

PLANTATION PLACE CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

Realty Masters is the management company of record with authority to insure adherence to Plantation Place Condominium Association Rules and Regulations and for the overall maintenance of, and "day to day" care for Plantation Place Condominium property and common elements.

Realty Masters is located at: 4400 Bayou Blvd. Ste., #52A in Cordova Square, Phone # (850) 407-8122

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MANAGEMENT RULES

Whether choosing to use other real estate management companies or handle dealings for themselves, the follow applies.

1. When renting or selling units, *UNIT OWNERS* are required to:

- a. Register with Management Company and a contact person with Realty Masters in order to receive current Association Rules and Regulations.
- b. Insure that prospective renters/owners know the Rules and Regulations and agree to abide by them as a condition of Residency.
- c. Insure that new tenants/owners are registered with the management company for emergency contact purposes. If there is a change in contact information the management office must be notified within 48 hours.
- d. No "**For Rent**" or "**For Sale**" signs may be placed on the property in any manner.
- e. Leases must be approved by the Board of Directors/management.
Applications are to be made with the Association management **10 days prior to projected move in date**. All adult residents are required to make application.
There will be an **application fee of \$35.00 per adult** to cover handling of the application and credit report cost. Applications will be approved within 5 business days from the date of-receipt.

2. Units may not be leased for periods less than seven (7) months.

3. No owner may obligate the Association for repairs without prior written approval of the Board of Directors of the Association.

4. Failure to comply with the Rules and Regulations of Plantation Place Condominium Association will be handled accordingly.

- a. A written warning will be sent to the unit's owner or designated management company, stating the nature of the infraction, with **compliance expected within seven (7) business days from the date of notice** via certified mail.
- b. After the seven (7) business days grace period, a **\$50.00 fine (per infraction)** will be levied if infractions have not been properly resolved.
- c. Continued non-compliance will result **in additional fines being levied at the rate of \$10.00 per day** until the infraction(s) has (have) been properly resolved.
- d. In addition to the fines, any and all costs incurred to repair and/or replace damaged Plantation Place property is the responsibility of the offending unit owner.
- e. The offending unit owner is responsible to pay all fees and repair fees by the first day of the first full month

following the notice of violation of Rules and Regulations.

B. RULES OF CONFORMITY

1. Each condominium unit (which includes garage area) shall be used and occupied by the respective owner, his tenants, family or special guests as a private single family residence or vacation home, and for no other purpose, except where specific exceptions are made in the Declaration.
2. The common elements and any property in which the Association owns an interest, shall be used for the furnishing of services and facilities for which they are reasonably intended, for the use and enjoyment of the unit owners, their tenants and guests, subject to such regulations as the Association may lawfully adopt in the Association By-Laws or Rules and Regulations.
3. No nuisance (i.e. loud music or loud groups of people) shall be allowed upon the Condominium Property, nor shall any practice (i.e. throwing trash or cigarette butts) be allowed which is a source of annoyance to residents or which will interfere with the peaceful possession and proper use of the Condominium Property by residents. Repeated complaints of the above stated nuisances and/or practices to the management office will result in a written warning.
4. **No unit owner shall permit nor suffer anything to be done or kept in his unit (and designated garage) which will increase the rate of insurance on the Condominium Property or on the common elements.**
5. No unlawful, immoral, improper, or offensive use shall be made of the Condominium Property nor of any condominium unit or any part thereof.
6. No unit owner shall permit additions to (or deductions from) the unit's exterior doors, windows, fixtures, porches, and/or wall areas without conforming to the existing look and standards of the Condominiums. Unit owners are required to contact the management office with regards to any exterior work and/or specifications. [ie] Velcro exterior door screens are not permitted.
7. No object can be placed in the garage which will prevent the garage door from completely closing and locking.
8. No vehicles are allowed on the sidewalks and/or grassy common areas of Plantation Place. Property. Plantation Place has underground water systems which can be damaged from this action.

TRASH

All trash **MUST** be disposed of in the dumpster, broken down accordingly or taken to the dump. Sanitation will **NOT** pick up anything let outside of the dumpster. Should you decide to leave items outside of the dumpster, the tenant or owner of the unit will be billed the full amount to have those items removed and dumped. The minimum charge is \$500.00 per occurrence. There will be no exceptions.

PARKING

Each unit has two (2) parking spaces, one being the garage, and one being the assigned numbered area in the parking lot. The assigned numbered space is designated for cars, pick -up trucks, vans, and/or motorcycles. RV's, water vessels, trailers and any type of commercial trucks are prohibited in the numbered parking spaces.

