

Sheoah Highlands Three, Inc.

Rules and Regulations

SALES OR LEASES: APPLICATION FOR HOMEOWNERSHIP/SELLER'S INFORMATION SHEET OR APPLICATION FOR LEASE/RENTAL must be completed by Owner and Purchaser or Owner and Lessee. Forms may be obtained from the Management Company, Realtor or Owner prior to sale or lease of Unit. Please submit forms and a non-refundable fee of \$75 for each occupant 18 or older as far in advance as possible but at least ten (10) days prior to occupancy so the Board of Directors can take action on the application. *Under no circumstances may a unit be occupied until the application has been approved.*

SHEOAH HIGHLANDS THREE, INC.
c/o Paine Anderson Properties
301 W. State Road 434, Suite 325
Winter Springs, FL 32708
Call (407) 695-7898 for office hours or questions

VEHICLES: All residents' cars, not to exceed two vehicles per unit, must display an official Sheoah 3 decal in front, lower windshield and be *clearly visible*. No moving van, boat, truck, house or boat trailer, recreational or commercial vehicle may be parked in any parking area within the Condominium property overnight or for more than twelve (12) hours, and then only if such vehicle or boat is operable and in a good state of repair. Overnight guests must display required signage in front window of car. If necessary, cars without decals will be towed at owner's expense. Repair of automobiles in the parking lot is prohibited.

PARKING LOT AND GREEN AREAS: The parking lot is one-way around the median as indicated by a one-way sign. The speed limit of ten (10) miles an hour is for the safety of all residents. Persons are not allowed to play in the parking lot, green areas, sidewalks, or the entrances to any building. There are designated recreation areas in The Highlands.

PETS: Permission for a pet must be requested from and approved by the Board of Directors. Only two pets per Unit are allowed and pet(s) cannot exceed 25 pounds at maturity. *No reptiles, rats, or mice are permitted. No dogs on the "dangerous" dog list are permitted.* Pets must be walked on a leash and *not in front of or behind the buildings*. Please be a responsible pet owner and pick up after your dog. Pets not on a leash will be reported to Animal Control.

SOLICITATION: No solicitation is allowed by any person in any building for any cause, charity or otherwise, unless specifically authorized by the Board of Directors.

NOISE: Televisions and all media devices must be turned down between 10:00 PM and 8:00 AM as well as all other unnecessary noise. Carpentry, picture hanging, repairs, etc. must be done between the hours of 8:00 AM and 6:00 PM only.

OBSTRUCTIONS: Driveways, sidewalks, entrances and passageways must be kept open. Plants, pots, receptacles and other movable objects must not be kept on ledges of balconies or windows. Bicycles are not to be left on sidewalks or in entryways.

EXTERIOR: No awnings, screens or projections may be attached to outside walls or balconies. Balconies and patios may be screened or glass enclosed, but permission must be requested from and approved by the Board of Directors. Front window coverings of units must be white for consistency appearance. No Unit owner or resident shall erect any structure on the roof or exterior of any building. **No one is permitted on roofs for any purpose without Management approval.** Balconies and patios: No heavy storage is permitted including boxes, gym equipment, appliances, household furniture, etc.

ELECTRICAL ROOMS: Nothing may be stored in the electrical rooms located under the stairs. An inventory will be taken periodically and anything found in the electric rooms will be removed.

PROPERTY DESTRUCTION: Neither owners nor tenants, their dependents or guests shall damage, deface or engrave any part of any building. This includes deliveries of furniture, moving in or out of Unit, etc. to or from any building. Owners/Tenants shall be financially responsible for any damage to building(s), screens, sidewalks, etc.

REFUSE: Garbage must be disposed of only by the use of garbage disposal in the Units or the use of dumpsters as supplied by Sheoah Highlands Three, Inc. Wet garbage is to be in plastic bags before being placed in the dumpster. *ALL garbage and trash is to be placed in the dumpster.* Collectors will not take anything left on the ground beside the dumpster. As posted, there is a fee for violations.

OUTDOOR COOKING: Cooking under any overhang or above ground floor on balconies, porches or landings is not permitted. Winter Springs Fire Department Regulations require cooking only at ground level and a minimum of ten (10) feet from any structure or trees.

FLAMMABLES: No explosive material, chemicals or substances except for products for normal household use are to be kept in any Unit or Unit storage closet.

SIGNS: No signs, decals, or decorations in windows except one (1) "For Sale" or "For Rent" sign placed inside window area and those signs can be no larger than 24" X 12".

PLEASE NOTE: THE ASSOCIATION MAY TAKE NECESSARY LEGAL ACTION TO ENFORCE THE REGULATIONS SET FORTH IN THE BY-LAWS AND DECLARATION OF CONDOMINIUM OF SHEOAH HIGHLANDS THREE, INC. AND THE COST OF LEGAL FEES SHALL BE BORNE BY THE OFFENDING OWNER.