

RULES AND REGULATIONS SET FORTH BY OUR DOCUMENTS FOR CONDOMINIUMS

The following Rules and Regulations have been adopted by the Association to assure residents that the condominium property will be used in a manner providing the greatest benefit and enjoyment for all persons. These Rules and Regulations and are required to be observed by all residents and Guests, and provisions for their strict enforcement are established in the Declaration of Condominiums and under the laws of the State of Florida.

1. Noise levels must be kept within acceptable standards at all times, and during the hours of 11:00 pm through 9:00 am. Conversation levels and volume levels of electronic equipment and musical instruments must be kept so that the same cannot be heard outside the apartment. **Check with your building board to see what type of floors you are allowed to have installed. All new floors must be approved by each condo building board before installation begins.**
2. Each occupant shall be required to maintain their apartment in good condition and repair at all times. Occupants are reminded that the grounds outside of the condominium are community property owned by the Villas of Lake Arbor Community Association and do not belong to the adjoining apartment owner. Occupants shall not store or otherwise leave their personal property lying around these grounds.
3. Occupants are not allowed to make any plantings on any grounds surrounding the condominium.
4. Porches, patios and courtyards shall not be used for the storage of personal property or for hanging or cleaning garments or other household items. No drying of laundry will be permitted outside of the apartments or in the courtyards or patios. Balconies and patio areas whether enclosed or not, must be kept in a clean and neat appearance at all times. **No storage of grills on patios or balconies.** Remove BBQ grills at least 10 feet away from the premises when in use. NFPA Code 1:10.10.6.1 requires that grills shall not be used on any balcony or within 10 feet of any structure.
5. Each apartment may be used only as a residence for one family containing no persons under the age of eighteen (18) years, and for no other purpose whatsoever. Children under such age are welcome in the condominium as Guests not to exceed 21 days or nights per 12-month period, and there is no desire to restrict their normal activities.

PET RULES FOR CONDOMINIUMS:

➤ 6A (2050 Lakeview Drive), 6B (2070 Lakeview Drive), and 6D (2020 Lakeview Drive)

6. No more than One Dog or One Cat or other domestic animal weighing not more than twenty-five pounds (25) at maturity may be permitted to be kept within each living unit upon written approval of the Association. In granting or denying applications, consideration shall be given to the size and type of pet and other relevant circumstances to determine its suitability to community living and the likelihood of disturbance to others. Any pet which disturbs, annoys, threatens or harms persons or damages property within the community shall be deemed a nuisance and may result in the Association requesting removal of the pet. If the Association shall find any pet animal to be objectionable or detrimental to the rights and interests of other occupants, it shall so notify the owner, and he shall have two (2) weeks to remove the pet from the community. If he shall fail to do so, he shall be in violation of these rules and regulations and the Association shall thereupon have full authority to compel the eviction and removal of the pet by any lawful means. By keeping a pet within the community, the pet owner assumes full and total responsibility for all injuries, damages, costs and expenses caused by the pet to any part or to the Association property. Pets, including pets belonging to visitors, shall be leashed with the leash held by an individual and under control at all times while the pet is outside of the unit and within the common area and shall only be walked in areas designated by the Association for this purpose. Pet owners shall remove all excrement from these areas, as and when left by the pet and properly dispose of same. No other animals may be raised or kept by any

owner, and no more than one pet may be kept by any owner. Pet owner will provide proof of compliance with state and local requirements for licensing and rabies vaccination.

