

Penthouse Greens Association No. C, Inc.
Rules and Regulations

Penthouse Greens is a condominium community that is Housing for Older Persons. To ensure that it is and remains to be a compatible living complex for all its residents, the following Rules and Regulations have been adopted by its Board of Directors.

1. Maintenance Fees are due by the First of the month: e.g. fees for March are due on March 1st. Payments received after the 10th of the month will be subject to a \$10.00 late payment charge plus 10% interest per annum from the due date until paid. The 10 day grace period is for unusual circumstances that preclude payment by the 1st and is not intended to provide relief from the due date on a recurring basis.
2. No unit shall be sold or leased to any person, party or corporation without the Unit Owner first obtaining the consent of the Board of Directors by presenting a completed "Application for Transfer of Title or Lease" with a \$100.00 check for a non-refundable sale/lease processing charge. The Applicant must also provide a copy of documentation as to their current age such as a driver's license or birth certificate of all proposed occupants. In no event shall a Unit be leased for a term of less than three (3) months, nor shall a Unit be occupied by any person under the age of eighteen (18) years, except when such persons are temporary house guests or visitors. If an owner plans to grant relatives/friends the use of his/her unit for a time extending past 2 weeks, the owner shall notify the Board in writing advance of such use. At least one guest must be 55 or older.
3. No condominium unit shall be partitioned, divided or sub-divided, and no internal or external structural alterations or changes shall be made without the prior approval of the Board of Directors. This includes any replacement of existing windows or exterior doors in the unit.
4. Each unit shall be used only as a one-family residential dwelling. No business or trade shall be conducted therein or thereon.
5. The common elements are available for use by all condominium owners/lessees. No Unit Owner may convert any part of the common area for their own personal use.
6. Each unit is assigned a covered parking space for its use; however such space cannot be treated as personal property because parking spaces are by definition part of the "common elements" of the Association. Accordingly, no parking space may be loaned or rented to anyone who has no interest in the "common elements"; e.g. non-building "C" owners/renters. An assigned parking space may be used by another resident with written permission from the owner/renter of the assigned space (with a copy on file with the HOA). Assigned parking spaces may be used by e.g., home health services, maid services, contractors/repair and short term visitors (24 hours or less) with permission of the Building C owner/renter of the assigned space.

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7. No recreation type vehicles (including motor homes and extended vans), trucks larger than a pickup, trailers or boats (including personal watercraft/water scooters), commercial trucks shall be parked on common property at any time unless they are required in connection with "service work" being performed at Building "C". Because of parking space limitations, no unit shall be permitted to park more than two (2) vehicles on association property. Tandem parking is permitted within 2 feet of car under carport.
8. Each unit owner/tenant shall maintain the interior of such unit in good condition at all times, and make appropriate repairs as required. This will include but not be limited to interior walls, floors, ceilings, windows, water, sewage, electric and plumbing systems and components, sanitary facilities, fixtures, equipment and lamps.
9. The exterior design, shape, color and appearance of all condominium units shall remain the same as other units, and no owner/tenant may make any changes thereto. Windows screens shall be replaced if they have holes in them or are in need of repair.
10. No antennas, aerial wires, air conditioning equipment, or structures of any type shall be erected or maintained on the building exterior except those items, or their replacements which were provided in connection with the original building construction.
11. Occupants shall not cause or permit loud noises or objectionable odors in their units that would adversely affect other residents.
12. Pets shall be permitted as determined by the Board of Directors. Currently, Unit owners are permitted two animals (dog or cat) per unit. Each animal (dog or cat) shall weigh no more than twenty-five (25) pounds, and pictures of the animal shall be provided to the HOA for identification purposes. The animal must be licensed and current with all required shots and vaccinations as verified by a Licensed Veterinarian. A Pet Agreement must be completed. ESAs are permitted pursuant to Federal & State Housing Laws and are considered separate from this regulation. Pets shall be exercised in the area between Judy Lee Dr. and Penthouse Greens Driveway or in the area between the south carport and golf course by dumpsters. Persons who walk pets are responsible for immediately cleaning up after their animals and discarding securely bagged pet waste in the container by Judy Lee Dr. or in the dumpster. Cat litter may not be disposed of in toilets.

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13. No clothesline, hanger or other drying facilities shall be permitted or maintained on the exterior of any unit or in or on any part of the common elements, except as required by the Association. No clothes, rugs, drapes, bed spreads or household article/goods of any sort shall be dried or beaten, cleaned or dusted by hanging or suspending such items from any window, door or railing.
14. No blockage or obstruction of common areas including but not limited to stairways, walkways, hallways, driveways and their access or passage shall be permitted at any time. Vehicle parking shall not extend into the walkway.
15. No charcoal barbecue or cooking facility of any kind shall be used on the common elements of the building structure. Only gas grills may be used in designated common areas. A grilling area has been provided for the residents. First floor residents may use gas or electric grills provided it is at least ten feet from the building.
16. No unit or unit parcel shall be the subject of a partition action in any court of the State of Florida, and all unit owners do by their acceptance of a conveyance of such unit waive any right to maintain or bring such action.
17. No electric/electronic equipment or any apparatus of any sort shall be operated or maintained in any unit if it interferes with the television reception in other units.
18. Owners/tenants and all occupants of each unit shall keep and obey all laws, ordinances, regulations, requirements, restrictions and rules of all governmental bodies, divisions, sub-divisions, in-so-far as they pertain to the control or use of such unit.
19. At the time an owner replaces their hot water tank it is required that a drip pan also be installed under the new hot water tank.
20. Bathroom Ceiling: If damage to a ceiling over the shower area in the hall bath or over the tub area in the main bath should occur, the repair is to be made on the basis of a frame with removable ceiling panels.
21. Copies of our Condominium Documents are available from the Board of Directors or the Management Company. The copy of the Documents has been reduced to letter size and is contained in a binder/notebook. The fee to obtain a copy of the Documents is \$100.00 per set.

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22. Concrete Patios on the Pond Side of the Building for first floor residents will be permitted pursuant to specifications established by the Board of Directors.
Currently, patios may be up to 6 feet deep by 12 feet wide and must be 16" x 16" up to 24" x 24" blocks. Solid patios are not permitted. Umbrellas may be used if they are the same type as used by PEGRA at the pool and of neutral colors, (tan, beige, etc.)
23. The Association provides a water hose for vehicle washing by the side of the road or in the open areas away from parked cars. No vehicle washing is permitted under the carport area.
24. Smoking is not permitted in the common areas in the back of the building (pond side), catwalks and sidewalks, elevator, or stairs. The triangle area has been designated a smoking area well as outside the south end of the carport by golf course.

The following procedures will be followed should a violation of the above rules and regulations occur:

1. An owner will be notified in writing and given 30 days to correct the violation.
2. At the end of the 30 days if the violation has not been corrected, a fine of \$50.00 will be assessed and an additional 10 days will be given to correct the violation. At the end of the 10 days an additional fine of \$100.00 will be assessed and an additional \$100.00 fine will be assessed for every 5 days thereafter until the violation has been corrected.
3. If the total of fines assessed accumulates to \$1,000.00 the case will then be taken to the small claims court to be resolved and the fine may be converted into a lien against the homeowners' property.
4. The HOA may file petitions for arbitration with The Division of Condominiums, and the HOA may file suit in County or Circuit Court to enforce the violations and fines.
5. The fines can be collected in the event an estoppel is issued for a sale of the unit, and the HOA can file legal actions to recover fines, in which case the HOA is also entitled to recover its reasonable attorney's fees and costs in the matter.