Vehicles which cannot operate under their own power shall not remain within the Condominium Property parking area more than twenty-four (24) hours, and no repair of vehicles shall be made within Condominium Property.

Minor maintenance (i.e. washing, waxing, topping off liquid levels, and minor ignition tune-up) is acceptable.

Maintenance that requires cranes, crawlers, or lifts i.e. oil changes, engine overhauls or re-builds) are not permitted.

No uninsured or unlicensed vehicles shall be operated or parked on Condominium Property. **They WILL be towed.**

Vehicles must be parked in designated parking areas only. Do not park in front of the dumpster.

Vehicles not adhering to the parking regulations are subject to be towed without a warning letter notice.

PETS

No pets/animals of any nature may be permitted on the premises which constitute an annoyance or disturbance to the other owners or occupants. No owners/tenants may set out food or feed stray/feral animals. This action places the property at risk for virus's and disease that threatens the health of our community pets. As well as causes unsanitary conditions if the offending owner/tenant does not clean up after the animals. Repeated complaints of the above stated practices to the management office will result in a written warning.

No pets shall ever be permitted other than:

- a. cats and dogs weighing no more than ten (10) pounds each at full growth
- b. small birds

No more than two (2) pets may ever be permitted in a unit. At no time shall any pet be permitted in any common area unless on a leash or carried. All pet owners shall clean-up (remove) deposits after their pet. There is a designated pet area on the property located behind building 3 & 4. Pet owners are required to clean up after their pets. Let's keep our community clean for all to enjoy.

No pets/animals are allowed in the pool area at any time.

DANGEROUS ANIMALS

Vicious, dangerous or exotic animals, or animals with prior loss history are not to be kept on the premises. This includes but is not limited to dangerous breeds of dogs [purebred or mix including Pit Bull, Doberman Pinscher, Rottweiler, German Shepherd, Akita, Chow, Presa Canario, Wolf, etc], lions, tigers and any other dangerous animals.

Any farm animal, livestock or saddle animal exposure

Any animal exposure with prior loss history.

For any of the above DANGEROUS ANIMALS infractions the offending unit owner will have to pay to reinstate insurance policy for all units.

POOL

Swimming in the pool is restricted to owners, tenants, and/or their guests. Definition of guests for the purpose of these Rules is:

- a. DAY GUEST is defined as a visitor who visits for the day only, and
- b. OVERNIGHT GUESTS is defined as a visitor who stays for 3 days or more at the residence of person visited.

The owners/tenants must accompany their guests in the pool area. No unsupervised guests are allowed in the pool area. Children under the age of 15 must have adult supervision while they are in the pool area. No glass containers are allowed in the pool area. Please return to your unit any and all pool side items you bring to the pool area. Failure to do so will result in them being disposed of.

To reserve the pool area for a party owner/resident must post a one hundred dollar (\$100.00) clean-up fee check with the management office. The check will be destroyed if the pool area is free of debris after the gathering.

Reserving the pool area does not preclude others from using the pool

PORCH RULES

Porches must be kept clean and presentable for the overall curb appeal of our properties. This keeps within our agreement for residency in regard conforming to the existing look and standards of the Condominiums. Curb appeal and the conformity of our existing look helps to maintain our property value, let's work together as a community.

Porches are restricted in use to:

a. Patio Furniture, Plants and/or Planters.

The above are welcomed and appreciated when kept presentable for the overall appearance of properties.

NO homemade or hand-made furniture or planters are allowed (i.e. cinder blocks piled together)

Worn/Broken patio furniture must be replaced.

NOTHING can be placed upon or attached to railings of the porches:

This action may cause injury if it falls which adversely affects our insurance policy and costs. Our properties are randomly inspected and policy can be dropped due to these actions. If this happens the offending unit owner will have to pay to reinstate policy for all units.

NO homemade or hand-made furniture or planters are allowed [ie] cinder blocks piled together

Worn/Broken patio furniture must be replaced.

Umbrellas or Flags are permissible, so long as they are in good condition with no faded areas.

The first sign of fading, flags or umbrellas must be replaced. Torn umbrellas or flags must be replaced.

Pool gear is allowed long enough to dry out, and then must be stored inside.

Unacceptable items would include:

Bicycles, sports equipment (i.e. weight lifting, surf boards, etc.), dead plants, mops and brooms, clothing, firewood, and grills or smokers.

USE OF GRILLS OR SMOKERS:

Grill/Smokers are NOT allowed on porches or patio areas at any time.

Grills must be placed 10 feet away from building and/or structures during use. Cooled grills can be stored in garage.

Our properties are randomly inspected and policy can be dropped due to these actions. If this happens the offending unit owner will have to pay to reinstate insurance policy for all units.