➤ **6C (2040 Lakeview Drive)**

6. As per Article VIII of the Declaration of Condominium document, no pets or animals of any kind shall live in permanent residence in Condo Building 6C.
7. No antennas may be installed upon the exterior of any building. Except as otherwise provided herein, no signs, advertising, or notices of any kind shall be displayed on the exterior of any living unit, nor shall the same be posted or displayed in a manner as to be visible from the exterior of any unit. This prohibition shall expressly apply to "For Rent" or "For Sale" signs. Open house signs may be displayed only on Saturdays or Sundays and then only from 1:00 pm through 4:30 pm on the day of the open house. No balloons, streamers, or other ornamentation may be attached to the sign or to the signpost. Additionally, each unit owner may identify their living unit by a name plate of a type and size approved by the Association or its Management Contractor and mounted in an approved place. The installation to begin after you have received the written reply of the approval. Estate sale signs, no larger than eighteen inches by twenty-four inches, may be displayed only on Saturdays or Sundays and then only from 9:00 am through 5:00 pm on the day of the sale and are not allowed without prior Board approval. Only one sign in front of the Owner's unit is allowed. No balloons, streamers, or other ornamentation may be attached to the sign or to the signpost. An estate sale constitutes a liquidation of an estate for one who is deceased.
8. Garbage and trash shall be disposed of only in areas designated for such by the Association. Garbage is to be put out the day of removal, not the night before. Unit owners are responsible for advising their contractors to remove all debris from the property at the end of each day. Community trash pickup is on Monday and Thursday outside of your unit. Dumpster pickup is Monday, Wednesday and Friday.
9. The Condominium Association has the sole responsibility for the maintenance and repair of the apartment building, except for interior portions. No owner or occupant shall make any exterior repair, modification or painting without the prior written approval of the Condominium Association or the Management Contractor. No exterior enclosures, patios, storage sheds or other structures whatsoever may be installed in or constructed upon the common areas or within the patio areas or balconies.
10. The care and maintenance of the condominium property has been contracted through a Management Contractor. No owner or occupant shall attempt to direct, supervise or assert any control whatsoever over the employees of the Management Contractor or to otherwise interfere with the contractor's maintenance responsibilities. All requests for service, care and maintenance of the condominium property or the recreational areas shall be made to the Management Contractor in writing.
11. All official notices of the Association either shall bear the signature of an officer and the official seal of the Association, or in the alternative, the Management Contractor. No member shall make, circulate or post notices of any kind or type whatsoever which purport or represent to be an official notice of the Association or its Management Contractor. Notices of a social nature may be freely circulated. However, such notices must bear the signature of the party circulating the same, and such party shall be fully responsible for their contents.
12. The recreation facilities and common areas with the Villas of Lake Arbor community will be used in such manner as will respect the rights of all community residents. Use of the recreational facilities will be controlled by rules and regulations issued from time to time by the Community Association. In general, the use of the recreational facilities will be prohibited from Dusk to Dawn.

13. Commercial/recreational vehicles owned by a resident or vendor may not be parked overnight in VOLA. Occupants shall park their vehicles only in spaces or driveways which are available for use in connection with their condominium apartment. No occupant's vehicle shall be parked in the common roadways or in such a manner as to impede or prevent ready access to another occupant's parking space or driveway. Occupants must not permit their Guests, tenants, licenses or invitees to park vehicles in the driveways or parking areas of other owners. Driveways, carports and parking areas are intended for parking of transportation vehicles and shall not be used for the storage of recreational vehicles, equipment or craft, or repair of servicing vehicles. No commercial vehicles shall be parked within the community, except for that reasonable time required to allow the owner or operator of the commercial vehicle to make a delivery, provide a service, or otherwise conduct their business transaction. A commercial vehicle is any vehicle that bears the name, logo, coloring, tools, stock or equipment reflecting the trade, business or occupation of the vehicle. The term 'commercial vehicle' does not include any governmental vehicle, emergency vehicle, or military vehicle. Commercial vehicles found in violation of the foregoing are subject to be towed from the property at the owner's expense after prior notice to the owner.
14. Each owner has the right to lease their apartment as he shall desire, provided that the proposed purchaser or tenant is first approved by the Condominium Association or its Management Contractor, and subject to the terms and conditions of the Declaration of Condominium. However, no condominium apartment may be rented for a period of less than one year's duration, and each new tenant shall be bound by all of the provisions of the Declaration of Condominium and Declaration of Covenants and Restrictions. An exception of the foregoing shall be in the case of inheritance from an owner. In such cases, the heir or beneficiary shall not be precluded from renting the unit for the initial two- year holding period.
15. The Association is granted the power to enforce all provisions of the Declaration and these Rules and Regulations directly against any tenant occupying a unit including the power to evict any tenant who fails to comply therewith.
16. The carport assigned to each unit, if any, shall be maintained in a good state of repair and appearance at all times by the unit owner. Failure to do so shall entitle the Association to all rights and remedies provided for in the Declaration.