 15) are not permitted to use the pool facilities unless accompanied by an adult. **No pets are allowed in the pool area.**
4. No more than four (4) guests of an apartment unit shall be permitted to use the swimming pool at any one time.
5. Pool furniture may not be reserved "for future use". All personal belongings must be removed from the chairs and lounges when persons using them leave the pool area for any reasonable length of time (10 to 15 minutes). Lounge chairs should be placed in their original position after use in order to create a uniform appearance. (Rule applies if and when furniture is purchased by the Association). **No food may be brought into the pool area.**
6. Glass containers will bot be permitted in any of the pool areas. **Cans or plastic containers are permitted.** All litter created in the pool area should be removed by those creating said litter.
7. The pool will be open for use only between the hours of 8:00 A.M. and 10:00 P.M. each day.
8. Scuba equipment, swim fins, rafts, blow-up toys and styrofoam articles shall not be permitted in the pool area.
9. Excessive splashing, running and noise shall not be permitted in the pool or pool area.
10. No act shall be done, nor shall any activity be carried on, in or on any portion of the pool area including, without limitation to, the playing of any phonograph, tape recorder, television set or radio, which would constitute a nuisance or which would unreasonably disturb any person lawfully present in the pool area.
11. Proper swim attire is required.
12. Any person or persons not adhering to Rules and Regulations, after notification, will have the matter brought to the attention of the Board of Directors for appropriate action.

INDIALANTIC VILLAS CONDOMINIUM ASSOC., INC.

ADDENDUM TO RULES & REGULATIONS

PAGE 3- "USE" RULES

No individual garage sales allowed, only the community garage sale in February.

PAGE 6- UNDER POOLS:

Pool parties will be allowed Mon. - Sat. 4:00 P.M. to 6:00 P.M. only. Also, unit owner/tenant must notify Management prior to party.