

RULES AND REGULATIONS SHEOAH I CONDOMINIUM ASSOCIATION, INC

The Sheoah I Condominium Association, Inc Rules and Regulations are a guideline conducive to the operation of a successful Association. Each Rule and Regulation is intended to assure us the living standards and enjoyment expected when we move into Sheoah I and become members of Sheoah I Condominium Association, Inc. These Rules and Regulations are not intended to aggravate, but to make our neighborhood a better place for all of us. Each owner, lessee, visitor, relative, guest—otherwise jointly and severally hereinafter referred to as “Occupant”—of a unit shall be governed by the following Rules and Regulations. References to the governing documents shall refer to the Declaration of Condominium, the Articles of Incorporation, the By-Laws, these Rules and Regulations and the Condominium Act.

Our Association’s legal documents provide for a system of fines applicable to any and all violators. It is your Board’s responsibility to enforce as presently written. Your cooperation is essential to safeguard your investment in Sheoah I and our well being as a community.

Please familiarize yourself with these Rules and Regulations and keep them handy for easy reference. Also, please go over these Rules and Regulations with other Occupants.

I. GENERAL RULES

- A. Children are the direct responsibility of their parents/legal guardians. Full supervision of the children is required while they are within the Condominium property.
- B. Occupants shall be personally responsible for all damage they cause or that is caused by their families and guest.
- C. Each unit shall be occupied only as a residence for a single family. Permanent occupancy is limited to two (2) persons per bedroom. NO room may be rented nor any transient tenant accommodated.
- D. No waterbeds or aquariums holding over 10 gallons of water shall be allowed on the second floor.
- E. No radio or TV installation which interferes with the TV or radio reception of another Unit shall be permitted in a Unit. No antenna, satellite dishes or aerial may be erected or installed on the roof, exterior walls of the building or outside a Unit.
- F. The exterior of the Condominium (outside the Unit boundaries) and all other areas, including the landscaping and grounds appurtenant to the Units are the responsibility of the Association and shall not be painted, decorated or modified, including by planting or other landscaping changes, by the Occupant in a manner without prior written consent of the Association. Consent will not ordinarily be granted, but if consent is sought, it may be withheld on purely aesthetic grounds, with the sole judgment of the Association’s Board of Directors. In no event consent shall be granted unless and until all necessary permits and approvals first have been obtained from applicable governmental authorities and presented to the Board of Directors.
- G. It is the responsibility of each Owner to maintain all plumbing to their unit. The Owner’s responsibility begins at the water meter – the City of Winter Springs is responsible before the meter.
- H. It is the responsibility of each Owner to maintain their porches. This includes, but is not limited to, all screening, flooring and lighting.

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- D. All occupants' vehicles must be registered with the Association, and must have a parking permit affixed. Vehicles without a permit will be towed. For permits, please contact the management company.
- E. All vehicles must fit completely inside the striped parking spaces. Vehicle bodies, bumpers, wheels, beds, tailpipes, hitches and other attachment or equipment may not extend beyond the parking space.
- F. Vehicles may not be parked on the grass and must not extend onto the lawn or shrubbery. Occupants who damage grass, shrubbery, sprinkler heads or sprinkler lines will be charged for the cost of repair or replacement.
- G. Occupants are responsible for the cost of repairing damage done by oil, gasoline or other fluid leaks and for any other damage done by their vehicles.

**REPORT ANY VIOLATIONS TO THE MANAGEMENT COMPANY AT
407-695-7898.**

III. PET RULES

Cats, dogs and other common domesticated pets are allowed to be kept in Units, provided they weigh **no more than 25 pounds** and they comply with the Rules and Regulations and County Ordinances.

A. No breeds of the following dogs are allowed:

- Pit bulls
- Rottweilers
- German Shepherds
- Huskies
- Alaskan Malamutes
- Doberman Pinschers
- Great Danes
- St. Bernards
- Akitas
- Boxers
- Bull Dogs
- Chows

And any mixed breed of these dogs **is not** permitted. Owners should be aware that if their dogs attack a person, the attacks may be scrutinized by law enforcement.

- B. Occupants having pets are responsible for removing waste of their pets from the common elements.
- C. Occupants are responsible for all actions of their pets. Occupants will be notified in writing of any violation. If applicable, a copy shall also be sent to the county animal control officer.

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- I. Owners are responsible for any damage to any part of the building that they or their tenants cause
- J. All repairs must be approved by the Board, in writing. All plans must be presented, in writing, for the Board to approve. Failure to properly maintain your unit will result in Board action, including, but not limited to, having the work done and a lien placed against your unit for the cost.
- K. The common elements shall be used only for the purpose intended. The common elements include but are not limited to the landscaped and grassed areas.
- L. Outdoor cooking is regulated by the City of Winter Springs Fire Department and allows only ground level, ten feet from any structure.
- M. In the event an Occupant leases a Unit, the leasing Occupant shall review and be bound by the Rules and Regulations and the governing documents of the Association.
- N. In case of emergencies (other than 911 calls) contact the Management Company. All complaints about any aspect of the Association business must be in writing, signed, and directed to the Management Company.
- O. There shall be no solicitation by any person anywhere on the Association property for any cause, charity or for any other purpose. Notices shall be posted in an area designated by the Board of Directors for that purpose.
- P. All refuse must be deposited WITHIN the receptacle. For all large items (furniture), you must call the Management Company at 407-695-7898 to make arrangements for pick-up.
- Q. Only "For Sale or For Rent" signs are allowed to be displayed. Signs are limited to one per unit. Signs can be displayed only in the window.

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II. VEHICLE RULES

- A. No trucks or other recreational or commercial vehicle shall be parked in any parking space except with the written consent of the Board of Directors. Commercial vehicles are those with either (1) signage of a business and/or (2) over ½ ton in weight and/or (3) semi-tractors or semi-trailers or combination thereof, and/or (4) vehicles equipped primarily for a purpose other than carrying passengers. Recreational vehicles shall mean motor homes, mobile homes, trailers, boats, jet skis and Winnebago-style vehicles. The Board for the purpose of delivery or repairs has designated temporary parking spaces. Commercial service vehicles are allowed to be parked in the temporary area designated by the word "Visitor" while work is being done in a Unit, but such vehicles shall not remain in excess of twelve (12) consecutive hours.
- B. All vehicles parked on Condominium property must have a license plate with a valid sticker and must be in operating condition under applicable State law at all times. Flat tires must be promptly repaired or replaced. Inoperative or non-conforming vehicles must be removed from Condominium property within three (3) hours.
- C. Ownership of a Unit shall entitle the Occupant of the Unit to the use of not more than two (2)-parking spaces. Guests visiting Occupants may park in designated visitors' parking spaces.

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IV. SALE OR LEASE RULES

- A. The sale or lease of any Unit must be approved in writing by the Board of Directors in advance of consummation of the transaction and occupancy of the Unit. Any transfer and/or occupancy that occur prior to application and approval shall be deemed a withdrawal of the request for approval.
- B. A completed application for purchase, transfer fee (if permitted by the Association's Governing documents) and a copy of the sales contract must be submitted to the Association's Management Company before completion of any sale. Forms are available from the Management Company. The Board of Directors will review the application and approve or disapprove the transaction within 30 days of receiving the completed application and supporting materials. The Board may require an interview with the proposed purchaser. If approved, the Management Company will issue a certificate of approval of sale. It is the responsibility of the purchaser to record this certificate at his/her expense.
- C. A completed application for lease, transfer fee (if permitted by the Association's governing documents) and a copy of the proposed lease must be submitted to the Association's Management Company before the execution of any lease including a signed copy of the Sheoah I Lease Addendum attached to the Lease application. Forms are available from the Management Company. The Board of Directors will review the application and approve or disapprove the transaction within thirty (30) days of receiving the completed application and supporting materials. The Board may require an interview with the proposed tenant. If approved, the Management Company will issue a certificate of lease. This certificate of approval does not relieve the Unit owner from the responsibility for insuring compliance by his/her tenant with all of the governing documents.

VI. REGULATIONS

It is the responsibility of every Occupant to comply with the governing documents as same may be amended from time to time. In addition to all remedies available at law or in equity, the Association is empowered to establish and levy fines for failure of any Occupant to comply with any covenant, restriction, rule or regulation in the governing documents. Since voluntary compliance with the Association's governing documents is not always obtained, occasionally it has been necessary for the Board to take formal action in these situations. Violators will be subject to a legal action, which may include but is not limited to actions to recover sums due for damages, or actions for injunctive relief or any combination.

The policy outlined below is the procedure for handling of complaints addressed properly to the Association.

- A. Members of the Board serve without compensation. As community-minded volunteer and private parties they may try to assist in resolving minor disputes, but in doing so they do not purport to act for the Association. Nor do they have a special obligation to

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- resolve strictly private disputes between neighbors not involving a failure to comply with the governing documents.
- B. Questions regarding the Association's rules and policies must be made in writing, signed, and submitted to the Board of Directors in care of the Management Company. They shall be considered by the Board of Directors and responded to as necessary and required by law.
- C. Action on Complaints: All complaints received will be reviewed by the Board or the Management Company as directed by the Board. Any matter not resolved informally and needing Board action will be placed on the agenda of the next regularly scheduled Board Meeting, unless in the judgment of the Management Company and the President of the Association an emergency meeting is required. Such action as the Board determines to be appropriate will be taken on the complaint at the next regularly scheduled Board of Directors' meeting.
- D. Action on Violations: If the complaint appears to the President of the Management Company to involve a violation of the governing documents such that imposition of a fine may be appropriate, the Occupant charged with the violation and the Complainant shall be notified in advance of the meeting of the Board at which the complaint shall be considered. Notice shall be the best practicable notice under the circumstances and oral notice may be sufficient. If no notice is given to the alleged offender as herein provided the Board may not impose a fine.

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